

Local Planning Authority planning application reference: APP/16/00614

Site: 1 Salterns Close, Hayling Island PO11 9PL

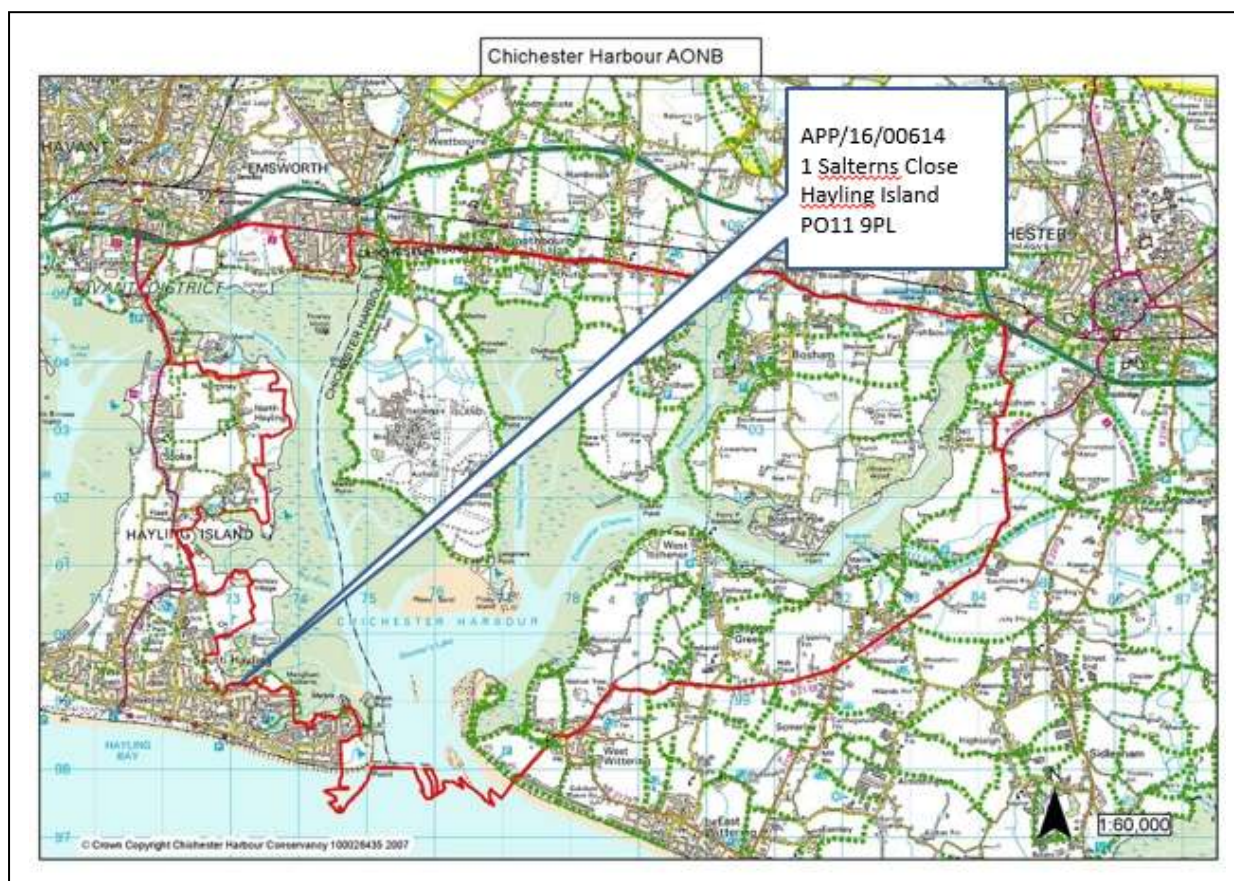
Proposals: Erection of 1 No. 3 bed dwelling with integral garage and new access onto Salterns Close

RECOMMENDATION

That Havant Borough Council, as local planning authority, be advised that Chichester Harbour Conservancy raises a holding objection to the proposed development, which would be removed if the footprint of the dwelling is moved some 3 metres towards the street to be more consistent with the line of properties as they face the Harbour.

