

Consultee Comments for Planning Application APP/16/00878

Application Summary

Application Number: APP/16/00878

Address: 3 Swans Walk, Hayling Island, PO11 9TX

Proposal: Demolition of existing 3 bed detached dwelling and construction of 1No. 4 bed detached house. (Revised application).

Case Officer: Rachael McMurray

Consultee Details

Name: Mr Steve Lawrence

Address: Education Centre, Dell Quay, Dell Quay Road, Apuldram PO20 7EE

Email: planning@conservancy.co.uk

On Behalf Of: Chichester Harbour Conservancy

Comments

Dear Rachael,

3 Swans Walk, Hayling Island, PO11 9TX

APP/16/00878 Demolition of existing 3 bed dwelling and construction of 1 no. 4 bed detached house (Revised application)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation Objection.

I made a site visit 30.8.16 and have seen images of the site from the water.

Having regard to the *Policy framework below, this (revised) replacement dwelling is considered to be harmful to the AONB landscape and the purposes of its designation.

This property is most visible from the Harbour. Views of the dwelling and its neighbours otherwise slowly come into view approaching from Salterns Lane.

4 bungalows are served off Swans Walk, including the application property. They all currently have a uniform (single storey) eaves line. This is true of properties to the west (itself recently remodelled) and to the east in Simmons Close. The latter are chalet bungalows with dormer windows, but they still have a single storey eaves line.

The Conservancy is of course aware that planning permission has already been granted for a

replacement dwelling under APP/15/00503. However, that had hipped ends, bringing the eye down to neighbouring eaves lines and a continuous horizontal line running through the elevation, marking the top of ground floor fenestration, not much higher than neighbouring eaves lines.

The proposed revision adds much more bulk to the profile of the dwelling and is a much greater step up to a full 2 storey eaves line. This has had the effect of making the roof far shallower and markedly divergent from the hipped roof pitches of its neighbours. Whereas a tiled roof is proposed in the application form, I do wonder whether such a shallow pitch would bear the weight of a roofing tile.

Notwithstanding the desire for more usable headroom inside at first floor level, Conservancy Officers consider the differences between the approved and proposed schemes to be unacceptable and visually jarring in the context of neighbouring properties, especially when viewed from the Harbour.

Yours sincerely

Steve Lawrence MRTPI
Planning Officer (Typically Mon/Weds/Thurs)
Chichester Harbour Conservancy
Harbour Office, The Street, West Itchenor, PO20 7AW
01243 510 001
www.conservancy.co.uk

***Policy framework**

NPPF -11, 14, 17, 64, 93-94, 100-103, 105, 109, 115, 186-191, 196-197, 203-206; NPPG ID 6-8, ID15, ID20, ID21a, ID23b, ID26, ID31, ID34, ID56; HBLPCS8, CS9, CS11-CS17, CS21, DM8-DM13; HBLPA AL1, DM24; CHMP LS1, LS4, NC1, NC5, BD1-BD2, HE1, WQ1, WQ4, CD1; PG - B1a-B3; SPD.

NPPF National Planning Policy Framework (March 2012)

NPPG National Planning Practice Guidance (March 2014)

HBLP Havant Borough Local Plan (Core Strategy)(2011)

HBLPA Havant Borough Local Plan Allocations DPD (December 2013)

CHMP Chichester Harbour AONB Management Plan (2014-2019)

PG - Planning Guidelines related to CHMP (as amended 2011-2013)

SPD

- Havant Borough Design Guide (2011)

- Housing (2011)

- Parking standards (2010)

