

Houghton, Michelle

From: David Rothery <David.Rothery@conservancy.co.uk>
Sent: 14 April 2021 09:55
To: Toole, Joseph; Havant Planning and Development Mailbox New
Subject: APP/21/00136 - 24 South Street, Emsworth, Hampshire
Attachments: 2021 reply APP21.00136 EMS extn noobj southst D.pdf; 2021 report APP21.00136 EMS extn to LB noobj southst D.pdf

Chichester Harbour Area of Outstanding Natural Beauty : SUMMARY OBSERVATION

From: David Rothery – on behalf of Chichester Harbour Conservancy (Area of Outstanding Natural Beauty unit)
To: Joseph Toole – Local Planning Authority Planning Case Officer

Location: **24 South Street, Emsworth, Hampshire**

Planning Application: **APP/21/00136**

Proposal: **Single storey rear extension, internal alterations within existing listed dwelling and re-build of existing outbuilding**

Chichester Harbour AONB Recommendation: **No objection (planning condition controls suggested)**

This consultation comment is a Chichester Harbour Conservancy fully delegated assessment.

Please find enclosed the consultation comment letter relating to the proposed development that impacts on the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

This **summary observation cover email**, the **consultation response** are both [suitable for open public viewing](#).

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D Rothery

Visit our webpage – www.conservancy.co.uk/page/planning

Mr D Rothery

Please note that I work part-time / job-share for two-days a week

Principal Planning Officer

Chichester Harbour Area of Outstanding Natural Beauty (AONB) Team

Chichester Harbour Conservancy - Harbour Office - The Street - West Itchenor - West Sussex - PO20 7AW

Chichester Harbour Conservancy manage and advise on the Chichester Harbour Area of Outstanding Natural Beauty

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The delay in making this consultation comment results from the current limitations in the normal operational role and working practice of the CHC due to the coronavirus Covid-19 restrictions imposed for a safe workplace environment and the consequential build-up of increased workload of consultation and pre-submission enquiries backlogs.

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CHICHESTER HARBOUR CONSERVANCY

Planning
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

14 April 2021

To the planning case officer,

Dear Joseph Toole,

Location: **24 South Street, Emsworth, Hampshire**

Planning Application: **APP/21/00136**

Proposal: **single storey rear extension, internal alterations within existing listed dwelling and re-build of existing outbuilding**

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission. The Conservancy is a non-statutory consultee.

The landscape of Chichester Harbour was recognised as nationally important when it was designated as an Area of Outstanding Natural Beauty (AONB) in 1964, through the National Parks and Access to the Countryside Act of 1949. The Conservancy was established by the Chichester Harbour Conservancy Act of 1971. The purposes of the Conservancy are the responsibility for navigation and the conservation of nature. The Countryside and Rights of Way Act of 2000 formally established the Conservancy as the Joint Advisory Committee for the AONB, with the purpose to conserve and enhance the natural beauty of the landscape.

In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The Chichester Harbour Management Plan (2019-2024), The Chichester Harbour Planning Principles (Management Plan version April 2019), The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019), and The Chichester Harbour AONB Joint SPD (May 2017), adopted by both Chichester District Council and Havant Borough Council.

Under the Chichester Harbour Conservancy officer fully delegated decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

Chichester Harbour AONB Unit Recommendation – No objection

The planning unit / red-line site is within the AONB protected national landscape.

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms
- the glazed fenestration (to walls and roof areas) should employ tinted glass panels where appropriate in order to minimise and reduce the amount of light illumination emitted to the surrounding skyline
- any and all roof lights / skylights / ridge-lights / roof lantern / clerestory lights / glazed gable windows, and large areas of wall glazing (windows, patio doors, bifold doors, etc.) should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark

skies policies) in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the vertical, skyward, aspect of the new window openings

- any and all external light sources should incorporate downward only cowling to prevent light illumination above the horizontal light fitting

- - -

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The sites location within open countryside within the AONB is a key consideration.

The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds. The proposed works scale, design and appearance with suitable construction materials would enable the building to continue to sit unobtrusively within its setting. The proposal would have a limited visual impact on the AONB protected national landscape character.

