

CHICHESTER HARBOUR
AREA OF OUTSTANDING NATURAL BEAUTY
PLANNING ASSESSMENT REPORT

CHC AONB Unit Report: Consulted Delegated Process Assessment

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Land south of Saxted House, 5 Tower Street, Emsworth

Planning Application: **APP/20/00241**

Proposed construction of a 5-bedroom detached dwelling with car port and with amendment to include a separate free-standing domestic garage to the rear

(alternative design for one of two dwellings granted planning consent in 2003 and partially implemented (ref: 03/53651/016))

Chichester Harbour AONB Recommendation – **OBJECTION**

The proposal is opposed on the following grounds -

1. AONB Size and Scale Assessment Criteria

The proposal would amount to a development which would be contrary to the provisions of Chichester Harbour AONB Planning Principles (version 1.1 July 2017) Planning Principle PP03 (replacement dwellings and domestic householder extensions); Planning Principle PP04 (Creation of new dwellings and residential institutions); and the Chichester Harbour AONB Joint Supplementary Planning Document (16 May 2017) as adopted by the Council, paras. 12.1 to 12.4 (guidance on size increases), 18.1 (windows and glazing), 19.1 to 19.4 (reducing the impact of windows) and in that the scale of the proposed development when compared to the fallback dwelling option represents a building with a silhouette in excess of the 25% maximum when viewed from both the north/south and the east/west elevations and a footprint greater than 50% of that of the original host dwelling on the site.

2. Siting and Location

The proposal introducing a structure with little sympathetic treatment to the prevailing local character of the harbour waterside settlement in this location would compromise the Special Qualities of the AONB (particularly the character of the picturesque harbourside settlements and the unspoilt character and unobtrusive beauty of the AONB) that exists along this part of the harbour coastal edge. The unsympathetic building design therefore fails to conserve or enhance the special qualities of the AONB, contrary to AONB Chichester Harbour Management Plan (2019-2024) Policy LS1: Conserving and Enhancing the Landscape

3. Design Impact – Lighting within the Dark Skies Policy Area

The proposed structures visual design, with numerous large, clear, picture windows, and ground floor openings would impose a new structure with significant light intrusion on and close to the harbour coastline. Such glazing would add to the visual intrusion into the generally open landscape character of this part of the harbour coastal edge, thereby failing to actively conserve or enhance the natural environment, given that the application site is close to the internationally important Ramsar site, Special Protection Area (SPA) and Special Area of Conservation (SAC), as well as the nationally important Site of Special Scientific Interest (SSSI) and is within the SSSI Impact Risk Zone, contrary to AONB Chichester Harbour Management Plan (2019-2024) Policy 2: Development Management

4. Lighting Impact to Wildlife Habitats

The proposal would generate internal and external lighting illumination from the large picture windows at night all year round, therefore it fails to conserve or enhance the habitats and species which are favourable to the special qualities of the AONB, and in particular, the application does not conserve and enhance the landscape or wildlife of the AONB, contrary to AONB Chichester Harbour Management Plan (2019-2024) Policy 3: Diversity of Habitats



5. Additional Recreational Disturbance

The proposal for an additional dwelling to that existing on the site would generate additional traffic journeys and create additional disturbance along the Chichester Harbour coastal edge within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), consequential disturbance and human intrusion into this natural environment, therefore it fails to conserve or enhance the habitats and species which are favourable to the special qualities of the AONB, and in particular, the application does not conserve and enhance the landscape or wildlife of the AONB, contrary to AONB Chichester Harbour Management Plan (2019-2024) Policy 3: Diversity of Habitats

6. Wildlife Mitigation Contribution

The site is located within the specified 5.6km 'zone of influence' of the Chichester and Langstone Harbours Special Protection Area where it is identified that the net increase in independent residential development results in significant harm to those areas of nature conservation due to increased recreational disturbance. The absence to enter into a legal agreement or obligation to control and to secure sufficient mitigation against such an impact or provide for any contribution towards the Solent Recreation Mitigation Partnership Strategy with regards to development and disturbance of wild birds in Chichester and Langstone harbours Special Protection Areas is contrary to AONB Chichester Harbour Management Plan (2019-2024) Policy 3: Diversity of Habitats and contravenes the Conservation of Habitats and Species Regulations 2010.

