

CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY PLANNING ASSESSMENT REPORT

CHC AONB Unit Fully Delegated Officer Decision

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5, Spinnaker Grange, Northney, Hayling Island, Hampshire

APP/19/00974

Proposal for single-storey rear extension with balcony to first floor (west elevation)

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
- 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
- the balcony could be enclosed with a vertical timber balustrade enclosure to retain a traditional appearance and character to the dwelling house

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.

- 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 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).

- 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.



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

Alongside this is Planning Principle PP03 : Replacement Dwellings and Domestic Householder Extensions, 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).

The guidance states that the acceptability of any increase in size (whether within the guideline limits or not) will be dependent on whether the site can accommodate the increase 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.

- 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 –

There is no relevant or recent planning history available for this site.

Contextual Consideration –

The site lies within the small built-up settlement area of Northney within the surrounding rural countryside in the AONB. The adjacent designated areas include: RAMSAR, SAC, SINCE, SPA, SSSI. The site lies alongside and is close to the coastline and water areas within Chichester Harbour.

Planning Assessment –

- Location

The application site is located to the western edge of Northney within a modern housing estate cul-de-sac. The site is occupied by a detached dwelling house to the west side of the road. The dwelling shares two boundaries with neighbouring properties and a rear boundary (west facing) to an area of wasteland / field which separates the application site from the coastal part of the harbour.

- Proposal

The proposal seeks to add a ground floor rear extension to the whole width of the rear elevation of the dwelling house. The flat roof to the extension would have a sedum roof treatment, promoting biodiversity. Above the proposed extension would be a small and enclosed balcony area to the first-floor patio doors to be installed, allowing views directly to the west and with others north and south.

The single-storey extension would provide an enlarged living / dining area to the northern half of the property, with an open outside area under a roof to the southern half of the elevation, the roof area here having rooflights to allow light penetration to this covered area and the recessed ground floor of the host dwelling. The ground footprint of the extension falls well within the PP03 guidelines for extensions, as does the silhouette guideline criteria.

The balcony would occupy the new roof area immediately outside the first-floor rear room (assumed to be a bedroom) but set back from the roof edge to allow for the roof lights to the

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west and south. The balcony area would be set back and separate from a frosted glass privacy screen to the southern roof end.

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The fenestration would be altered to the dwelling house with new window openings to ground and first floor on the side (north) elevation. The glazing would be similar to that used elsewhere on the dwelling.

- Assessment

The single-storey extension would offer a modern design appearance to that of the traditionally styled host dwelling house. The effect of the ground-floor extension would be noticed from the side elevations facing the neighbouring properties rear gardens and to the rear of the dwelling. Being single storey, it would not have an impact from longer distanced view points from the west.

From the rear, the first-floor balcony enclosure would be setback from the edge of the new roof over the extension and therefore should not be too noticeable from external vantage points. The design could be improved with a more traditional design of vertical rod timber balustrade fencing instead of the glazed panels. The glazed panels would add to potential glare from the water areas on the west elevation, and if to be provided should use tinted and non-reflective glazing fixtures.

- Summary Conclusion

The proposal provides additional accommodation in a modern design treatment to the traditional appearance of the host property. The rear extension would not have a direct public vantage and is visually low key. The site is well apportioned and capable of taking the proposal without any clear harm being caused to the general appearance of the locality, the countryside, and the AONB. The proposal would have a noticeable impact on the character and appearance of the dwelling itself but would have a minimal impact on the AONB.

Given its setting, the proposal is considered in this circumstance 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.

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.

Site visited 21-10-2019 LPA request reply 30-10-2019 Comment to LPA 22-10-2019
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:

- CHMP** – new 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)
- 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)



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