

Jacky Clark

From: Steve Lawrence <steve.lawrence@conservancy.co.uk>
Sent: 15 September 2016 15:25
To: Rachael McMurray
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/16/00698 – Shallows, Woodgaston Lane, Hayling Island, PO11 0RL

Dear Rachael,

Sorry for the delay in responding.

Shallows, Woodgaston Lane, Hayling Island, PO11 0RL

APP/16/00698 – Demolition of existing dwelling, and erection of 6 bed house with attached garage and boathouse. Installation of swimming pool and new terrace.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to conditions requiring approval of external building materials and safeguarding of trees on/overhanging the site during construction. If removal of the existing static caravan upon completion of the new dwelling can be secured, the Conservancy would support that approach.

Reasoning:

Following a site visit made 17.8.16, regard has been had to the Policy framework* below. The site was viewed from a number of landward vantage points and also from the foreshore of Mill Rhythe Holiday Village across this tidal inlet. Regard has also been had to seaward views forming part of the applicant's PREAP submissions.

The site is situated at the end of a private track and is not visible from a vehicular highway.

PREAP advice has also been previously given to the applicant

The Proposals Map (Inset Map 10) to the Havant Borough Core Strategy makes it clear that the application site is outside, but adjoining the shoreline boundary of the Chichester Harbour AONB and thus has some impact to the AONB's setting.

The site sits outside an urban area for the purposes of Policies AL2 and CS17 from the adopted local plan, but the principle of a replacement dwelling is accepted by the Conservancy.

The site and existing dwelling on its northern element forms part of a waterfront inlet of the harbour but does not have a high degree of visibility from the shoreline, nor the opposite side of the creek owing to existing tree cover on the site. This is also due to the large degree of setback of the existing/new dwelling from the southern harbour shoreline.

Other detached dwellings exist west of the site set in spacious grounds, along with other open farmland between the site and the Harbour. A local nature reserve exists to the east, managed by Hampshire County Council.

The new dwelling would sit clear of flood zones 2 and 3.

A survey has shown that the existing dwelling is not being used as a bat roost.

Whereas the new dwelling silhouette will represent an increase on the existing, including a raised ridge height (largely resulting from the new dwelling being future proofed against flood risk), far more muted external materials, mitigation of new glazing by eaves overhang and existing tree cover will mitigate such impact.

As such, the proposed replacement house will not adversely impact the AONB setting and in fact will be an enhancement to its setting.

Yours sincerely

Steve Lawrence MRTPI, Planning Officer, Chichester Harbour Conservancy, Harbour Office, The Street, West Itchenor, PO20 7AW

*Policy framework

NPPF -11, 14, 17, 64, 93-94, 100-103, 105, 109, 115, 186-191, 196-197, 203-206; **NPPG** – ID 6-8, ID15, ID20, ID21a, ID23b, ID26, ID31, ID34, ID56; **HBCS**–CS8, CS9, CS11-CS17, CS21, DM8-DM13; **HBLPA** – AL1, AL2; **CHMP** – LS1, LS4, NC1, NC5, BD1-BD2, HE1, WQ1, WQ4, CD1; **PG** - B1a-B3; **SPD**.

NPPF – National Planning Policy Framework (2012)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Core Strategy (2011)

HBLPA – Havant Borough Local Plan Allocations DPD (2014)

CHMP – Chichester Harbour Management Plan (2014-2019)

PG – CHC Planning Guidelines

SPD

– HBC Parking Standards

– HBC Borough Design Guide

– HBC Design guidelines for new dwellings and extensions in the AONB

– Northney & Tye Village Design Statement

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