

Chichester Harbour Conservancy

APP/15/00893

2 NORTHNEY ROAD, HAYLING ISLAND, PO11 0ND

www.conservancy.co.uk

Remodelling of dwelling comprising construction of single, two storey and second floor extensions to east, south and west elevations; recladding, re-roofing and internal configuration (Revised application).

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 & 115; CS11, CS12, CS16, CS17, DM8: Havant Borough Local Plan 2011; AL2, DM23, DM24: Havant Borough Local Plan (Allocations) 2014. Chichester Harbour AONB Management Plan 2014-2019: BD1, BD2, BD3. CHC Planning Guidelines B2, B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

2 Northney Road lies just outside Chichester Harbour AONB but its rear boundary adjoins the AONB. This large, 3-storey dwelling is a prominent building visible from Northney Road and from the nearby footpath which leads along the shoreline, from where there are views back towards the existing building, which is viewed in a treed setting across open grassland/scrubland. 1 Northney Road is viewed alongside, which has been recently re-modelled and now has a more modern, attractive appearance with wooden cladding and dark window frames working well to respond to the open, rural landscape setting.

The proposed extensions and remodelling of No.2, the subject of this revised application, would also result in an improvement over the existing rather bland design and materials and the proposed muted colour cladding and dark window frames would help the building to blend into its rural setting in longer-range views from the AONB to the north, in accordance with the AONB Design Guidelines for New Dwellings and Extensions. As such, we would raise no objection to this application as per our response to the previous application (APP/14/01203), subject to the schedule of materials and finishes as set out in the application being implemented.

DATE CONSIDERED

03/11/15

CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

-Schedule of materials and finishes as set out in the application being implemented.



Chichester Harbour Conservancy

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