

CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY PLANNING ASSESSMENT REPORT

CHC AONB Unit Fully Delegated Officer Decision

www.conservancy.co.uk

18, Bracklesham Road, Hayling Island, Hampshire

APP/19/01018

Proposal to vary planning condition 2 on planning permission APP/18/01215 dated 5 February 2019 relating to approved elevations and floor plans to allow for revised fenestration, revised cladding to third floor storey and balcony to account for revised internal layout

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 second floor south elevation windows (sun room) and first floor (studio) 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 (S85 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.

- 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).

- Management Plan

The Chichester Harbour Management Plan (2019-2024 Third Review) 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), and Policy 2 (Development Management).

- 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, and PP03: Replacement Dwellings and Domestic Householder Extensions, are applicable to this proposal.



Chichester Harbour Conservancy

The Harbour Office,
Itchenor, Chichester, West Sussex PO20 7AW
T: 01243 512301 E: info@conservancy.co.uk

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.

Alongside this is Planning Principle PP03: Replacement Dwellings and Domestic Householder Extensions, 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).

The guidance states that the acceptability of any increase in size (whether within the guideline limits or not) will be dependent on whether the site can accommodate the increase 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.

- Joint Chichester Harbour AONB SPD

The Chichester Harbour Area of Outstanding Beauty Joint Supplementary Planning Document (2017) Section 2 indicates four 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 guidance requires a clear demonstration that no harm is caused to the AONB.

Relevant Planning History –

The relevant planning history available for this site includes the following –

APP/18/01215 - construction of second floor extension with balcony to north elevation, addition of garage, fenestration alterations and addition of timber cladding to dwelling, and replace rear boundary fence with a wall. Application **Approved by the LPA** on 5 February 2019. CHC commented on 5 February 2019 raising no objection subject to glazing controls and materials.

APP/12/00011 – two-storey rear extension following removal of balcony and utilising existing external staircase. Application Approved by the LPA.

Contextual Consideration –

The site lies within the built-up settlement area of South Hayling within the AONB. The adjacent designated areas include: RAMSAR, SAC, SINC, SPA, SSSI. The site lies alongside and is close to the coastline and water areas within Chichester Harbour.

Planning Assessment –

- Location

The application property is located to the southern side of Bracklesham Road. The plot has a small rear garden area to the rear access road, Seafarers Walk, that separates the proposal site from open marsh heath and the water beyond. Due to the expanse of the heathland there is little likelihood of the site being that noticeable amongst the rear street run of detached properties from the coast line.

Chichester Harbour Conservancy

The varying forms of detached two-and-three storey houses to this side of the road, and the mix of building designs, including other two-and-three storey flat roof styles, would make the proposal one of another oddity within the streets character. www.conservancy.co.uk

The application site property is a two-storey flat roof detached house. A 1930 style building which stands amongst a street with a number of such properties, and other properties with ridged roofs that are both two-storey and three-storey in height.

- Proposal

The proposal seeks to construct a third floor to the cube building and add a replacement garage / shed to the eastern side of the building. The design of the host property would be modified with the upper storey, which would have a timber clad finish and incorporate a balcony terrace to the front of the premises, over the existing first floor.

The application seeks to vary planning condition 2 on the earlier approval. This condition listed the submitted plans (existing and proposed) all of which* were approved. The current application seeks therefore to replace these approved plans and drawings with a different design, appearance, external materials and finishes for the same internal accommodation that was originally sought and approved.

**Note: the earlier planning permission should be taken to approve existing plans and elevations unless this is part of a retrospective regularisation proposal which this was not. Only the proposed plans and elevations should be considered approved by the planning permission, as these relate to the development as then sought.*

- Assessment

The third-storey extension would offer additional accommodation and views along the coastline. The flat roof box design would normally be something that would be resisted in such an open location to the coastal area, however, given that the immediate character of the area to Bracklesham Road in this part of South Hayling has many varying forms of detached two-and-three storey houses to this side of the road. This includes other building designs, of both two-storey and three-storey flat roof styles. The proposal therefore would not be out-of-place in this built-up area.

The setback from the coastline would also reduce the visual impact from the waterside and opposite coastal areas. The likely impact of the proposal on the AONB would be limited given this context and probably unnoticeable in the long term views of the area.

The proposal is indicated to use cement fibreboard to the new storey. The board is indicated as being 'Monteray Taupe' in colour, which is a stone-grey tint. Given the elevation this would probably be within reason given the skyline, and certainly better than a brighter, a pastel or strong colour alternative. The earlier proposal sought a timber clad finish which would be a another suitable preferable option.

- Summary Conclusion

The proposal provides additional accommodation in an acceptable design treatment to that of the host property. The proposal would have a noticeable impact on the character and appearance of the dwelling itself and within the street scene. Within the landscape of the AONB, within the context of other surrounding properties, this proposal would be acceptable.



Given its setting, the proposal is considered in this circumstance 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 character or in relation to wildlife.

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.

Site visited 21-10-2019 LPA request reply 07-11-2019 Comment to LPA 22-10-2019
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:

- CHMP** – new Chichester Harbour Management Plan (2019-2024)
- CHAONBPP's** Chichester Harbour AONB Planning Principles (adopted 17.10.16 and management plan revised version 28.01.2019)
- SPG/SPD** – Chichester Harbour AONB Joint SPD (2017)
Havant Borough Design Guide (2011)
- HBLP** – Havant Borough Local Plan (2011/2014)
- HBLPA** – Havant Borough Local Plan Allocations DPD (December 2013)
- NPPF** – National Planning Policy Framework (Revised 2018)
- NPPG** – National Planning Practice Guidance (2014)