The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

- - -

It is noted that the submitted proposal makes clear acknowledgement of the sites location within the Area of Outstanding Natural Beauty (AONB). The AONB landscape includes open countryside, rural hamlets and villages, urban built-up market towns as well as the harbour waters, all of which are subject to a higher level of planning scrutiny and where development is subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location. The proposal has apparently been made with a level of understanding that would be considered appropriate in this regard, in recognising the national importance of the protected status of the AONB protected landscape as a material consideration.

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Should you require any further clarification with regards to this recommendation please contact the CHC AONB Planning Unit.

The delay in this consultation assessment and response to the LPA has been brought about due to the current limitations in the normal operational role and working practice of the CHC resulting from the coronavirus Covid-19 restrictions imposed for a safe workplace environment and the build-up of increased workload of consultation and pre-submission enquiries.

It is noted that as of 14 April 2021 (the date of this dispatch) the LPA web site shows this proposal as still pending a decision.

Yours Sincerely,



David Rothery
Conservancy Principal Planner
Chichester Harbour Conservancy AONB Unit

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CHICHESTER
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CONSERVANCY

CHICHESTER HARBOUR AREA of
OUTSTANDING NATURAL BEAUTY
(AONB) Unit
Planning Consultation
Development Assessment Report

Chichester Harbour AONB Unit : Delegated Process Assessment

24 South Street, Emsworth, Hampshire

Planning Application: **APP/21/00136**

Proposed single storey rear extension, internal alterations within existing listed dwelling and re-build of existing outbuilding.

Chichester Harbour AONB Unit Recommendation – No objection

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms
- the glazed fenestration (to walls and roof areas) should employ tinted glass panels where appropriate in order to minimise and reduce the amount of light illumination emitted to the surrounding skyline
- any and all roof lights / skylights / ridge-lights / roof lantern / clerestory lights / glazed gable windows, and large areas of wall glazing (windows, patio doors, bifold doors, etc.) should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies) in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the vertical, skyward, aspect of the new window openings
- any and all external light sources should incorporate downward only cowling to prevent light illumination above the horizontal light fitting

Planning Approach

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. The LPA should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (Section 85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Chichester Harbour Conservancy, administer and safeguard the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The aim of conserving and enhancing the areas natural beauty requires the Conservancy to consider the proposal on its landscape character aspects. Landscape covers both urban environments as well as countryside and coastal areas.

- Landscape Character

The Landscape Character Areas define relevant key characteristics, ecological features, important views across land and water areas, historical features, settlement character, as well as key issues to landscape condition and landscape sensitivity, together with a landscape strategy to be followed. The summary and recommendations lay out the special qualities of Chichester Harbour AONB protected landscape.

- Management Plan

The Chichester Harbour AONB Management Plan (2019-2024 Third Review April 2019) identifies 10 special qualities (page 10) that represent the exceptional features that contribute to the AONB designation. On this basis the Chichester Harbour Management Plan provides an integrated coastal

zone management strategy for the Trust Port and Area of Outstanding Natural Beauty. Relevant policies would include Policy 1 (Conserving and Enhancing the landscape), Policy 2 (Development Management), and Policy 3 (Diversity of Habitats).

- Planning Principles

The Chichester Harbour Area of Outstanding Beauty Planning Principles (Management Plan version April 2019) provides guidance on development. These principles set a range of criteria to be addressed to achieve a favourable consideration in terms of likely impact within the AONB.

AONB Planning Principles **PP01: Chichester Harbour as a Protected Area**, is applicable to this and all proposals within or affecting the AONB protected landscape. This sets out the key over-arching approach for the AONB, in that the statutory primary purpose is to conserve and enhance the natural beauty of the area. Great weight shall be given to the protection of the landscape, the conservation of nature, and the special qualities of Chichester Harbour and its surrounding supporting hinterland.

