

Dear Mrs Crawford,

2 Simmons Green, Hayling Island

APP/16/00618 – Alteration, extension and raising of roof. Removal of existing dormer window and insertion of 2No. skylights to north elevation, removal of existing dormer window and insertion of 1No. velux, roof glazing and replacement dormer window to south elevation. Alterations to fenestration on south, north and west elevations and increase in height of chimney on east elevation.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified materials and requiring the rear first floor glazing to be recessed as shown on the submitted plans.

Following a site visit made 21.7.16 and having regard to the Policy framework* below, the proposed works, would be very visible from My Lords Pond and more generally within the cul-de-sac.

There would be a very modest increase in main roof ridge height. Elements within the front roof surface would line up through the elevation below.

Of greater concern is the very large picture window created by altering the rear roof profile, albeit Conservancy guidance has been followed by recessing the glazing. If there was a more homogenous feel to the cul-de-sac and uniform design of dwelling, I would have had reservations.

It was noted that a property to the west in Swans Walk had used zinc as a roofing material for a rear roof addition, with pleasing results. It is also noted that the front roof surface would remain as tiles to match the cul-de-sac, with black stained vertical timber boarding to end elevations at first floor.

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,
Dell Quay,
PO20 7EE

*Policy framework

NPPF paragraphs 14, 17, 56-58, 60, 64, 115; NPPG: ID8, ID21a, ID26; Havant Borough Local Plan (Core Strategy) 2011 - CS12, CS16, DM9; Havant Borough Local Plan (Allocations) 2014 - AL1; Chichester Harbour AONB Management Plan 2014-2019: BD1; CHC Planning Guidelines – B3; Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions; Borough Design Guide.