

Planning
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

Chichester Harbour Conservancy

www.conservancy.co.uk
15 June 2020

To the planning case officer,

Dear Selina Donophy,

Salterns House, 1 Salterns Close, Selmore, Hayling Island, Hampshire
Planning Application: **APP/20/00380**
Proposal for front and side extensions to existing detached domestic garage and outbuilding

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission. The Conservancy is a non-statutory consultee.

The landscape of Chichester Harbour was recognised as nationally important when it was designated as an Area of Outstanding Natural Beauty (AONB) in 1964, through the National Parks and Access to the Countryside Act of 1949. The Conservancy was established by the Chichester Harbour Conservancy Act of 1971. The purposes of the Conservancy are the responsibility for navigation and the conservation of nature. The Countryside and Rights of Way Act of 2000 formally established the Conservancy as the Joint Advisory Committee for the AONB, with the purpose to conserve and enhance the natural beauty of the landscape.

In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The Chichester Harbour Management Plan (2019-2024), The Chichester Harbour Planning Principles (Management Plan version April 2019), The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019), and The Chichester Harbour AONB Joint SPD (May 2017), adopted by both Chichester District Council and Havant Borough Council.

Under the Chichester Harbour Conservancy officer fully delegated decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

Chichester Harbour Conservancy Recommendation – No objection

The Conservancy recommends the following suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- the garage / storage building shall remain ancillary to the host dwelling on the site and shall not be separated from the host property, sold, let or occupied as a separate independent dwelling unit or for tourist accommodation thereby generating the requirement for an additional replacement garage / storage building

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 limited.

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.



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A copy of the Chichester Harbour Conservancy AONB Unit Planning Assessment Report is attached to this consultation response for your information and for open transparency public view.

The proposal would increase the floor area of the outbuilding to a size that could, through internal rearrangement, be used for an alternative purpose to that existing or as presented as part of this application. The positioning of doors and window openings, the scale of the roof profile (with some roof gable windows) could enable conversion works to create residential accommodation. This could facilitate ancillary accommodation to the host dwelling (a granny annex), or it could enable tourism accommodation, or separation as an independent dwelling unit, as the outbuilding is spatially separate from the host dwelling.

Such changes of activity in the use of the outbuilding would require separate and specific planning permission. Some of these uses would not be in accordance with the character of the area and the planning approach taken by the Chichester Harbour Conservancy. For this reason, a favourable outcome to the proposal should be controlled by planning restrictions for alternative uses for clarity and to avoid any future misinterpretation of the planning status of the structure.

Should you require any further clarification with regards to this recommendation please contact the CHC AONB Planning Unit.

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.

It is noted that as of 15 June 2020 (the date of this dispatch) the LPA web site still shows this proposal as still pending a decision.

Yours Sincerely,

D Rothery

David Rothery
Principal Planning Officer
Chichester Harbour Conservancy AONB Unit

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