

APP/16/00138 – 258 Havant Road Hayling Island PO11 0LP

The applicant proposes a new, smaller fuel pump canopy, such that this would no longer cover the area between the fuel pump islands and the sales kiosk. The applicant says this will improve natural light penetration to the sales kiosk.

Notwithstanding the sales kiosk window becoming larger/longer by a modest 1.86m, this reduction in overall visual impact from the site will reduce built form in the AONB in an area which could not really be described as 'built up' under the interpretation of Policy AL2.

It is noted that a roller shutter is deployed to the 'shopfront' when the petrol station is not in operation. This will limit light pollution/spillage in the AONB, when the premises are not open.

RECOMMENDATION

As such, the Conservancy, having considered these proposals against the policy framework* below, has no objections to make.

***Policy Framework considered –**

NPPF paragraphs 14, 17, 56-58, 60, 64, 99, 109-113 and 115; NPPG: ID6, ID7, ID8, ID21a, ID21b, ID26; Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, CS15, CS16, CS17, DM8, DM9: ; Havant Borough Local Plan (Allocations) 2014 - AL1, AL2: . Chichester Harbour AONB Management Plan 2014-2019: LS1, BD1, BD2, BD3, NC1, NC5, CD1; CHC Planning Guidelines B2, B3; Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

24.3.16 - issued under Conservancy Officer Delegated Powers

Yours sincerely

Steve Lawrence MRTPI

Planning Officer (Typically Mon/Weds/Thurs)

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