



Application Location: **'The Winkleshed', 5 Seaview Terrace, South Street, Emsworth, Hants**

Planning Reference: **APP/22/01117**

Submitted Proposal: **Variation of Condition 2 (approved plans) of planning permission APP/22/00591 dated 21 September 2022 relating to construction of first-floor front extension, single-storey rear extension, 2x dormer windows, alterations to existing fenestration, new porch to west elevation and new brick wall to sea wall, and (from 21 Sept 2022) new gates to bottom of existing slipway, and (from 21 Nov 2022) discharge of condition 3 (details of fenestration to be submitted)**

Submitted Details and AONB supporting documents

The current proposal lies inside the AONB. The proposal is within a built-up urban location within the AONB protected national landscape. The proposed works comprise works / alterations that require detailed approval of the LPA. The proposed works lie wholly within the site.

The proposal is for the variation of the approved plans by the extension of existing external store and introduction two additional rooflights to the enlarged store. The main development as approved under APP/22/00591 dated 21 September 2022 would be unaffected by the sought variation.

It is noted that the approved permission APP/22/00591 was subject to amended plans following the AONB protected national landscape consultation comments, and that the AONB Unit was not reconsulted to offer comment on the amended plans showing the slipway gate and details for the window fenestration sought for discharge.

Unfortunately, there is no AONB Landscape Visual Impact Statement (LVIS) although within the AONB protected landscape designation. Within the AONB this is usually required under LPA Local Validation List requirements. There is no reference made to the Joint Chichester Harbour AONB Supplementary Planning Document (SPD); to para 172 of the NPPF; to the AONB Management Plan Policy, or the specific AONB Planning Principles applicable (part of the Management Plan); or to the AONB Landscape Character Assessment. Given that the site has been subject to recent applications submissions where the AONB has been raised as a relevant planning concern, the continued lack of recognition to this fundamental situation shows lack of understanding or professional dereliction by the applicant's agents.

Details of the application submission can be obtained from the LPA public access web site link.

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_254707

Scope of AONB Planning Assessment

The statutory purpose of the Area of Outstanding Natural Beauty (AONB) is to conserve and enhance the area's natural beauty. The adopted guidance requires a clear demonstration that no harm is caused to the AONB. Development proposals located within or impacting on the Area of Outstanding Natural Beauty (AONB) are subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location.

The Area of Outstanding Natural Beauty (AONB) is *not just* applicable to the harbour waters and immediate coastline which gives the AONB its identifiable name, but includes large areas of inland rural countryside, small hamlet enclaves, built-up villages, and urban town areas spreading out and around the harbour area and further inland to the A259 Havant to Chichester route, and the A286 - B2179 Chichester to West Wittering route. The immediate supporting visual hinterland outside the AONB is also subject to consideration should it have a visual or other impact upon the AONB designated area (e.g., from visual impact or traffic impact reducing tranquillity in the AONB).

The submission is a planning application for works that should be considered against the Chichester Harbour Area of Outstanding Natural Beauty (CH-AONB) Management Plan, the AONB Planning Principles, planning history record, architectural and landscape character and setting of the red-line site development area and any blue-lined land in the ownership and/or control of the applicant(s). In considering the implications and impact within, or outside but close to, the Area of Outstanding Natural Beauty protected national landscape, the exterior visible works and the operational land use activity implications that affect the appearance and character of the surrounding setting are assessed.

The consideration would require a full and detailed assessment of the potential, possible, and probable impact to the character and appearance of the site and surrounding locality of the AONB protected landscape.

AONB Unit Planning Assessment

The main AONB protected landscape planning assessment issues for this site relate to the following considerations.

1. *Relevant and/or recent planning history implications for the proposal*

The planning history raises recent and relevant case to the current submission.

APP/22/00591 - Construction of first-floor front extension, single-storey rear extension, 2x dormer windows, alterations to existing fenestration, new porch to west elevation and new brick wall to sea wall. The description was expanded prior to the issue of the planning decision, to include the new gates to bottom of existing slipway, and to seek discharge of condition 3 (details of fenestration to be submitted), this after the CHC AONB planning consultation comments had been made. The Chichester Harbour Conservancy made delegated comments on 2 August 2022 raising no objection. The LPA approved the proposal on 21 September 2021.

