

CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY PLANNING ASSESSMENT REPORT

CHC AONB Unit Fully Delegated Officer Decision

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Seacrest, Gutner Lane, Hayling Island, Hampshire

Planning Application : **APP/19/00781**

Proposal external alterations to dwelling and conversion of detached domestic triple garage to annex accommodation

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 accommodation annex shall remain ancillary to the host dwelling on the site and shall not be separated into an independent dwelling unit or used for tourist accommodation thereby generating the requirement for an additional replacement garage and storage building on the site
- a suitable condition or legal agreement to secure the occupancy of the converted garage is for family occupation (as a granny annex) to ensure that the proposal remains ancillary to Seacrest and is not sold, let or occupied as accommodation unrelated to the applicants family

Relevant Planning History –

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

Contextual Consideration –

The site lies within the AONB within a countryside area to the eastern side of Hayling Island close to the village of Tye.

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% 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 red-line planning application site is a rectangular area of land running east-west. The proposed development lies to the north-west corner of the site, whilst the south-east corner adjoins the waters of the harbour on a short dog-leg of the land within the site area. Whilst the site therefore adjoins the various special designation applicable to the harbour and coastline, the operational proposals, are set in land within the countryside setting and distanced from the waterside.

The proposal would therefore have a small potential impact on the character of the harbour and coastline and a small impact on the countryside in the immediate locality within AONB.

The proposal is for some small alterations to the physical elevation of the existing chalet style bungalow. This comprises of the addition of roof lights to the front and rear elevations, skylights to part of the single-storey flat roof to the front entrance door and to the second-floor doorway dormer, fenestration changes to the front doorway and the south-west side recessed part of the dwelling and a new window to the north-east side. These changes are minor and do not impact on the wider environment.

The conversion of the detached triple bay garage to a self-contained, independent unit of accommodation with separate access, kitchen facilities and bathing facilities. The double-bedroom unit is being sought as a granny annex for a member of the applicants extended family. The garage is close to the dwelling, and the scope for separation / subdivision of the plot into two, is therefore reduced, although still possible. Suitable controls via a Section 106 Agreement or restrictive planning conditions would be necessary to control the implied / indicated use and the future use of this accommodation if provided.

Given its setting and the existing situation of the property within the countryside, the proposal is unlikely to have any significant impact or 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).

Site visited 10-09-2019 LPA request reply 13 Sept 2019 Comment to LPA : 11-09-2019

Chichester Harbour Conservancy

LPA Planning Case Officer : Bee Crawford

Chichester Harbour AONB : David Rothery – Principal Planning Officer

This comment and recommendation is made having regard to the Policy framework:

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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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