Reasoning and policy justification - The proposal would amount to a development which would be contrary to the provisions of The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019); The Chichester Harbour Management Plan 2019-2024 (April 2019 Third Review) particularly Policy 1: Conserving and Enhancing the landscape, Policy 2: Development Management; The Chichester Harbour AONB Planning Principles (Management Plan version April 2019) particularly Planning Principle PP01: Chichester Harbour as a Protected Area; Planning Principle PP04: Creation of New Dwellings; Planning Principle PP03: Replacement Dwellings; Planning Principle PP09: Dark Skies; and the Chichester Harbour AONB Joint Supplementary Planning Document (16 May 2017) as adopted by the Council, particularly Part 2: Overarching Principle, Part 8: Landscape, Part 11: Scale and Massing, Part 18: Windows and glazing, Part 19: Reducing the impact of windows, Part 30: Dark Skies, and Part 35: Lower Coastal Plain – Emsworth Historic Core with reference to infill development, conserving the historic character of the town, responding to settlement pattern landscape setting and locally distinctive building style within the town, and to reflect the historic character typical of the area.

Procedure

Consulted delegated decision route from Chichester Harbour Conservancy. The time period for comment on the submission is unlikely to allow the Conservancy to consider the matter at the next available CHC Planning Committee (scheduled for 13 July 2020).

Member input was sought given the scope of the proposal, namely the construction of a large detached house in Emsworth town historic centre within the AONB where it would have a visual impact on the AONB designated area.

Date of Comment to LPA: this is to follow the outcome of the consulted delegation process which was issued to members on 09-06-2020 for reply by **noon on Mon 15-06-2020**.

Details of the application submission can be obtained from the LPA public access web site link https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_247873

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

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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. www.conservancy.co.uk

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.

The application site is in the central area of Emsworth town and is identified within the H1: Havant to Chichester Coastal Plain Landscape Character area type. As such this area is defined by the exhibiting the following relevant key characteristics: -

- Flat, coastal plain on brickearths, sands and gravels
- Open, arable farmland, with strong rectilinear field patterns
- Small hedged paddocks associated with the villages
- Pockets of orchards, enclosed coastal grazing marsh and small copses are features
- Linear historic settlements follow close to the Roman Road line of the A259

Landscape condition is moderate. There is mixed survival of characteristic features. Some areas of arable farmland have lost hedgerows and there is urban edge/urban fringe intrusion in parts which erodes character. The sensitivity of the landscape is classed as moderate to high. Open grazing marsh and slightly elevated open arable farmland near the harbour edge are particularly sensitive to change.

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).

The Conservancy's Management Plan for the AONB records special qualities of the landscape character as including -

- Unique blend of land and sea, especially the combination of large open water areas, narrow inlets and intimate creeks;
- Flatness of the landform accentuates the significance of sea and tide;
- Wealth of flora/fauna;



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- Unspoilt and unobtrusive beauty;
- Very special sense of peace and tranquillity.

The Conservancy's Management Plan for the AONB has vision and values that seek:

- The special qualities of the AONB are appreciated and enjoyed by local people and visitors who care for the Harbour, now and in the future;
- Management that is balanced by ongoing mutual respect shown by different user groups
- Diverse habitats and excellent water quality that benefit a rich array of wildlife using the Harbour in harmony with recreational activities

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 Principle **PP01: Chichester Harbour as a Protected Area**, sets out the key over-riding 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 **PP04: Creation of New Dwellings** and Residential Institutions, requires the proposal to address four criteria relating to –

- the development being within existing settlement boundaries
- that enough headroom capacity exists in wastewater treatment works infrastructure to serve the development
- recreational disturbance is adequately and appropriately mitigated
- if there is a local identified social and/or economic need

The proposal for a new dwelling should be within a sustainable location to allow most daily functions to be carried out without reliance on private cars. Development outside defined settlement boundaries may have a significant and long-lasting adverse impact on the character and landscape of the AONB. Only clearly justified social / affordable housing, or dwellings for agricultural workers would be considered outside the settlement areas.

