
Site Address: Marina Developments Ltd, Northney Marina, Hayling Island, PO11 0NH

Proposal: Demolition of redundant laundry building and erection of 3No. storage units for use by residents of The Roundhouse.

Application Type: Full Planning Permission

Application No: APP/22/01027 Expiry Date: 03/02/2023

Applicant: Mr Chamberlain
Marina Developments Ltd

Agent: Mr Jobbins Case Officer: Graham Speller
Luken Beck

Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site comprises an existing outdated laundry building situated within the centre of Northney Marina surrounded by marina related uses together with the Roundhouse which is in residential use.
- 1.2 The site is within the Chichester Harbour Area of Outstanding Natural Beauty and adjacent to the Langstone
- 1.3 Whilst not in a current flood zone, part of the site is within a future flood zone.

2 Planning History

- 2.1 There is no relevant planning history.

3 Proposal

- 3.1 Demolition of redundant laundry building and erection of 3No. storage units for use by residents of The Roundhouse. There would be a series of single storey storage units contained within 3 main storage blocks. Materials would be horizontal timber boarding.

4 Policy Considerations

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Chichester Harbour Area of Outstanding Natural Beauty – Joint Supplementary Planning Document (2017)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

NO PLANNING OBJECTION WITH CONDITIONS

Appropriate planning conditions to control the following are suggested and should be considered and applied by the LPA:

- materials of construction and the finished appearance.

Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Chichester Harbour Conservancy is keen to ensure that all appropriate and necessary planning considerations, on and off-site, are fully addressed to safeguard the quality of the AONB.

Reasoned Justification

Submitted Details and AONB supporting documents

The proposal seeks a here rows of single-storey mono-pitch storage shed units totalling 22 units. The proposed works lie wholly within the site. The works / alterations are assumed to require detailed town planning approval of the LPA. The site does not have a coastal boundary.

Unfortunately, there is no AONB Landscape Visual Impact Statement (LVIS) although within the AONB protected landscape designation. Within the AONB this is usually required under LPA Local Validation List requirements. There is no reference to the Joint Chichester Harbour AONB Supplementary Planning Document (SPD). There is no reference to para 172 of the NPPF; the AONB Management Plan Policy; the specific AONB Planning Principles applicable (part of the Management Plan), or the AONB Landscape Character Assessment. The submitted Design and Access Statement (DAS) makes not even a passing comment to place the proposed works as being within the AONB setting. This shows lack of understanding or professional dereliction by the applicant's agents.

Scope of AONB Planning Assessment

The statutory purpose of the Area of Outstanding Natural Beauty (AONB) is to conserve and enhance the area's natural beauty. The adopted guidance requires a clear demonstration that no harm is caused to the AONB. Development proposals subject to planning application submissions that are located within, or impacting on, the AONB are subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location.

The Area of Outstanding Natural Beauty (AONB) is not just applicable to the harbour

waters and immediate coastline which gives the AONB its identifiable name, but includes large areas of inland rural countryside, small hamlet enclaves, built-up villages, and urban town areas spreading out and around the harbour area and further inland to the A259 Havant to Chichester route, and the A286 - B2179 Chichester to West Wittering route. The immediate supporting visual hinterland outside the AONB is also subject to consideration should it have a visual or other impact upon the AONB designated area (e.g., from visual impact or traffic impact reducing tranquillity in the AONB).

The submission is a planning application for works that should be considered against the Chichester Harbour Area of Outstanding Natural Beauty (CH-AONB) Management Plan, the AONB Planning Principles, planning history record, architectural and landscape character and setting of the red-line site development area and any blue-lined land in the ownership and/or control of the applicant(s). In considering the implications and impact within, or outside but close to, the Area of Outstanding Natural Beauty protected national landscape, the exterior visible works and the operational land use activity implications that affect the appearance and character of the surrounding setting are assessed.

The consideration would require a full and detailed assessment of the potential, possible, and probable impact to the character and appearance of the site and surrounding locality of the AONB protected landscape.

AONB Unit Planning Assessment

The main AONB protected landscape planning assessment issues for this site relate to the following considerations.

1. Relevant and/or recent planning history implications for the proposal

The planning history raises no recent and relevant case to the current submission.

2. The principle of the use and activity of the development to the AONB locality

The use of the host building (the laundry) is lost but the general use of the site is not changed.

