

To the planning case officer,

Dear Lesley Wells,

47, Bath Road, Emsworth, Hampshire

Planning Application : **APP/19/00799**

Proposal for single storey rear extension; single storey front extension under balcony, removal of single storey entry porch structure to side elevation and replacement with car port; revised pitch to existing garage roof; revised fenestration and revised driveway layout (revision to p/p APP/19/00264 dated 1 May 2019)

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 formerly 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 new Chichester Harbour Management Plan (2019-2024), The Chichester Harbour Planning Principles (Management Plan version April 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 fully delegated officer 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

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms
- the glazed fenestration should employ tinted glass panels, and these should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

Given the application sites setting 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) or harmful in relation to wildlife conservation and protection.



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.

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

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'D Rothery'.

David Rothery
Principle Planning Officer
Chichester Harbour Conservancy AONB Unit

Visit our webpage – www.conservancy.co.uk/page/planning

CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY PLANNING ASSESSMENT REPORT

CHC AONB Unit Fully Delegated Officer Decision

www.conservancy.co.uk

47, Bath Road, Emsworth, Hampshire

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Proposal for single storey rear extension; single storey front extension under balcony, removal of single storey entry porch structure to side elevation and replacement with car port; revised pitch to existing garage roof; revised fenestration and revised driveway layout (revision to p/p APP/19/00264 dated 1 May 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
- the glazed fenestration should employ tinted glass panels, and these should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

Relevant Planning History –

The relevant planning history available for this site includes the following –

APP/19/00264: Proposed single storey rear extension; removal of single storey structure to side elevation and replacement with car port; revised pitch to existing garage roof; revised fenestration including provision of terrace to ground floor front elevation; revised driveway layout. Application **Approved by LPA on 1 May 2019**.

The proposal had a different proposed ground floor footprint and room arrangement to that currently sought. CHC was not consulted / did not comment on the proposal.

Contextual Consideration –

The site lies within the AONB along a residential road within a built-up area of the town to the western side of The Millpond. The site lies within the Emsworth Conservation Area.

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).

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.



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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

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% footprint increase upper limit and a 25%. In addition the proposal should also not be more than 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.

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

Planning Assessment –

The area has a clear and direct external aspect to the harbour, though not to the open countryside. Therefore, the proposal would have a potential impact to the character of the immediate locality within AONB.

The application site is a rectangular area occupied by a two-storey dwelling house about a quarter of the way in from the front boundary. Vehicular access is from the front along the southern boundary. The site has an open boundary to Bath Road with a small raised retaining wall to the front garden ground plant bed and lawn. The adjoining property to the north is a chalet style bungalow with a side garden lawn separating the site from the property. To the south is a larger two storey house with a dominant glazed gable first floor and roof feature, adding to the massing of that dwelling. Both the neighbouring properties have open boundaries to the road as well.

The proposal seeks to reposition the access to the northern boundary and thereby give access to the proposed car port to the northern side of the dwelling. A detached single garage would be located within the rear garden area set back from the car port. A new ground floor extension to the front elevation is proposed under the first-floor balcony which is partially projecting beyond the front wall of the property. To the rear elevation a single storey flat roof extension is proposed to the rear south-west of the building, extending out from, but not forming part of, the rear first floor balcony area.

The proposal rationalises the internal room arrangements reducing a 5-bedroom house to 4 bedrooms. The proposed alterations provide a significantly different ground floor room arrangement and external building profile to that previously approved under the earlier permission.

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.

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The proposal is generally in keeping with the locality and whilst close-up it may have a noticeable impact on the character and appearance of the dwelling within the site and the immediate surroundings, it would seem to have a relatively modest / minimal impact on the character of the wider 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 viewed 21-08-2019 LPA request reply 6 September 2019 Comment to LPA : 04-09-19
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 –	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)
	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)

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