

Consultee Comments for Planning Application APP/16/00920

Application Summary

Application Number: APP/16/00920

Address: Crofters, Church Lane, Hayling Island, PO11 0SB

Proposal: Construction of timber frame garage/shed storage building and timber frame summer house.

Case Officer: Emma Chisnall

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

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On Behalf Of: Conservation Officer

Comments

Crofters, Church Lane, Hayling Island

Conservation Officer - No objection

Crofters sits within the St Peters Conservation Area and adjacent to The Old House Church Lane a grade II listed property. The proposed position of the garage/shed is adjacent to the boundary of two other listed properties; Eastney House and Primrose Cottage (both grade II).

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The position of the shed at the bottom of the garden is adjacent to an existing summer house within the grounds of Eastney House and is well screened by mature shrubs to the south. The hedging to the north provides screening to any view from Primrose Cottage.

The summer house is also positioned in the rear garden of Crofters it is close to the shared boundary with The Old House. However The Old House itself is set some way away and the boundary is delineated by a substantial hedge that provides screening to nearly 3 metres in height resulting in only a metre or so of the roof being visible. The tapering design of the roof minimises

the amount of roof that will be visible. I am therefore happy that the position on the shed/store and summer house does not have an impact on the setting of the adjacent listed buildings.

The proposed structures will not be visible from public view within the Conservation Area and therefore have no negative impact on the setting of the Conservation Area.