3. The locational positioning and layout arrangement

The current proposal is within a countryside location within the AONB protected national landscape. The proposed works are positioned on the middle area of the marina complex. The on-site works would unlikely be widely visible from surrounding public vantage points outside of the site.

4. Consideration against the relevant AONB Planning Principle guidance

AONB PP01, PP02, PP03, PP13, Joint SPD considerations have been part of this AONB planning assessment.

4A. The proposed physical scale, structure bulk and perceived massing

The proposed works would noticeably alter the visual scale, structural shape, and building massing of the host building, which is to be lost. There would be an increase in the visual spread of single storey buildings. The works are small scale and utilitarian within the site. There would be a noticeable change in the visual impact to the surrounding environment. This is unlikely to be significant to the wider character of the AONB protected national landscape area. The proposal would involve an increase in the ground floor area footprint. There would also be a change to the structure silhouette across this developable area. Neither would be considered AONB PP03 and Joint SPD Section 12 calculations as these works do not relate to residential habitable

accommodation floorspace. The proposed changes should however be considered against the impact in building design and character within its surrounding setting.

4B. The architectural design, structural character, visual appearance & finished treatment

The design and finishes of the proposed works would noticeably alter the general appearance of the building coverage in this area. The proposed works are an accepted traditional adaption and form of alteration. Architecturally the design elements are utilitarian and accepted as being complementary to the site and are appropriate and in-keeping with the character of a building. The finished appearance is homogenous, in-character, and sympathetic. Construction materials are indicated to complement those suitable for the location. The visual appearance would not be out of keeping in this location.

4C. The environmental character of the AONB landscape

Internal lighting sources are unlikely to have an increase impact due to the lack of any glazing.

5. The impact on the tranquillity of the AONB landscape

The character and atmosphere / ambiance of the AONB locality is unlikely to be substantially altered by this proposal.

6. Biodiversity, ecology, wildlife, environmental quality and any disturbance mitigation
In matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning / nesting / rearing areas, the development proposal in the AONB would be unlikely to have any identifiable harmful impact. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection. There are no mitigation measures necessary in relation to this proposal.

The laundry building to be demolished should be inspected to ensure that as being redundant and unused there has been and is no incursion and adaptation as wildlife habitats. Any wildlife intrusion would have to be considered under the appropriate legislation for wildlife conservation.

Councillor Leah Turner - Hayling East

No comments received.

Councillor M Wilson - Hayling East

No comments received.

Councillor R Raines - Hayling East

No comments received.

Environment Agency

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 29

Number of site notices: At least one site notice exists

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on flood risk
- (v) Impact on ecology

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria.

(ii) Impact upon the character and appearance of the area

7.3 The existing laundry building would be demolished and as a result, the increase in footprint of development would only be 1.7 square metres.

7.4 The structure design is functional, and it is considered that its siting and use would not be intrusive to the AONB or harm the environmental character of the locality and it is noted that Chichester Harbour Conservancy raises no objection to the proposal. As such the proposal would conserve the character and setting of the AONB.

(iii) Impact upon residential amenity

7.5 The proposed storage units are intended to provide storage facilities for the adjacent residential apartments known as Roundhouse and possibly other marina users. As such, it is considered that there would be no adverse impacts on residential amenities as a result of the development.

(iv) Impact on flood risk

7.6 The site is not within a current flood risk zone but appears to fall within a future flood zone. However, as noted above, as an existing building is being demolished, the increase in footprint is relatively small.

7.7 It is considered that there would be no significant increase in flood risk as a result of the development.

(v) Impact on ecology

- 7.8 Due to the small nature of the proposals, it is considered unlikely to be an issue in terms of impact on local wildlife, biodiversity or ecological character of the locality as a result of the development. However, an informative is recommended to alert the applicant to possible protected species, bearing in mind an existing building is to be demolished.

8 Conclusion

- 8.1 The proposed storage units are of modest scale and positioned on the middle area of the marina complex and would unlikely be visible from surrounding public vantage points outside of the site. The works are small scale and utilitarian in nature and would match the bin storage area to some degree. It is considered that the proposal would not have any significant impact or effect on the AONB in terms of appearance or in relation to wildlife conservation and protection.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01027 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

LOCATION PLAN
BLOCK PLAN
PROPOSED ELEVATIONS – Area 1
PROPOSED ELEVATIONS – Area 2
DESIGN AND ACCESS STATEMENT

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.