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).

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

Chichester Harbour AONB Joint Supplementary Planning Document 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

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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. www.conservancy.co.uk

The four overarching principles are –

1. to ensure that all development conserves and enhances the natural beauty of Chichester Harbour
2. to stimulate the highest standards of design, conservation, and development
3. to consider where the development will be seen in the wider landscape and from the water and demonstrate how any adverse impacts are positively mitigates to meet point 1.
4. to ensure that development will effectively mitigate any adverse impacts on the AONB and to secure positive, sustainable, social, economic and environmental benefits to fulfil the purpose of the Supplementary Planning Document (SPD).

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.

Development should complement the character of the surrounding area, including its positioning within the plot, and the scale, massing, and design. These requirements are also required under section-11 (page 21) of the adopted Chichester Harbour AONB Joint SPD (2017).

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

Local Planning Authority (LPA) Policy

Havant Borough Council have a specific policy that applies to the Area of Outstanding Natural Beauty. Core Strategy para 7.13 informs that *"National planning policy, as set out in PPS7 'Sustainable Development in Rural Areas' confirms AONBs as having the highest status of protection in relation to landscape and scenic beauty. Particular reference is made to major development proposals affecting AONBs"*.

Core Strategy Policy CS12: Chichester Harbour Area of Outstanding Natural Beauty, states that *"Development will be permitted where it:*

1. *Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.*
2. *Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.*
3. *Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).*
4. *Meets the policy aims of the Chichester Harbour AONB Management Plan and Havant Borough Core Strategy March 2011 70*
5. *Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal"*.

<https://www.havant.gov.uk/sites/default/files/documents/ADOPTED%20CORE%20STRATEGY%200.pdf>



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The LPA identified the AONB as a planning constraint to development that needs to be taken into account for all proposals. Constraint E7 stated: In determining proposals for development within or adjacent to Areas of Outstanding Natural Beauty, the conservation of the natural beauty of the landscape will be a major consideration whilst having regard to the economic and social well-being of the area. Any development which would have a significant adverse effect on the natural beauty, character and quality of the landscape will not be permitted. Major industrial or commercial developments will not be permitted unless: (i) there is proven national interest; (ii) it can be demonstrated that there are no other alternative sites available; and (iii) the bulk of the buildings, siting, layout, design and materials are in sympathy with the local environment.

Relevant Planning History

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

APP/03/53651/016: Erection of 1x 5x bedroom dwelling (plot 1) and 1x 4-bedroom dwelling (plot 2) both with integral double garages and the formation of a new vehicular access to Tower Street. There is no record of CHC commenting. Approved by the LPA on 2 September 2003.

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_39078

The proposal was partially implemented with the construction of the 5-bedroom dwelling to plot 1 to the southern part of the site. The remaining area for plot 2 to provide a 4x bedroom house was left vacant as the garden to Saxted House, the host listed building, located to the north of the proposed development site.

The status of the partially implemented planning permission is extant, allowing the permitted 4-bedroom dwelling to be constructed without further planning approval of the LPA.

Contextual Consideration

The site is located within the Chichester Harbour Conservancy 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 site is located within the built-up area of the central historic area of Emsworth town. The site is also within a Conservation Area. The site lies adjoining and close to various listed buildings and would therefore appear to have some impact on a listed building.

No details have been provided on Flood Risk, but it is assumed (given the earlier permission) that the site is located within the Environmental Agency's Flood Zone 1, which is defined as having a 'low probability of flooding'.

Applicants Approach

The applicant/applicant's agent has made no obvious reference of 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 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 has failed to make any reference to, or to consider the LPA Local Plan Policy specifically addressing the AONB (Core Strategy Policy CS12).

