

CHICHESTER HARBOUR
AREA OF OUTSTANDING NATURAL BEAUTY
PLANNING ASSESSMENT REPORT

CHC AONB Unit Report: Fully Delegated Decision Process

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7 Bridgefoot Path, Emsworth, Hampshire

Planning Application: **APP/20/00291**

Proposal for replacement of box-dormer windows to full height windows in part with installation of Juliet balustrade to rear elevation; installation of lead clad cheeks to dormer and lead or similar flat roof dressing to flash from the sill to the eaves tiles

Chichester Harbour AONB Unit Recommendation – No Objection

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- for glazed surfaces, the use of coated surface glass that is non-reflective to mitigate external reflective glare which might also assist with keeping heat in and radiation out for the respective seasonal changes.
- the glazed fenestration should employ tinted glass panels, and these should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

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 Chichester Harbour AONB Landscape Character Assessment (CBA update 2019) prepared for the Conservancy, identifies 10 Landscape Character Types (areas of broad tracts of land with common landform) and 19 specific Landscape Character Areas (unique areas with a recognisable pattern of landscape characteristics that combine to create a distinct sense of place, and which represent discrete geographical areas of a particular landscape character type).

The Landscape Character Assessment identifies the Landscape Character Areas by defining 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. A landscape strategy is then established to be followed. The summary and recommendations lay out the special qualities of Chichester Harbour AONB.



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- 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 warrant a favourable consideration in terms of likely impact within and on the AONB. Planning Principle PP01: Chichester Harbour as a Protected Area, is applicable to this proposal.

Planning Principles **PP01**: Chichester Harbour as a Protected Area, sets out the key overarching 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.

In addition, the following Planning Principles are also appropriate for consideration –

- Planning Principle PP03: Replacement Dwellings and Domestic Householder Extensions

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.

Planning Principle PP03, requires the size and scale of any extensions to the original dwelling to fall within guideline criteria relating to footprint increase and the increase from the original building silhouette profile. The guide specifies a 50% upper limit footprint increase and a 25% upper limit silhouette profile increase. These requirements are also required under section-12 (page 23) of the adopted Chichester Harbour AONB Joint SPD (2017).

- Joint Chichester Harbour AONB SPD

The Chichester Harbour Area of Outstanding Beauty Joint Supplementary Planning Document (2017) Section 2 indicates four overarching principles that any development proposed in the AONB should be guided by to protect, conserve, and enhance natural beauty and wildlife. 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 Joint Chichester Harbour AONB Supplementary Planning Document (SPD) provides detailed guidance on the level of acceptable development within the AONB. All development within the AONB should follow the guidance as closely as possible.

The adopted Chichester Harbour AONB Joint SPD (2017) section-8 (page 17) 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. A Landscape Visual Impact Assessment may be necessary in sensitive areas of exposed wide landscape character.

The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

Relevant Planning History

The planning application history includes the following relevant case-

APP/20/00300 - Proposal for replacement of first floor bay window to west elevation. Commenting on 11 May 2020 CHC raised no objection. The application is pending a decision at the current time.

Contextual Consideration

The site lies within the AONB occupying a built-up location in Emsworth town. The red-line application has a boundary with a coastal frontage. The proposal would therefore have a visual impact the character of the AONB in this town locality. The site lies within the Emsworth Conservation Area. The building is not known to be on the scheduled list of buildings of historic or architectural importance. The site is indicated as being within Flood Zone 1: Low Probability of flooding.

Site Location and Existing Development

The application site is located to the western end of Emsworth town centre area, fronting the Slipper Mill Pond, river inlet. The site is situated to the east of Bridgefoot Path facing over the water area is surrounded by other residential properties in this town centre location.

The house is a circa 1970's three storey semi-detached town house occupying the northern plot of the pair. Both properties have a box dormer to the frontage roof slope providing bedroom accommodation and to the rear roof slope as well split between a bedroom and a bathroom. The elevations are fairly similar.

The application submitted Design and Access Statement indicates that the premises original design heeded the probable need to be elevated against the possible rise of water level within the adjacent water way and acknowledged the slope to the site by raising the ground floor of the dwelling approximately 600mm above the garage and the external ground level to the drive.

Proposal

The proposal is for replacement of part of the rear roof slope box-dormer windows with a full height windows together with the installation of Juliet balustrade to rear window as formed to the second floor rear bedroom. The remaining part of the dormer serving a bathroom would be retained / replaced as like for like.

Planning Assessment

- Policy Considerations

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 principle of the proposed physical works would not be a significant concern to the character of the locality, subject to a full and detailed consideration and assessment of potential, possible, and probable impact of the works to the character and appearance of the site and locality.

- Applicants Approach

The applicant/applicant's agent have made reference the application proposal within its context and setting of the Area of Outstanding Natural Beauty (AONB) in the submitted documents for the proposal.



There is however no recognition made to the AONB planning policy documents relevant to the consideration of the proposal (see above in Planning Approach section). Furthermore, the applicant/applicant's agent has failed to make any reference to, or to consider the LPA Local Plan Policy specifically addressing the AONB (Policy CS12).

- Visual Impact within the AONB Landscape

The proposed works are sought to offer more light to the rear second storey roof bedroom. The proposed works are indicated in the submitted design and access statement as being *"in line with the spirit and intent of the applicable sections of the Permitted Development Rights for Householders described in the Technical Guidance September 2019 in so far as the profile of the roof remains unchanged, is not raised while no additional volume is gained. A juliet balcony, is proposed to be compliant with the above guidance, where no external platform would be permitted "*.

Visually there would be a change to the appearance of the property from the rear elevation. This elevation looks out onto a garage and parking area associated with the adjoining semi-detached dwelling and (assumed) to the property behind. The proposed alteration to the roof dormer would not have a significant impact in character terms to the locality

- Summary Conclusion

Given its setting, the proposal is considered not to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB). The proposal is unlikely to have any significant impact or effect on the AONB in terms of landscape character or in relation to wildlife conservation and protection.

Other Comment

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.

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.

The application includes a Design and Access Statement, which has been considered alongside the planning application submission documents.

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.

Site viewed 15-04-2020 LPA request reply 30 April 2020 Comment to LPA 11-05-2020
LPA Planning Case Officer: Selina Donophy
Chichester Harbour AONB: David Rothery – Principal Planning Officer

This comment and recommendation is 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** (adopted 17.10.16 and 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)
- Havant Borough Design Guide (2011)
- Emsworth Conservation Area CACA & Management Plan
- Emsworth Design Statement
- Draft Emsworth Neighbourhood Plan (2018)

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