

COCKLE RYTHER, MARINE WALK, HAYLING ISLAND, PO119PQ
TWO STOREY SIDE EXTENSION

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS12 and CS16 Adopted Havant Borough Local Plan. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

Cockle Rythe is a modern detached house facing north and the harbour on south Hayling Island. The house is mostly rendered with large windows and a clay tile roof. There is currently a small side extension which would be replaced by the proposed extension. The proposal would incorporate a double garage with a dormer bedroom above and a ridge line to join with the existing.

The scale of the proposed extension is modest and sympathetic to the existing house. The proposed dormer window would be set back behind the existing gable and so reduces its visual prominence. Due to the large front garden the property is set back away from the road and the foreshore and because of the surrounding development and the backdrop of housing, the proposed extension would not harm the setting of the AONB. The proposal is in accordance with the CHC Design Guidance and Local Plan policies CS12 and CS16. Subject to a condition to ensure matching materials and a timber garage door, it is recommended that there is no objection.

DATE CONSIDERED

16/07/13

CONSIDERED BY

Chichester Harbour Conservancy Planning Committee.

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:-

External materials to match the existing

Garage door to be vertically boarded timber unless otherwise previously agreed with the Local Planning Authority.