The proposal has apparently therefore been made without acknowledgement of the status of the AONB and Management Plan, and without the expected due professional understanding, care or oversight that would be considered appropriate in this regard.

Submitted Supporting Documents

It is noted that there is no Planning, Design and Access Statement submitted with the application. The submitted Heritage Statement has been amended from that originally submitted, yet remains a single page of text and relates to screen planting and adds some separation distances from Saxted House. The supporting statement still however makes clearly unquantified comment that the current proposal is 'not dissimilar' to the approved dwelling design. However, there are still no footprint comparisons, no floor area comparisons, no building envelope / silhouette comparisons, no architectural design comparison checklist, etc. provided to justify this assumption. Looking at the two designs, it is suggested that the comment as made by the applicant's agent, even for the 'toned down' contemporary house design suggested, is without any substance, there being no qualification offered to quantify it. It therefore remains misleading, inaccurate, and out of place.

Site Location and Existing Development

The site is an enclosed area of land which has the appearance of a domestic garden, located between Tower Street and properties facing onto South Street. Access is indicated from Tower Street as a shared provision with the five-bedroom dwelling (built on plot 1 under the 2003 planning permission), now no.19 Tower Street.

The site is surrounded by various dwellings of different designs and styles that have been constructed over time within this historic central location of Emsworth town. Some like Saxted House, to the north, have listed buildings status.

Proposal

The current proposal is for a freestanding detached two-storey dwelling house comprising of five-bedrooms. The proposal is located within the area left as plot 2 from the earlier, and still extant, planning permission APP/03/53651/016.

The LPA have confirmed (email 27 May 2020) that the proposal is not a variation in the design of the planning permission for plot 2 under reference APP/03/53651/016 but is a new application. The LPA have also estimated that the current proposal on plot 2 has an increase of 68sqm in floor space (assumed to be ground floor footprint) over the approved (and extant) plot 2 dwelling approved under ref APP/03/53651/016.

(note: all measurements are approximate – taken from the submitted drawing scale bars)

The submitted site plan shows the proposal positioned in the western half of the site and at a slight angle to the southern, eastern, and western rectangular boundary lines. The proposed dwelling footprint is broadly rectangular, with a main dwelling frontage of approx. 17.25m (22.5m including the plant room and the carport areas) and building width of 11.25sqm (15.25m with the oversailing entrance porch adding a further 2m to the overall width and the plant room an additional 2.35m approx.). In addition, there is a off-set plant room to the south-west corner with a loggia between this and the main living areas. There is a car port to the north-east side with the driveway running through to the rear garden and a free-standing single garage within the rear side garden to the north of the plot.

The building ridge height is approx. 9.0m with an eaves line of 6.25m. The frontage gable ridge is approx. 8.75m. This part of the building over-sails the entrance door and creates a pillared open sided porch to the entrance.

The ground floor would provide a large semi-open plan floor area comprising a hall, living room, kitchen and breakfast area. There is a separate laundry / boot room to the north end and a separate study and a media room to the south end. The loggia lies to the rear and north of the



off-set single storey plant room. A paved terrace lies to the rear with a grassed area beyond to the western boundary. The carport to the northern side occupies part of the permeable drive that lead to the separate single garage in the rear side garden.

At first floor there are five bedrooms each with an en-suite, the master bedroom includes a dressing area. The arrangement allows an open void above the entrance hall area to the ground floor.

The front elevation facing east has four sets of large picture windows to the four quarters of the elevation. The gable over-sail part of the elevation has a full glazed frontage. This would light the first-floor landing and the ground floor entrance hall and staircase. The glazed area here is approx. 16.45sqm in area.

The rear elevation facing west has a large area of bi-fold doors to the ground floor living area, with a large four pain window to the study, and a smaller window to the laundry area. At first floor, three sets of bedroom windows and a four-pain large picture window to the master bedroom bathroom. The two side elevations to the north and south have no first-floor openings and doors with small high-level windows.

