



CHICHESTER
HARBOUR
CONSERVANCY

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

Chichester Harbour AONB Unit : Recommendation Report (Domestic Proposals)

Location: 52 Bath Road, Emsworth, Hampshire

Planning Application: **APP/21/00221**

Proposed erection of single storey rear extension with balcony at first floor level and conversion of garage to form habitable accommodation to host dwelling

Chichester Harbour AONB Unit Recommendation – No objection

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms / to match.
- any and all glazed windows / doors / rooflights should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times in order to minimise and reduce the amount of light illumination of the new window openings to comply with the Dark Skies approach and to limit disturbance to wildlife.
- any and all external lighting shall be fitted with a suitable and effective cowl to focus the light-beam and illumination downwards and prevent light spillage above the horizontal and into the night sky so as to comply with the Dark Skies approach and to limit disturbance to wildlife.

Planning Approach

The statutory purpose of the Area of Outstanding Natural Beauty (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.

The submission site is located within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Proposals 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 adopted guidance requires a clear demonstration that no harm is caused to the AONB.

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. The landscape covers both built-up urban environments as well as rural countryside and coastal areas.

This comment and recommendation is made having regard to the applicable AONB Policy -

- 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 – LPA adopted)
 - National Planning Policy Framework (Revised 2018)
 - National Planning Practice Guidance (2014)
- and in particular the following relevant AONB Planning Principles –
- AONB **PP01**: Chichester Harbour as a Protected Area,
 - AONB **PP03**: Replacement Dwellings and Domestic Householder Extensions
 - AONB **PP09**: Dark Skies

Relevant Recent Planning History

APP/21/00066 – Conversion of garage to habitable accommodation; addition of external wall insulation and render to rear gazebo. Delegated comments on 16 March 2021 by CHC raised no objection. On 9 April 2021 the LPA approved the submission.



Submitted Proposal and Supporting Documents

The proposal seeks additional extensions to those recently sought and permitted to the front of the dwelling house and inclusion of the attached wraparound domestic garage. The additional extension is to the rear of the dwelling and seeks a similar rearward extension to that as permitted to the front. This would provide a near symmetrical footprint from the side of the building. In addition, a small first floor balcony on support poles would serve the existing rear first floor bedroom. The design includes rooflights to the single-storey extension.

The recently approved open front and side rear pitched roof garden shelter / gazebo is not retained as part of the proposal. The loss of the double garage is not indicated to be replaced, the front parking, turning area remaining for that purpose.



The submission makes no acknowledgement and reference to the sites context to the setting of the Area of Outstanding Natural Beauty (AONB) protected national landscape. The lack of knowledge or understanding of the status of the AONB in the planning consideration is disappointing.

Planning Assessment

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

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

The AONB Planning Principles relevant to this proposal are not conflicted with. The glazed windows and rooflight windows would require some blinds or shuttering controls (to comply with PP09 guidance).

The planning history raises no specific issues to the current proposal.

The residential planning use of the red-line site would not be changed by this submission.

The location of the proposal sits within the urban settlement built-up area of the town and within a backdrop and setting of other residential development.

The locational position of the proposal is to the north (side), west (rear) and east (front) of the host building. The positioning does not impact adversely on the boundaries or neighbouring land.

The layout design relates to the host building, adding internal areas to the ground floor footprint. Given the setting, these considerations generate little harm to the garden open area or to the immediate surrounding pattern of development and spatial separation (urban grain).

The scale of the development would be approx. an 8% increase in ground floor footprint. This is within the PP03/Joint SPD guideline maximum of 25% increase. The scale of the extensions reflects the scale and ground cover of the building within the plot.

In massing terms, the increase in the building silhouette would be approx. 1% to the front/rear elevations and 7% to the side elevations. These both are within the PP03/Joint SPD guideline maximum of 50% increase. The massing of the extensions reflects the physical scale and massing appearance of the retained building.

The scale and massing measurements are a guidance to acceptable proportionate growth for a building, but this needs to be considered within the context of the setting. In this case the built-up setting of the town with a mixture of different building designs, sizes, plot arrangements, and character, would lead to the assessment that the proposal is not out-of-keeping with the locality, notwithstanding the measurement assessment. Overall, given the built-up street setting, the perceived additional bulk is not considered to be excessive.

The architectural design is a reflection of the host building. The submitted design is a suitable solution to increase the dwelling with a visually acceptable extension.

The external construction materials and finishes are traditional in appearance.

The structure and its use would not be intrusive to the tranquil environment of the AONB or harm the environmental character of this settlement built-up location within the AONB.

The provision of large windows to the rear elevation and the rooflights would potentially increase light concerns on the plot and suitable control measures should be considered.

There is unlikely to be any issue in terms of local wildlife, biodiversity, or ecological character of the locality. The proposal 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 recreational activity in the locality or add to the associated disturbance of wildlife areas. Measures to mitigate the impact of ecological and environmental disturbance should not be necessary.

Native wildlife 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.

Summary Conclusion

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is location within the countryside area within a village environment in the AONB.

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 would be noticeable but would enable the proposal to sit within its setting. The suggested construction materials would be acceptable and complementary to those of the host dwelling. Given the setting the proposal would not be intrusive or harmful to the local AONB protected landscape. The proposal would have a limited visual impact on the wider AONB protected national landscape character.

The development proposal in the AONB would be unlikely to have any identifiable harmful impact on matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning/nesting/rearing areas. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

CHC has no objection to the submitted proposal. The proposal is generally acceptable within the AONB and has a limited external impact to the wider AONB protected landscape.

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 spaces, 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.

This consultation assessment and comment response to the LPA is for open transparency public view.

Assessment 17-05-2021 LPA request reply 14-05-2021

Comment to LPA 18-05-2021

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Chichester Harbour Conservancy manage and advise on the
Chichester Harbour Area of Outstanding Natural Beauty
One of the UK's National Landscapes

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