



Location: **53A Southwood Road, Eastoke, Hayling Island, Hampshire**

Planning Application: **APP/22/00329**

Development Proposal: **Construction of single-storey side and rear extension with first-floor balcony above (AMENDED PLANS / DETAILS displayed on 12 July 2022)**

Submitted Details and AONB supporting documents

The location of the proposal outside of, but close to the AONB and occupies a position within the built-up urban area with a harbour coastline to the north of the plot. The site sits within a backdrop and setting of residential dwellings. Vehicular access is from the southern part of the land and is unchanged. The proposed works lie wholly within the site.

The proposed ground floor extension to the north elevation incorporates a flat roof that enables a first-floor balcony area to serve the first-floor accommodation. The extension has a large expanse of sliding window glazing that makes up the majority of the extended elevation. The roof balcony is also extensive in area, occupying most of the new extension below. In addition, there is a large rooflight from the extension below within the balcony area and the balustrading is horizontal wire which provides limited visual screening of the balcony area enclosed from external observation.

The current amended proposal provides indication that the is to be non-reflective glass used for the first-floor fenestration alterations, for the ground-floor extension sliding windows, and for the balustrade enclosure to the first-floor balcony crated.

There is unfortunately no AONB Landscape Visual Impact Statemen, submitted with the application, notwithstanding its location outside but close to and impacting on the AONB. There is no reference to the AONB or any assessment of the impact on the AONB. The Joint Chichester Harbour AONB Supplementary Planning Document is not referenced. There is no reference to para 172 of the NPPF and no mention of the AONB Management Plan Policy approach or specific AONB Planning Principles consideration made. There is no attempt to make the case for the proposal, such as providing photographs taken from the harbour waters of the opposite shoreline to the north.

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_253214

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 submission is a planning application for works that should be considered against the Chichester Harbour Area of Outstanding Natural Beauty (CH-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 locality of the AONB protected

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

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

Other than the original submission which CHC Raised objection to on excessive glazing issues, the planning history raises nothing of direct relevance to the current submission.

2. Consideration against the relevant AONB Planning Principle guidance

AONB PP01, PP03, PP09, Joint SPD considerations have been part of this AONB planning assessment. Under AONB PP03 the variation submission does not change the earlier permission. This identified that the change in ground floor footprint as approx. 24% increase from the existing house. The principal silhouette to the Harbour was shown to be a minimal 1% increase, and to the east/west an approx. 4% increase.

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

The residential domestic use of the building and site are not changed.

4. The locational positioning and layout design impact of the site to the AONB

The location of the proposal *outside but close* to the AONB is in an urban built-up area with a backdrop and setting of residential development and with a coastal shoreline frontage to the north. The amended submission does not change the siting and positioning from the original submission. Given the backdrop and setting of the built-up area, the works to the street would be largely unnoticeable, however views to the north and the open waters of the harbour would be noticeable.

5. The proposed physical scale, structure bulk and perceived massing on the AONB landscape

The scale, structural shape, and building massing of the proposed works would have a modest change in the visual impact within the site, and to the harbour coastline and water area.

6. The architectural design, structural character, visual appearance & finished treatment

The design and traditional form of construction. The amount of un-screened glazing (sliding doors and rooflight to the ground floor and balcony balustrade and replacement first-floor windows) would be likely to have a significant visual impact on the AONB protected national landscape from potential lighting and illumination intrusion within the landscape. The amended plans and details provide non-reflective glass to be used throughout, thereby reducing the potential for light spillage and the concerns as to the impact on the nearby AONB.

7. The impact on the tranquillity and environmental character of the AONB landscape

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

8. Any measures needed to mitigate an impact on biodiversity, ecology, wildlife, environmental quality or disturbance effects

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. Existing trees and hedges and any other green infrastructure should be retained, particularly were providing screening from surrounding external areas. There are no mitigation measures necessary in relation to this proposal.

Summary Conclusion

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. Taking the proposal as described, CHC has no substantive objection to the submitted physical works. The proposal is generally acceptable to the AONB and has a limited external impact to the wider AONB protected landscape subject to the glazing measures in the amended plans and details.

The Chichester Harbour Conservancy raises **an 'on-balance' no objection** to the current amended submission.

Appropriate planning conditions to control the materials of construction, the finished appearance, and measures to limit light pollution within the Dark Skies protocol should be considered and applied by the LPA.

Other Comment

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, 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.

CHC AONB Delegated Report Decision Process

Assessment 18-07-2022 LPA request reply 02-08-2022

Comment to LPA 18-07-2022

Chichester Harbour AONB Case Assessor: David Rothery

LPA Planning Case Officer: Selina Donophy

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)

Chichester Harbour Conservancy manage and advise on the
Chichester Harbour Area of Outstanding Natural Beauty
One of the UK's National Landscapes

