

CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY PLANNING ASSESSMENT REPORT

CHC AONB Unit Fully Delegated Officer Decision

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59-61, Langstone Road, Havant, Hampshire

Planning Application : **APP/19/00837**

Proposal for construction of a single replacement two-storey dwelling following fire damage to the former semi-detached cottage building

Chichester Harbour AONB Recommendation – **No objection**

Suggested considerations to control the development from an AONB perspective –

- 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 should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)
- the boundary wall to the road should be retained and any timber fence enclosure to the private garden amenity space should be set within the plot behind the retained boundary wall

Relevant Planning History –

is no relevant previous planning application history record available on the LPA public access website for this land parcel / application site.

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.

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), and Policy 15 (Historic Environment and Heritage Assets) being of particular relevance.

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 Principle 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

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% footprint increase upper limit and a 25% silhouette profile increase upper limit. 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 building 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.

Alongside this is Planning Principle PP04: Creation of New Dwellings and Residential Institutions, this requires the proposal to address four criteria relating to:-

- the development being within existing settlement boundaries
- that enough headroom capacity exists in wastewater treatment works infrastructure to serve the development
- recreational disturbance is adequately and appropriately mitigated
- that biodiversity net gains are achieved
- if there is a local identified social and/or economic need (if in a countryside location)

The proposal for a new dwelling should be within a sustainable location to allow most daily functions to be carried out without reliance on private cars. Development outside defined settlement boundaries may have a significant and long-lasting adverse impact on the character and landscape of the AONB. Only clearly justified social / affordable housing, or dwellings for agricultural workers would be considered outside the settlement areas.

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.

Contextual Consideration –

The site lies on the boundary of but clearly within the AONB in the built-up settlement area. The red-line application site does not have a boundary with a coastal frontage. The site lies within the Langstone Conservation Area. The site does lie on a principal road route and although stepped-back from the road frontage, it is located adjacent to open areas of land and would be prominent in this location. Taking these factors into account, it is likely that the proposal would overall have a moderate visual impact to the character of the AONB in this mainly urban locality.

Planning Assessment –

The red-line planning application site is a rectangular area of land running east-west to the east side of Langstone Road (A3023).

The proposal is to construct a new detached two-storey dwelling on the site. The former listed building that occupied the site was originally two semi-detached cottages, both with a narrow frontage to the road. These had been in a severely state of disrepair for a lengthy period until it was recently destroyed through fire damage.

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The following measurements have been taken from the submitted plans and drawings. www.conservancy.co.uk

The proposed single dwelling is shown to occupy the siting of the fire damaged property, although the current proposal would have a slightly longer building depth than the original (approx. 10.2m compared to 8.3m). Overall the proposed building would have a footprint of approx. 76.5 sqm compared to the former semi-detached pair of 62.25sqm. This reflects an increase of only 14.25sqm in the ground floor footprint, a 23% increase.

The proposal would have a similar visual appearance to the building lost to fire but would have a higher ridge line to the roof, being 8.0m compared to the submitted drawings of the original pair of cottages at 6.9m. The difference of 1.1m overall representing a front / rear elevation silhouette increase (given the building width remains at 7.5m to the frontage) of approx. 8.25sqm or 15.94% increase. The side elevation is a little greater given the 1.9m rearward extended footprint with a silhouette increase of approx. 24.33sqm or 42.48%.

The accommodation would comprise a living room and a combined kitchen / dining / and family room, with a utility / boot room and a wet room at ground floor. Upstairs would be two bedrooms and a bathroom, with a further bedroom within the roof space. The external construction materials and finishes indicate a timber clad wall treatment with a clay tiled roof, brick chimney and timber window frames. Rooflights would be included in the rear main roof slope and the ground floor rear sloping roof extended area.

Overall, a comparison between the pre-fire damaged pair of semi-detached cottages and the current single dwelling house, show minor differences, which are unlikely in visual terms to adversely impact on the wider environment.

Given its setting and the existing situation of the fire-damaged skeleton of a property within the open area along this part of Langstone, the proposal is unlikely to have any significant impact or harmful effect on the AONB in terms of character or in relation to wildlife. The proposal is not considered to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

Other Comment –

The planning application has a similar listed building application APP/19/00834 also under consideration by the LPA.

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 10-09-2019 LPA request reply 19 Sept 2019 Comment to LPA : 18-09-2019
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 version April 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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