

CHICHESTER HARBOUR
AREA OF OUTSTANDING NATURAL BEAUTY
PLANNING ASSESSMENT REPORT

CHC AONB Unit Report: Fully Delegated Decision Process

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Wharf House, 30 King Street, Emsworth, Hampshire

Planning Application: **APP/20/00274** (and associated LB submission **APP/20/00275**)

Proposal for alterations to Listed Building including the relocation of the existing entrance from King Street and the replacing the existing conservatory with a single storey extension; 400mm high trellis along top of the boundary wall (part southern and western boundary as shown)

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.

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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/20/00275 - Proposal for Listed building consent for alterations to listed dwelling including the relocation of the existing entrance from King Street and the replacing the existing conservatory with a single storey extension; 400mm high trellis along top of the boundary wall (part southern and western boundary as shown). 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 rear of the site backs on to Emsworth Channel and The Mill Pond. 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 indicated as being within Flood Zone 1: Low Probability of flooding in the submitted Design and Access Statement. A public footpath runs along the north boundary of the house and walled grounds.

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 King Street and is surrounded by other residential properties in this town centre location.

The house is a circa early 19th Century three-storey detached town house dwelling with an access drive to the northern side of the property to outbuildings in the rear garden area. The rear of the property is a walled garden which leads down to the Emsworth Channel and the Mill Pond.

Proposal

The proposal is for removal of the conservatory and existing extensions to the south and eastern side of the property and their replacement with a single-storey flat roof extension. The works are located to the opposite end of the property from the Emsworth Channel and Mill Pond. , In addition, the side personnel access in the boundary wall to King Street would be repositioned, and some trellis would be placed on part of the high wall boundary enclosure to King Street.

The extension would provide a sun-lounge and utility area and shower room. This replacement extension extends into the southern part of the rear garden closest to the boundary wall to King Street. The proposed extension would incorporate skylights to provide natural daylight to the internal space.

The application submitted Design and Access Statement indicates that the proposed works would provide a refigured ground floor area more conducive to family use.

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.



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



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 south and east of the three-storey dwelling, which is set-back at upper floor levels from King Street. 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 public vantage point and therefore would not have a significant impact in character terms to the locality.

The repositioning of the personnel door a short distance along the boundary wall would have little visual or noticeable impact to the area. The addition of a trellis to part of the boundary wall would have a similar outcome. The proposed works are located at the opposite end of the property and grounds to Emsworth Channel and the Mill Pond and would not be seen from the waterside due to distance and intervening landscaping.

- 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 when compared to that of the retained dwelling house. This would be well within the percentage allowance figure. The north/south silhouette would have a smaller profile to the single-storey roof area within the boundary enclosure wall. Similarly, the east/west silhouette would have a similar comparison reduction due to the removal of the conservatory roof details. 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 in scale to the existing development but would provide a modern designed alternative. The scale and the visual impact of the changes would be located within the screen of the high walled garden.

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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.

- Wildlife and Biodiversity

The proposal seeks a replacement to the existing rear single storey extension of a marginally larger footprint within the large garden grounds. 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 18 May 2020 Comment to LPA 18-05-2020

LPA Planning Case Officer: Tina Pickup

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)



Chichester Harbour Conservancy

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



- Emsworth Conservation Area CACA & Management Plan
- Emsworth Design Statement
- Draft Emsworth Neighbourhood Plan (2018)

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