No details of the separate domestic garage (added as part of the amendments) have been provided.

The site plan layout shows the proposal with the indicated layout of the earlier planning permission footprint outlined. This does not however match with the layout shown as part of the approved plans of the earlier plot 2 positioning, which is much closer to the south-west corner of the site than is depicted on the current site plan inference.

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.

In general planning terms, given the earlier planning permission history, the principle of the proposed use of the land and of the proposed physical works to construct the building would be unlikely to raise a significant concern to the character of the locality, however this is subject to a full and detailed consideration and assessment of potential, possible, and probable impact of the use of the land and of the physical works design and external treatment finish to the character and appearance of the site and locality.

- Visual Impact within the AONB Landscape

The proposed works to build a large dwelling house would have a visual impact on the site and the surrounding immediate locality. The site lies within an AONB built-up historic town landscape setting. From the harbour there are unlikely to be any clear views of the proposed building due to its set-back and the intervening buildings along the coastal shore and to the southern boundary of the site.

The current proposal is for a seemingly larger building than that previously approved on this part of the site. The proposal has large picture windows to ground and first floor, those at first floor included within a projecting and oversailing pillared entrance gable structure. The visual impact would be more pronounced to external views, particularly to the partially open skyline frontage vista to Tower Street.

Overall, the box-style room configuration and building character is one that would be more anticipated on a volume builders housing estate development as a large executive home style dwelling. It is not what would be expected to be built under current appreciation of the character and appearance of a historic town centre location, particularly one within a designated Conservation Area and within a setting comprising of nearby listed buildings.

- Visual Scale / Bulk / Massing

The visual impact of the proposal within the AONB is also a factor of scale. Scale is a matter considered by provisions of Chichester Harbour AONB Planning Principles (version 1.1 July 2017) Planning Principle PP03 (replacement dwellings and domestic householder extensions); and Part 12 of the Chichester Harbour AONB Joint Supplementary Planning Document (16 May 2017) as adopted by the Council. From the ground footprint and outline silhouette assessment tool, the figures have then to be judged alongside the acceptability of the building design and on the impact on the setting of the site within the landscape.

Paras. 14.2 (design of extensions) and 12.1 to 12.4 (guidance on size increases), require that the scale of the proposed extension, when compared to the originally built dwelling, represents a building with a silhouette not in excess of the 25% maximum when viewed from both the front/rear and the side/side elevations and a footprint not greater than 50% of that of the original.

Whilst the proposal is to be considered as a new development, and not an amendment to the earlier planning permission, the still extant permission would allow the house as approved in 2003 to be the fall-back option for the development of the site (plot 2). It is therefore appropriate to compare the extant permission house on plot 2 to the current proposal. The LPA have already suggested that there is an approx. increase in floor area of 68sqm between the two. A comparison of building height, width and length with the approved permission dwelling on this plot would assist in clarifying the apparent increase in building bulk and massing of the proposal to the approved scheme.

Unfortunately the LPA public access webpage does not have the measuring tool facility available to apply to the submitted plans and drawings, and given the current corona virus covid-19 safe distancing and isolation protocols operating, there are no access to copying facilities to print off and compare the earlier and current proposals as would be the usual practice. However, an approach has been made to offer a near-accurate comparison using the plan indicated scales.

The proposal ground floor footprint floor area is approx. 221.86sqm including the loggia area and plant room but excluding the carport (itself 23.2sqm). The front/rear building silhouette (including the single-storey plant room and carport construct) has an area of approx. 168.70sqm. The side elevations (north and south) have a silhouette area of approx. 119.50 sqm.

In comparison, the earlier 2003 permission sought a dwelling house of approx. 146.25sqm ground floor footprint floor area, including the double garage. The front/rear building silhouette (including the double garage) has an area of approx. 144.0sqm. The side elevations (north and south, including the conservatory) have a silhouette area of approx. 85.0sqm.

