

APP/13/01205

7 EASTOKE AVENUE HAYLING ISLAND PO11 9QW

OUTLINE APPLICATION FOR CONSTRUCTION OF 1 No. TWO BED BUNGALOW WITH NEW VEHICULAR ACCESS FROM EASTOKE AVENUE WITH ALL MATTERS RESERVED

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS6 (4), CS8, CS9, CS11 (11), CS12, CS14, CS16, CS17, CS19, CS20, CS21, DM9, DM11, DM12, DM13, DM24: Adopted Havant Borough Core Strategy 2011. Publication version Draft Allocations Plan 2013 – AL1, AL2, DM17; Interim housing planning policy statement approved 2.10.13; Chichester Harbour AONB Management Plan 2004-2009: L1, BD1: Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

This site, although some way outside the Chichester Harbour AONB boundary is close to the Ramsar and SSSI CS11 boundary in the DM9 Coastal zone and was visited on 10.1.2014.

The plot proposed is landlocked by surrounding residential properties and if developed would be difficult to perceive from the harbour/creek and from across the creek.

Whilst some plot sub-division has occurred nearby with frontage to the harbour edge (17 Eastoke Avenue which had a much larger plot) and tandem development adjoins (11 Eastoke Avenue), the speculative application made is considered to be a retrograde proposition, likely to harm the character of the area. It is also noted that previous applications have sought this form of development and have been rejected, the last in 2003. The proposals in essence do not constitute high quality design under CS16.

Whereas better use of urban land for new housing is supported in the Council's core strategy, the proposed development would not positively contribute towards the regeneration of Hayling Island under CS6. The plot is too small and those occupying it would not have any reasonable degree of privacy, being overlooked on all sides.



The proposals represent an undesirable overdevelopment of the site and harmful to the spatial character of the area and wider setting of the AONB. Whereas mitigation could be secured from the additional recreational disturbance that would be likely to result (DM24), this would not outweigh the general harm to the character of the area.

DATE CONSIDERED

10/2/14

CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers.

RECOMMENDATION

Objection is raised.

Steve Lawrence
Planning Officer