

CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY PLANNING ASSESSMENT REPORT

CHC AONB Unit Fully Delegated Officer Decision

www.conservancy.co.uk

45, Bath Road, Emsworth, Hampshire

Planning Application: **APP/19/01215**

Proposal for construction of single storey side extension with a high ridgeline to the front of the north elevation, a new porch entrance to the rear of the north elevation, together with various alterations to existing dwelling including installation of flue on inner-facing front north extension (revision of planning permission APP/19/00567 dated 25-09-2019)

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 significant new areas of glazing at ground floor or above on the building should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)
- for glazed surfaces, the use of coated surface glass that is non-reflective to mitigate external reflective glare which might also assist with keeping heat in and radiation out for the respective seasonal changes.
- any and all roof lights/ skylights on the building should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

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 (S85 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).

- Management Plan

The Chichester Harbour Management Plan 2019-2024 (April 2019 Third Review) 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), and Policy 2 (Development Management).



Chichester Harbour Conservancy

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

- 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, and PP03: Replacement Dwellings and Domestic Householder Extensions, are 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.

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).

- Joint Chichester Harbour AONB SPD

The Chichester Harbour Area of Outstanding Beauty Joint Supplementary Planning Document (2017) Section 2 indicates four 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 guidance requires a clear demonstration that no harm is caused to the AONB.

Relevant Planning History –

APP/10/00567: Proposal for side extension incorporating mezzanine floor, alterations to existing dwelling including installation of flue on north elevation. Approved by the LPA on 25 September 2019. CHC commented on 18 July 2018 raising no objection and suggesting conditions to be applied.

Contextual Consideration –

The site lies within the AONB in the built-up area of Emsworth and lies within the Emsworth Conservation Area.

Planning Assessment –

- Location

The site lies to the west side of Bath Road. It is set-back by approx. 12m from the front boundary which is defined by a 1.8m high stone wall with a brick coping top. That front elevation of the property overlooks the western side of The Millpond, due to a gentle rise and slope in the land of the site.

Chichester Harbour Conservancy

There are properties to the north (a two-storey detached house) and the south (a wide frontage chalet type bungalow with a gable end facing the front) with similar positions within their plots and slightly raised gardens (both open and unfenced) to their front boundary with Bath Road. The area has a mix of residential properties.

- Existing Property

The property is a chalet style detached bungalow (a single ground floor building with one-and-a-half storey parts) with some accommodation within the roof space to the rear (west) of the building. The building has a U-shaped floor plan with the upper floor accommodation within the bottom / linking part of the U-shape. This part faces west and to the rear garden of the plot. The property has five bedrooms (one in the upper floor element) as well as a sunroom (facing west). The kitchen and lounge face east towards the public highway, Bath Road. Visually the single storey elements are white painted and facing brick elevations, the upper storey element comprises of facing brick and is set back within the site. The roof is of plain tiles.

- Proposal

The proposal seeks to add a new enlarged elongated entrance porch to the north facing elevation with a utility area and cloak-room. Alongside this to the front the proposal is to rebuild on a similar footprint the northern wing of the U-shaped building, but with an modest increase in roof height. The new wing would house at ground floor level a new lounge (part on a raised platform level), replacing the two bedrooms currently occupying this area. Internally within the retained building the kitchen / diner / lounge would be reconfigured with the removal of the kitchen wing to form an open sided veranda covered seating area. The west facing sunroom would become a snug. At first floor level within the roof space, the west facing bedroom would remain.

The elevation to the east would therefore have a visually two-storey gable to the northern wing facing east to Bath Road. This would have recessed end elevation behind an enclosed veranda (approx. 2m set back) and would be glazed with an off-centre window arrangement from the ground to the gable apex point. Additional glazing would be introduced to the retained main part of the bungalow between the two projecting gable end wings, and the southern wing would have a gable roof over an open veranda with the kitchen area recessed by approx. 4.6m behind this area.

The proposal seeks to revise the scheme considered and approved under reference APP/19/00567 dated 25 Sept 2019. The revisions to the scheme that CHC commented upon on 18 July 2019 include –

- Reduction in ridge height of the north side projecting extension to the front
- Reduced glazing area and window arrangement to the north side extension
- Alteration of the window and door opening to the south side projecting extension
- Addition of a chimney stack within the U-shaped front garden area to the north extension
- Relocated window to the northern outer facing wall of the north extension
- Enlargement in length of the porch area extension to the north side
- Provision of a flat roof (with new roof light) to the porch area extension
- Dispensing with the porch roofed canopy to the entrance doorway to the north side
- Provision of smaller roof-light / sky-light to existing snug / proposed sitting/bedroom
- Various small / minor window / door alterations within the existing building

- Assessment

The increase in size and scale of the building is fairly modest within this built-up area of the town, and would not breach 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.



The proposal would create a visually more prominent appearance to the property, with increased glazing at ground and first floor level but set back approx. 10m from the frontage to the public highway. The property would retain the west facing rear private garden amenity area.

- Summary Conclusion

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 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, and in terms of overall good neighbourliness.

Delayed response due to the annual closure of the office over the festive Christmas and New Year period, and work prioritising on return to meet Planning Committee deadlines.

Site viewed 21-01-2020 LPA request reply 13-01-2020 Comment to LPA 21-01-2020

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:

CHMP – Chichester Harbour Management Plan (2019-2024)

CHAONBPP's Chichester Harbour AONB Planning Principles (adopted 17.10.16 and management plan revised version 28.01.2019)

SPG/SPD – Chichester Harbour AONB Joint SPD (2017)

Havant Borough Design Guide (2011)

Emsworth Conservation Area CACA & Management Plan

Emsworth Design Statement

Draft Emsworth Neighbourhood Plan (2018)

HBLP – Havant Borough Local Plan (2011/2014)

HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)

NPPF – National Planning Policy Framework (Revised 2018)

NPPG – National Planning Practice Guidance (2014)