AONB Planning Principle **PP03: Replacement Dwellings and Domestic Householder Extensions**, guidance states that the acceptability of development will be dependent on whether the site can accommodate the proposal while still respecting local character by reflecting the surrounding pattern of development and spaces between buildings (the grain). Acceptability will also depend on the setting of the site within the landscape, and the design, materials and finishes employed. The size and scale of any extensions to the original dwelling are required to fall within guideline criteria relating to footprint increase (50% upper limit) and the increase from the original building silhouette profile 25% upper limit). These requirements are also stipulated under section-12 of the adopted Chichester Harbour AONB Joint SPD (2017).

AONB Planning Principle **PP09: Dark Skies**, lighting proposals that are adjacent to or impact on areas of nature conservation will only be supported in exceptional circumstances.

- Joint Chichester Harbour AONB SPD

The Chichester Harbour Area of Outstanding Beauty Joint Supplementary Planning Document (2017) requires that any development proposed in the AONB should be guided by to protect, conserve, and enhance natural beauty and wildlife (Section 2 overarching principles). Section 8 requires that in designing new development, consideration of the setting of the development in the AONB landscape must be shown as to how the proposal would contribute to the character of the area. All development within the AONB should follow the guidance as closely as possible. The SPD is adopted by both Chichester District Council and by Havant Borough Council as part of their planning policy and development control approach. The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

Planning History Relevant to current proposal

There is a corresponding Listed Building application **APP/21/00137** currently under consideration alongside this planning application.

Contextual Consideration - Site Location and Existing Development

The site is located within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), where development is subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location.

The red-line application site indicates the residential planning unit.

The red-line site lies within a built-up location (Emswoth town).

The site is within a LPA designated Conservation Area.

The site is indicated to be on the scheduled list of buildings of historic or architectural importance.

The site is assumed as being within Flood Zone 1: Low Probability of flooding.

The site is located along the east side of South Street. The property is a terraced two-storey house. The building is oriented east-west with a private rear domestic garden amenity area to the east. The

outbuilding lies to the rear of the rear garden to the site eastern boundary where it abuts a private walkway access to properties served off a mews court.

Submitted Proposal and Supporting Documents

The current proposal seeks internal works to the Listed Building which would not impact on the AONB and are therefore not considered as part of the assessment.

The physical works proposed are for the extension of the existing single-storey sloping roof extension across the whole width of the dwelling. In addition, the rear boundary outbuilding is to be altered to insert a patio door to enable its use as a garden room. Roof lights are proposed to both areas of works.

The submission includes a Heritage, Design and Access Statement which has been considered as part of the assessment.

Applicants Approach to the AONB protected landscape designation

The submission makes suitable reference to the sites location within the context and setting of the Area of Outstanding Natural Beauty protected national landscape. There is reference made to the Chichester Harbour AONB planning policy documents relevant to the consideration of the proposal. The proposal has therefore apparently been made with satisfactory knowledge and acknowledgement of the status of the AONB and AONB Management Plan, and with a level of understanding that would be considered necessary and appropriate given the nationally recognised protected status of the AONB.

Planning Assessment

The statutory purpose of the 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.

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 locality of the AONB protected landscape. The main AONB protected landscape Planning Principle policy assessment issues to be considered for this site relate to –

1. Relevant planning history implications for the proposal
2. The principle of the use and activity of the development to the AONB locality
3. The positioning layout design and visual character and impact of the site to the AONB
4. The proposed physical works, scale, massing, and bulk on the AONB landscape
5. The building design, character, appearance, and finished treatment to the AONB
6. The impact on the tranquillity and natural environment to the AONB
7. The wildlife, biodiversity, and environmental effects within the AONB
8. Any measures to mitigate the impact of ecological and environmental disturbance
9. Consideration against the relevant AONB Planning Principle guidance

Consideration 1: The planning history implications for the proposal are not relevant (no history).

Consideration 2: The principle of the proposed use and activity would not likely be a significant concern due to the use relating to the proposal being unchanged as part of the use within the existing planning unit.

Consideration 3: The principle of the positioning, layout design and visual character and impact of the site to the AONB would require detailed examination if to be considered within the surrounding environment.

The proposed layout arrangement on the site does not impair the character or overall setting of the area as the proposal for the single-storey extension is at rear of the site and not open to public view. The works to the outbuilding are similarly screened. The alterations would have minimal localised impact on the character within the AONB protected national landscape.