The proposal would, on these figures, involve any increase in ground floor area footprint of approx. 99sqm (including attached ancillary areas) giving an approximate increase of 67.7%. The east/west front/rear building silhouette would change by approximately a 17.15% increase. The north/south side silhouette would alter by an approximate 40.6% increase.

The proposal as compared to the extant planning permission approval for a dwelling on plot 2 would be more than the ground footprint increase allowance of the guidance advice. The front/rear elevation silhouette would be within the percentage allowance figure, the side north/south elevations would be in excess of the guidance advice.

The proposal is taken not to comply with the adopted guidance on size increase set down in part 12 of the Chichester Harbour AONB Joint SPD (2017) in terms of footprint coverage or silhouette area of the building.



- Visual Impact of Design and Appearance within the AONB

The scale must be assessed alongside the impact in building design and character.

In this case, the current proposal for a new dwelling would be significantly different in building appearance, in building size, and in building bulk to the existing fallback planning approval proposal. The earlier permission sought a dwelling of architectural interest, with articulation and variation in the design and detailing proposed. The character of the permitted building (still the fallback option that could be implemented) was a visually interesting house which would still well within the Conservation Area of this historic built up part of the AONB. The current proposal is the opposite in design and character terms and would be an uninspired obtrusive imposition to the area.

The detached property is located separate from other dwellings but would be viewed, particularly at upper floor and roof aspects from the east along the end part of Tower Street that leads to the harbour, and from South Street through the private arch leading to Orange Row. There would be a limited opportunity to see the building from the coastal route to the south of the site, due to intervening buildings between the site and the harbour coastline. Any view would likely be an oblique partial front elevation, with the protruding first floor glazed element uppermost in sight. This in itself would be a conflicting image to the small-scale character of the immediate surrounds to the AONB harbour coastline.

The building design and appearance is out-of-keeping with the human scale and detailed variation of surrounding dwellings in this historic part of the town centre area. The contrast of the smaller scale and individual designed dwellings to the proposed box-like volume estate house style of building is substantial. Notwithstanding the proposed buildings semi-hidden positioned from public vantage points, the upper story and roof scape, including the excessive areas of glazing, would have a detrimental impact on the urban landscape of this part of the AONB.

The current proposal introduces excessive and uniform areas of glazing to the principal elevations. The large area of glazing to the gable end projection over the entrance door, would have a significant impact on the light emanation from the building, and would be contrary to the Dark Skies policy to reduce the close up and the longer distance light halo-glow impacts of artificial light within the AONB.

The proposal is also to be contrary to The Chichester Harbour Area of Outstanding Beauty Joint Supplementary Planning Document aims to stimulate the highest standards of design, conservation, and development.

- Wildlife and Biodiversity

The proposal seeks a new dwelling house. The proposal would increase the residential accommodation and would potentially lead to increased recreational activity in the locality. However, the previous planning permission on the site in 2003 may have considered, and secured, appropriate of wildlife mitigation through the Bird Aware initiative. If this was not secured (the LPA planning and legal records would clarify) then contributions as currently required to meet the necessary wildlife mitigations would be warranted.

- Summary Conclusion

The use of the site for a dwelling house has already been established through the 2004 permission. That permission, having been partly implemented, can still be enacted for the dwelling that formed that permission for plot 2.

The positioning on site and physical works to construct a dwelling, as currently proposed, would have a localised impact on the character and appearance of the site and the immediate surrounds within the AONB. The proposals visual impact on the AONB landscape setting would be unacceptable, given the character of the area, itself a Conservation Area, and detrimental to the appearance of the AONB.

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Given its setting, the proposal is considered to be unduly prominent and 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.

Additional 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 application was supported by a Heritage Statement which was duly considered alongside the planning application submission documents.

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 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.

Final report following CHC Consulted Delegated Decision Process with Members

Site viewed 27-05-2020 LPA request reply 15 May 2020 Comment to LPA : 15 June 2020

LPA Planning Case Officer : Lesley Wells

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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