Conservancy Officers' comments and reasoned justification

1.0 Site and its context



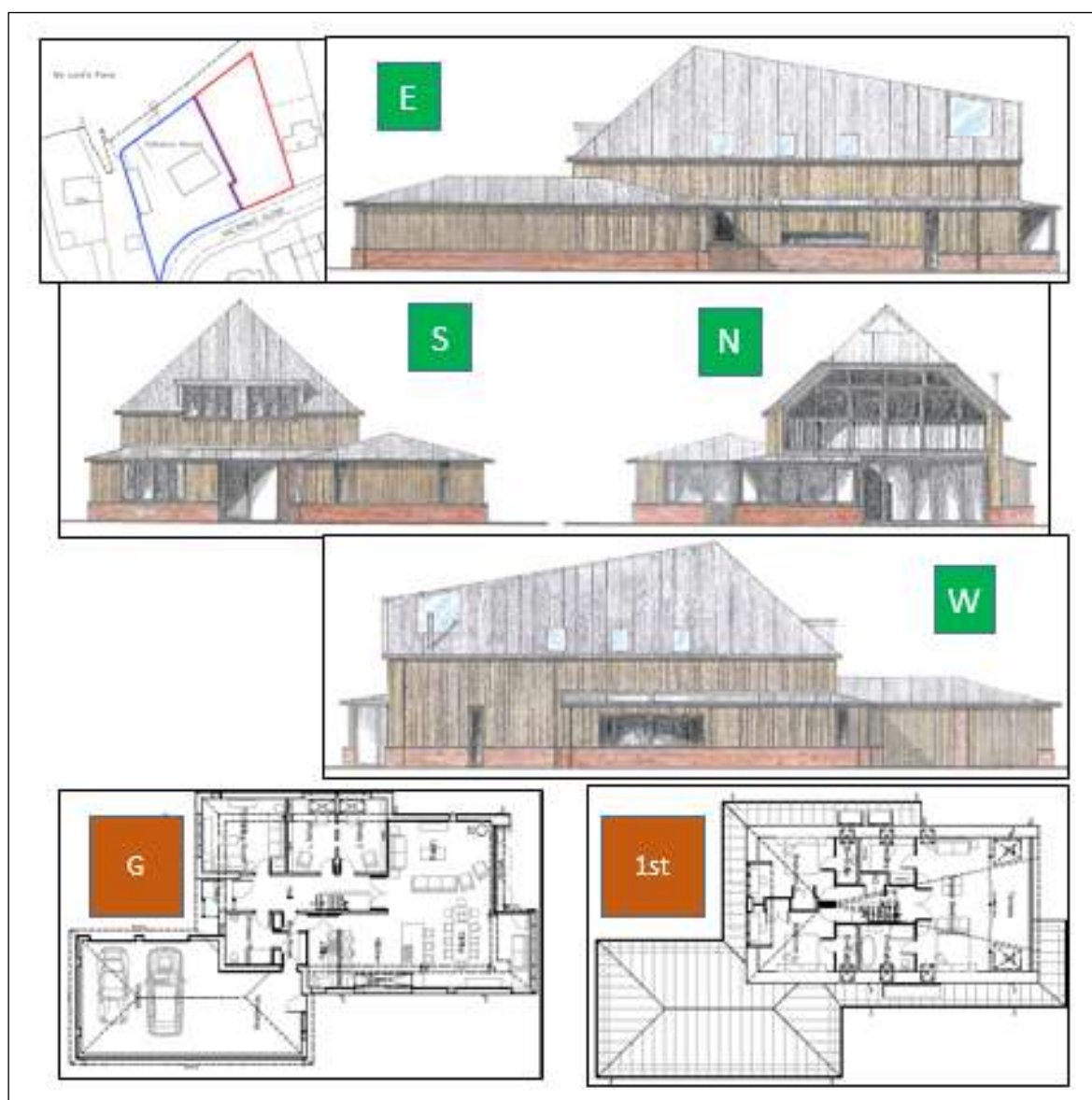
- 1.1 Located within a defined urban area, the sub-plot which forms the application site is part of the garden/grounds to a large detached, two storey Victorian house (Salterns House), on the north side of this cul-de-sac street, backing onto the My Lord's Pond tidal inlet of the Harbour. A brick boundary wall runs along that part of the foreshore to Salterns House, where this new dwelling is proposed.



- 1.2 The remainder of Salterns Close may have been developed from the grounds of Salterns House and comprises detached dwellings, which along with Salterns House are set well back from the Harbour, with intervening tree cover and assorted smaller scale outbuildings. The harbourside garden of Salterns House is mostly open and laid to turf.



- 2.1 A part single and part two storey detached dwelling is proposed between Salterns House and 4 Salterns Close. As submitted, the house would stand forward of it's neighbours, facing the Harbour, with its two storey mass standing behind the street building line, as seen above.
- 2.2 The house – themed on a contemporary boathouse- would have a roof profile specifically designed to offer a steeper pitch to the street and a shallower, longer pitch to the Harbour, with a pronounced, barn hipped glazed end elevation. Zinc is proposed to clad the roof, with vertical timber boarding to form the main facing material on top of a red brick plinth. Single storey elements would skirt the south-west, north-east and south-east corners of the dwelling, the latter being the largest containing a double garage and necessitating the removal of the Yew tree, but allow the Walnut tree to be retained. The garage would be accessed via a breach to be made in the tall boundary hedge. Some images of the submitted scheme are shown below.