Consideration 4: The principle of the proposed physical works and building bulk and scale would require detailed examination if to be considered within the surrounding environment.

The scale of the extension would be hidden from external public views. The scale of the proposal considered against **PP03** indicate that the extension would increase the original ground footprint by approx. 5% (submitted HDAS para 3.3). This is within the guidelines.

The front-rear building silhouette would lie within the existing building envelope, the side building silhouette would not be seen but also lie within the existing building envelope. The silhouette assessment falls within the guidelines set out.

The scale, massing, bulk, must also be assessed alongside the impact in building design and character.

Consideration 5: The principle of the building design and character, together with the appearance of the construction materials and finished treatment to the site and surrounds would not be a serious concern due to the design reflecting / being compatible with that of the host building and the locality. The works would not have a substantive impact on the wider AONB protected national landscape.

Consideration 6: The principle of the impact on the tranquillity and natural environment of the proposal would be unlikely to be a concern due to no anticipated change from the existing use and activity associated with the site.

The extension includes a glazed roof lights as does the alteration of the rear outbuilding. The outbuilding also incorporates patio doors. The extension would improve internal room arrangement and be liable to light illumination during dark hours. This may also occur with use of the outbuilding but this is more questionable. The regular or intermittent daily use by the occupiers would have a potential increase in light emission during night time periods and therefore measures to control light spillages are necessary.

Consideration 7: The principle of any harm to wildlife, biodiversity, and environmental character within the AONB is unlikely given the proposal relates to the occupation of the existing dwelling. The proposal would increase useable floor space at the site but would not increase the number of residential units or significantly increase occupation potential of the premises on the site. This should not result in any substantial increase in the demands for recreational activity in the locality or add to the associated disturbance of wildlife areas.

The proposal would not involve the removal of any substantial parts of the existing structure that could play host to existing wildlife habitation. The proposal therefore would not obviously impact on existing wildlife habitats. The new building profile would be unlikely to harm wildlife habitats / foraging routes. Assuming that there is no wildlife uses of the structure, the proposal would not therefore be viewed as harmful to the wildlife or biodiversity of the site.

Consideration 8: The principle of measures to mitigate the impact of ecological and environmental disturbance should not be necessary. Improvements could be considered generally through the installation of bird and bat boxes at the site, hedgehog houses in the rear garden, and similar easy applied wildlife improvements.

Consideration 9: The relevant AONB Planning Principle guidance is PP01, PP03, and PP09. The works can be provided without harm to the local character of the surroundings or pattern of development and the spaces between buildings. The sites setting within the landscape and the design, materials and finishes employed are all acceptable. The guidance requirements are addressed in the proposed development. The proposal would be unlikely to have an alternative use outside the existing activity of the site.

Summary Conclusion

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The sites location within a built-up location within the AONB is a key consideration.

The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds. The structures scale, design and appearance with suitable construction materials would enable the proposal to sit unobtrusively within its setting. The proposal would have a limited visual impact on the AONB protected national landscape character.

The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

Other Comment

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, such as any overlooking impact to neighbouring property and gardens, any perceived loss of privacy, any equated loss of light and cause of shadowing, noise generation and disturbance, traffic generation and on-site parking provision, and in terms of overall good building design and land-use neighbourliness.

A copy of this planning assessment report is attached to the consultation comment response to the LPA for information and for open transparency public view.

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Assessment 13-04-2021 LPA request reply 19-03-2021

Comment to LPA 14-04-2021

Chichester Harbour AONB Case Assessor: David Rothery

LPA Planning Case Officer: Joseph Toole

The comment and recommendation are made having regard to the Policy framework:

- Chichester Harbour AONB **Landscape Character Assessment** (CBA update 2019)
- Chichester Harbour **Management Plan** (2019-2024)
- Chichester Harbour **AONB Planning Principles** (Management Plan version April 2019)
- Chichester Harbour **AONB Joint Supplementary Planning Document** SPD (2017)
- National Planning Policy Framework (Revised 2018)
- National Planning Practice Guidance (2014)
- Havant Borough Local Plan (2011/2014)

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