

12 WITTERING ROAD, HAYLING ISLAND, PO11 9SP

DEMOLITION OF EXISTING 4-BEDROOM SINGLE FAMILY DWELLING HOUSE AND REPLACEMENT WITH 5-BEDROOM SINGLE FAMILY DWELLING HOUSE

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS12 and CS16: Adopted Havant Borough Core Strategy. 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

12 Wittering Road is a detached two-storey post Art Deco house in a brick finish, backing onto Sandy Point Lagoon and visible from the public footpath and wider harbour to the east. The AONB boundary cuts across the site and adjacent plots so that the harbour-facing parts of the buildings and grounds lie within the boundary, but the street frontages do not. The application property forms part of a row of distinctive 1960's properties which are finished in a mixture of light coloured render, brickwork and timber cladding. This application follows an application last year for front and rear extensions.

The area is characterised by a wide variety of architectural styles including late twentieth century estate architecture to the east. The more relevant forms in considering this site are the art-deco houses to the south and the adjoining deco stylised houses along Wittering Road. The east facing properties are mostly at an off-set angle to the road and flat roofs a common theme which unites otherwise individually designed dwellings with a quirky character.

The loss of one such property is unfortunate as it is representative of the defining character of the area and of a more stylised design of that period. However, in the absence of a policy base to retain such properties there is no objection to its removal and the main consideration is the design and impact of the replacement.

The proposed design comprises sections of render and timber cladding with some windows covered with timber louvres and it would have a flat roof: it is modernist rather than art-deco in style. However, there are now examples in the vicinity of this architectural form and it would not stand in stark contrast to its surroundings. The flat roof is again the link that ties it with neighbouring properties and the silhouette matches almost exactly the existing building; it is therefore considered to be in accordance with the Conservancy Design Guidance and Core Strategy policies CS12 and CS16.

It is recommended that a schedule of materials is agreed and that permitted development rights are removed to prevent inappropriate additions.



DATE CONSIDERED

25/06/13

CONSIDERED BY

Chichester Harbour Conservancy Planning Committee sub-group 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:-

- Removal of permitted development rights
- Schedule / sample of materials to be agreed prior to construction of the new building.