

APP/14/01203

2 NORTHNEY ROAD, HAYLING ISLAND, PO11 0ND

REMODELLING OF DWELLING COMPRISING CONSTRUCTION OF SINGLE, TWO-STOREY AND SECOND FLOOR EXTENSIONS TO EAST, SOUTH AND WEST ELEVATIONS: RECLADDING, RE-ROOFING AND INTERNAL RECONFIGURATION

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS11, CS12, CS16, CS17, DM8: Havant Borough Local Plan (Core Strategy) 2011; AL2, AL4, 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 remodelled 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 would also result in an improvement over the existing rather bland design and materials and the proposed dark cladding and 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.

DATE CONSIDERED

20/01/15

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/samples of materials to be agreed prior to construction.