

Salterns House, 1 Salterns Close, Selshire, Hayling Island, Hampshire

Planning Application: **APP/20/00380**

Proposal for front and side extensions to existing detached domestic garage and outbuilding

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
- 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

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.

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

Relevant Planning History

There is no recent or relevant planning history available for this site on the LPA public access website.

Applicants Approach

The applicant/applicant's agent have made no reference the application proposal within its context and setting of the Area of Outstanding Natural Beauty (AONB) in the submitted documents for the proposal. www.conservancy.co.uk

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/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.

Submitted Supporting Documents

It is noted that there are no supporting documents submitted with the application. Therefore, there is no submitted footprint comparisons, floor area comparisons, building envelope / silhouette comparisons, architectural design comparison checklist, etc. provided to seek to substantiate the proposal alongside the AONB Management Plan and Planning Principles.

Contextual Consideration

The site lies within the AONB occupying a built-up location in Selshire, in the south-east area of Hayling Island. The red-line application has a boundary with a coastal frontage. The proposal would therefore have a visual impact the character of the AONB in both the coastal and the semi-built up of this locality. The site is not believed to lie within a Conservation Area or is indicated to be on or close to a building on the scheduled list of buildings of historic or architectural importance. The site is indicated as being within Flood Zone 1: Low Probability of flooding.

Site Location and Existing Development

The application site is located to the northern coastal frontage of the Selshire residential area. The site is situated to the north side of Salterns Close and is surrounded by other residential properties in this location.

The house is a two-storey detached dwelling with access direct to the public pavement at the front (south) elevation. The garage / storage outbuilding is located along the western boundary of the site, facing the vehicular access to the front boundary.

Proposal

The proposal is for the extension to the front (south) end of the single-storey outbuilding to enable an additional garage / store area to be provided. The proposed extension would widen part of the existing outbuilding to provide a double garage area, up-and-overdoors facing east towards the dwelling house, and a new single garage to the south, with the doorway facing south towards the vehicular access along the front boundary.

The extension design would mirror that of the retained existing outbuilding, with a pitched roof, including a gable end feature to the double garage doorway elevation. This part of the proposal would raise the roof profile beyond that of the existing structure and therefore give the outbuilding a more pronounced appearance from the north (coastal elevation) and south (roadside elevation). There is no design or operational requirement for this roof shape.



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 –

1. the proposed use and activity resulting from the development
2. the proposed physical works and finished treatment and appearance

would require a full and detailed consideration and assessment of potential, possible, and probable impact of both (1) the use and activity and (2) the physical works, to the character and appearance of the site and locality within the AONB.

The principle of the proposed use and activity would not be a significant concern due to the use being ancillary to the activity of the host dwelling on the site. The principle of the proposed physical works and appearance should be generally acceptable to the character and appearance of the surrounding environment.

- Visual Impact within the AONB Landscape

The proposed works are located to the side service area of the property and in clear public view. 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 roof height resulting from the gable design feature to the double garage area would have some impact and be visible to the AONB surrounding area. However, given the outbuildings placement on the site and the height and profile of the host dwelling and surrounding neighbourhood properties, it is unlikely that this roof enlargement would have a significant impact on the AONB character.

- 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 an increase in ground floor area footprint. This increase gives an approximate increase of 47%. This would be within the percentage allowance figure.

The proposal would provide an enlargement of the front/rear south/north building silhouette by approximately a 40% increase (principally due to the roof enlargement). There would be a change in the side elevations east/west building silhouette by approximately a 22% increase. The front/rear silhouette would therefore exceed the guidance limits, and the side silhouette would fall within the guidance allowance.

- 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 proposal would be similar to the existing development. The outbuilding would have a larger roof outline than the existing structure, but this would be limited in impact given its setting between other two-storey dwellings.

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 would increase the floor space of the outbuilding and would alter the profile of the building envelope. The proposed use as garages would be unlikely to increase recreational activity in the locality or add to disturbance of wildlife areas.

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.

- Possible Alternative Use

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.

- 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 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.

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 09-06-2020 LPA request reply 4 June 2020 Comment to LPA 15 June 2020
LPA Planning Case Officer: Selina Donophy
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)

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