

CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY PLANNING ASSESSMENT REPORT

CHC AONB Unit Fully Delegated Officer Decision

www.conservancy.co.uk

76 Warblington Road, Emsworth, Hampshire

Planning Application: **APP/19/01232**

Proposal for construction of single storey extension to east elevation, first floor roof extension to north elevation with gable feature dormer window with full height glazing and Juliette balcony and the replacement of mono-pitch single storey roof covering to south elevation

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
- any significant new areas of glazing at ground floor or above on the building 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.

Chichester Harbour Conservancy, administer and safeguard the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The aim of conserving and enhancing the area's 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).

- Management Plan

The Chichester Harbour Management Plan 2019-2024 (April 2019 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.

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 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 –

APP/18/00511: Proposal for two-storey extension to east and new detached car port and store with pitched roof (revised application). Approved by the LPA on 10 July 2018. CHC commented on 6 July 2018 raising objection to first floor excessive projection especially when viewed from the coastline and to rooflight windows.

Contextual Consideration –

The site lies within the AONB in the built-up area of Emsworth, located along the southern coastline to the western part of Emsworth. The property has a noticeable visual presence within the public street vista and to the coastline.

Planning Assessment –

- Location

The property is a chalet style bungalow with some accommodation within the roof skillings. The site is a triangular shape with Warblington Road to the north, the coastline to the south, and neighbouring residential property to the east. Warblington Road runs approx. south-west to north-east.

- Proposal

The proposal seeks to add a single-storey flat roof extension (with a false pitch) to the east side of the dwelling. This would have a side aspect to the coastline boundary of the site. In addition, the southern single-storey mono-pitch roof facing the coast boundary would be replaced to match the false pitch treatment of the eastern extension proposed. Finally, a new roof area with accommodation would be formed to the north side of the property facing

Chichester Harbour Conservancy

Warblington Road, with a large pitch-roof and glazed frontage with juliette balcony dormer window to the west elevation. There are no rooflights show as part of the proposal.

www.conservancy.co.uk

- Assessment

The single-storey eastern extension would elongate the principal coastal fronting elevation, but would be of a low visual impact due to its height and the boundary treatment of the property, a continuous hedgerow.

The proposed pitch-roof gable fronted dormer window with the full height glazing and juliette balcony would look west over the triangular garden of the property and the end of Warblington Road and would have an oblique view along the coastline to the west of the site. A large tree to the apex of the triangular garden would restrict views from and to this roof extension from the coastline, though it would be seen along Warblington Road.

The ground floor area footprint increase falls within the 50% allowance under Planning Principle PP03 guidance. The silhouette is also within the 25% increase maximum for the east and west elevation aspects.

- Summary Conclusion

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 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, and in terms of overall good neighbourliness.

Site viewed 20-01-2020 LPA request reply 18-01-2020 Comment to LPA 20-01-2020

LPA Planning Case Officer : Bee Crawford

Chichester Harbour AONB : David Rothery – Principal Planning Officer

This comment and recommendation is made having regard to the Policy framework:

CHMP – 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)

Emsworth Conservation Area CACA & Management Plan

Emsworth Design Statement

Draft Emsworth Neighbourhood Plan (2018)

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)



Chichester Harbour Conservancy

The Harbour Office,

Itchenor, Chichester, West Sussex PO20 7AW

T: 01243 512301 E: info@conservancy.co.uk