APP/21/01437 - Erection of two-storey front extension, single storey rear extension, new porch to east and west elevations, two dormer windows, roof alteration, and alterations to fenestration. CHC made fully delegated comments on 8 February 2022 raising no objection. The LPA approved the proposal on 21 April 2022.

2. *The principle of the use and activity of the development to the AONB locality*

The use of the host building and site are not changed.

3. *The locational positioning and layout arrangement*

The variation proposal is positioned to the northern boundary of the site and would be unlikely to be visible from surrounding public vantage points.

4. *Consideration against the relevant AONB Planning Principle guidance*

AONB PP01, PP03, PP09, and Joint SPD considerations have been part of this AONB planning assessment.

4A. *The proposed physical scale, structure bulk and perceived massing*

The scale, structural shape, and building massing of the proposed works to the rear storage building would have a limited change in the visual scale/bulk/massing within the site and local area.

4B. *Architectural design, structural character, visual appearance & finished treatment*

There is no significant architectural or design change to the storage building proposals as part of this variation application submission.

4C. *The environmental character of the AONB landscape*

The proposal includes two new rooflights to the storage building. Internal and external illumination sources here are unlikely to be an issue subject to compliance with glazing screening / window blind / light fitment cowling criteria.

5. *The impact on the tranquillity of the AONB landscape*

The character and atmosphere / ambiance of the AONB locality is unlikely to be altered substantially by this proposal.

6. Biodiversity, ecology, wildlife, environmental quality and any disturbance mitigation

In matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning / nesting / rearing areas, the development proposal in the AONB would be unlikely to have any identifiable harmful impact. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection. The provision of on-site ecological enhancements, such as the provision of bat and bird boxes, hedgehog houses, etc. would be helpful in ensuring on-site wildlife is not excluded from the site. Any trees and hedges and any other green infrastructure should be retained, particularly where providing screening from surrounding external areas. There are no mitigation measures necessary in relation to this proposal.

Summary Conclusion

The visual impact of the physical structure on the AONB protected national landscape should adhere to the adopted guidance which requires a clear demonstration that no harm is caused to the AONB.

Taking the proposal as described, given the setting of the site and surrounds, the change would not be unduly imposing or obtrusive to the public realm and the wider AONB protected national landscape compared to the previous planning approval for the replacement dwelling on the site.

CHC has no substantive objection to the submitted physical works / operational use. The proposal is not viewed as being demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area. The external impact to the wider AONB protected landscape is limited and therefore generally acceptable to the AONB protected national landscape.

The Chichester Harbour Conservancy raises **no objection** to the current submission. Appropriate planning conditions to control the following are suggested and should be considered and applied by the LPA:

- materials of construction and the finished appearance to match / complement the existing
- measures to limit light pollution within the Dark Skies protocol

Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Other Comment

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal which may not be key AONB concerns, 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, traffic generation and on-site parking provision, and in terms of overall good building design and land-use neighbourliness.

It is noted that as of the date of this consultation comment dispatch, the LPA web site still shows this proposal as still pending a decision.

CHC AONB Delegated Report Decision Process

Assessment 18-01-2023 LPA request reply 06-01-2023 Comment to LPA 18-01-2023
Chichester Harbour AONB Case Assessor: David Rothery LPA Planning Case Officer: Graham Speller
The comment and recommendation are made having regard to the Policy framework:

- Chichester Harbour **AONB Landscape Character Assessment** (CBA update 2019)
- Chichester Harbour **Management Plan** (2019-2024)
- Chichester Harbour **AONB Planning Principles** (Management Plan version April 2019)
- Chichester Harbour **AONB Joint Supplementary Planning Document** SPD (2017)
- National Planning Policy Framework (Revised 2018) and National Planning Practice Guidance (2014)