

10 Queen Street, Emsworth, Hampshire

Planning Application: **APP/20/00311** (and associated LB submission **APP/20/00312**)

Proposal for replacement single storey rear extension, revised garden terrace and increase in height to south-western and north-western garden walls

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 and all roof lights / skylights / ridge-lights / roof lantern should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies) in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the vertical, skyward, aspect of the new window openings.
- 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) in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the visual horizontal aspect of the new window openings.

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.



- 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).

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

- 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.

Chichester Harbour Conservancy

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

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Relevant Planning History

The planning application history includes the following relevant case- **APP/20/00312** - Proposal for Listed building consent for single storey rear extension, revised garden terrace and increase in height to south-western and north-western garden walls. 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 does not 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 indicated to be on the scheduled list of buildings of historic or architectural importance, as a Grade II structure. The site is assumed as being within Flood Zone 1: Low Probability of flooding.

Site Location and Existing Development

The application site is located to the eastern end of Emsworth town centre area. The site is situated to the north side of Queen Street and is surrounded by other residential and retail commercial properties in this town centre location.

The house is a circa late 18th Century mid-terraced town house dwelling over three floors with access direct to the public pavement. The rear of the property is a walled courtyard garden which is stepped up in height.

Proposal

The proposal is for replacement of the rear single storey extension and the raising of the height of the rear garden boundary walls.

The replacement extension extends into the rear terrace area by a further 2.2m than the existing. This greater projection in depth is to in-line with the neighbouring recent extension of No. 12 Queen Street, along the north eastern boundary. The proposal would retain external amenity space within the courtyard garden area.

The extension design includes a flat roof that incorporates a feature roof lantern, providing natural daylight to the internal space.

The proposal to increase the height of the rear garden boundary walls be at an equal height to the other boundary walls. The increase to the south western boundary wall would be approx. 0.35m. In addition, the rear courtyard garden upper terrace would be lowered by approx. 0.22m. This would provide for the wall height to the perimeter of the courtyard garden at the upper terrace level to be approx. 1.8m.

The application submitted Design and Access Statement indicates that the proposed works would provide suitable screening and improved privacy within the rear terrace garden.



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, 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 within the AONB.

- 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 (HBC Local Plan 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.

- Visual Impact within the AONB Landscape

The proposed works are located to the rear private garden of the property and not in obvious public vantage points. Visually there would be a change to the appearance of the property from the rear elevation. The proposed alteration to the property would not have a significant impact in character terms to the locality.

The increase in the boundary wall height (and the associated lowering of the upper tier of the raised rear garden) would be minimal in impact and not harmful to the AONB in this rear enclosed area.

- Visual Scale / Bulk Changes

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 District Council LPA. 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.

The proposal would involve a modest increase in ground floor area footprint. This would be well within the percentage allowance figure. The north/south silhouette would have no noticeable alteration. The east/west silhouette would change by a marginal increase. This would be well within the percentage allowance figure. The alterations would therefore comply with guidance advice.

The scale must be assessed alongside the impact in building design and character. In this case, the proposal would be similar to the existing development.

Chichester Harbour Conservancy

Overall, the proposal is taken 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. www.conservancy.co.uk

- Wildlife and Biodiversity

The proposal seeks a replacement to the existing rear single storey extension of a marginally larger size. The proposal would not obviously impact on existing wildlife habitats and would not therefore be viewed as harmful to the wildlife or biodiversity of the site.

- Summary Conclusion

The positioning of the proposal would have a localised impact on the character and appearance of the dwelling and the immediate surrounds. The proposal would have a visual impact on the AONB, but this is considered to be minimal.

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, and a Heritage Statement, both of which have 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 12-05-2020 LPA request reply 15 May 2020 Comment to LPA 18-05-2020

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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