- 2.3 The first floor would contain 3 bedrooms. The master bedroom would face the Harbour and have full height glazing recessed back from a balcony contained

within the roof overhang. The glazing would be divided up by 5 mullions and one transom glazing bars. A full schedule of materials is set out below.

- Roof (including dormer): pre-weathered zinc – colour grey.
- Cladding: self-finish hardwood left to weather – natural grey.
- Windows/doors: polyester powder-coated aluminium – colour grey.
- Rainwater goods: polyester power-coated aluminium – colour grey.
- Brickwork plinth: red-multi stock bricks to match existing boundary walls.
- Garage doors: to match timber cladding.
- Balcony balustrade: galvanised mild steel – self finish.
- Roof windows: Neo roof windows by The Rooflight Company.
- Fixed rooflights: proprietary aluminium framed rooflights – colour grey to match zinc.



- 2.4 It is proposed to form a 4.5m breach in the shoreline boundary wall, to allow some aspect of the Harbour from the main ground floor living space. A 1.8m high brick wall is proposed to sub-divide the new house from Salterns House.
- 2.5 A Phase 1 ecological survey has found no protected species on site, but recommends biodiversity enhancements. Those could be conditioned with new soft planting. The applicant is happy to pay a contribution to SRMP, secured through a S.106 planning agreement.

3.0 Relevant planning history –

- 3.1 None relating to the sub-plot where the dwelling is proposed. The applicant held pre-application discussions with the Conservancy in September/October 2015.

4.0 Key issues and related 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; **HBLP**–

CS8, CS9, CS11-CS17, CS21, DM8-DM13; **HBLPA** – AL1, DM24; **CHMP** – LS1, LS4, NC1, NC5, BD1-BD2, HE1, WQ1, WQ4, CD1; **PG** - B1a-B3; **SPD**.

4.1 **Safeguarding intrinsic character and beauty of countryside/coast/biodiversity from inappropriate development** –

- 4.1.1 Whilst Oak trees in the neighbour's garden would partly screen the new dwelling when sailing down the creek in a westerly direction, the forward prominence of the new dwelling would be rather obvious when moving in the other direction.
- 4.1.2 The full two storey mass would sit forward of the two storey mass of Salterns House. Whilst there would be a good deal of separation between Salterns House and the new dwelling, I consider the footprint of the new house should be moved south, back towards the street, to the limit of the root protection area of the retained Walnut tree (T3) in the submitted Hellis June 2016 tree report.
- 4.1.3 Whilst Salterns House may not appear on Historic England's Listed Buildings database nor the council's on-line Local List, I would also argue it is a local undesignated heritage asset, whose setting ought to be considered/not unduly competed with, especially from the Harbour aspect.



4.2 **High quality design** –

- 4.2.1 The dwelling has been designed to a high standard and good quality materials would be used. Whilst these may not match either Salterns House or 4 Salterns Close, the architect has had regard to the AONB design guidance, choosing suitable muted colours, which once weathered would die back into the landscape.

4.3 **Flood risk** –

- 4.3.1 Located mostly in Flood zone 1 (least risk), but with the foreshore in Zone 2, the ground floor of the new dwelling would be set at 3.7m AOD. SUDS are to off-set the increased hard coverage of the site, to be informed by infiltration testing.



5.0 **Conclusions**

- 5.1 The principle of a new dwelling here is compliant with the council's development plan and I have no objections to the design and appearance of the new dwelling.



5.2 Whereas a Yew tree would need to be felled, the council's Tree Officer does not consider it to be of sufficient quality to warrant a TPO being made. On reflection to the advice offered at the pre-application stage, the house is considered too forward of its neighbours and would interfere with the setting of the attractive Salterns House. It is therefore suggested that the dwelling footprint is moved closer to the street and away from the Harbour by some 3m or as close to the Walnut tree as is considered acceptable to ensure the longevity of that tree, which could perhaps be considered worthy of having a TPO made on it. I believe this amendment will still give a pleasing aspect to the new dwelling to the Harbour and the integral garage would be screened by the retained high Beech hedge, also addressing the council Tree Officer's concerns that the new dwelling might compromise the root system of an Oak tree in the back garden of 4 Salterns Close.

5.3 I therefore propose that a holding objection be raised and maintained unless the council as local planning authority can negotiate an amendment as described above.

SRL – for 18.7.16 Planning Consultative Committee.

Comments requested by: 12 July 2016, with extension of time given to comment.

***Abbreviations used:**

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)

SRMP – Solent Recreation Mitigation Project