

Houghton, Michelle

From: David Rothery <David.Rothery@conservancy.co.uk>
Sent: 07 February 2022 14:47
To: Donophy, Selina; Havant Planning and Development Mailbox New
Subject: APP/21/01322 - 'Langstone Lodge', 1 Langstone High Street, Langstone, Havant, Hampshire
Attachments: reply APP21.013220 LAN CDP noobj extns langstonehighst.pdf; rept APP21.01322 LAN CDP noobj extns langstonehighst FINAL.pdf

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The formal consultation response and planning assessment report of The Chichester Harbour Conservancy for your consideration and records

From: David Rothery – on behalf of Chichester Harbour Conservancy (Area of Outstanding Natural Beauty Unit – planning team)
To: Selina Donophy – Local Planning Authority Planning Case Officer

Location: 'Langstone Lodge', 1 Langstone High Street, Langstone, Havant, Hampshire

Planning Application: **APP/21/01322**

Proposal: **Construct extensions and alterations including part single, part two storey extensions to NE elevation with terrace; and single storey to NW elevation; repositioning of the main entrance stone portico following demolition of existing single storey additions**

Chichester Harbour Conservancy: Chichester Harbour AONB Planning Recommendation : **no objection** (planning condition controls suggested)

Please find enclosed the consultation comments and final version of the Chichester Harbour AONB Planning Assessment Report relating to the proposed development that falls within the Chichester Harbour Area of Outstanding Natural Beauty protected landscape. This is for your information as part of your assessment consideration, and together with this cover email, are all **suitable for general public view** as part of the **assessment process open transparency**.

This consultation comment has been made via the Chichester Harbour Conservancy 'consulted delegation procedure' route following feedback from Chichester Harbour Conservancy Planning Committee Members, as the LPA processing period / assessment report preparation would not allow time to enable a consultation consideration by the full Chichester Harbour Conservancy Planning Committee (scheduled meeting for 7 March 2022).

David Rothery
Principal Planning Officer



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HARBOUR
CONSERVANCY

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Celebrating 50 Years of Chichester Harbour Conservancy, 1971 - 2021

Please visit our new look website [here](https://www.conservancy.co.uk/page/planning). planning webpage - www.conservancy.co.uk/page/planning

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CHICHESTER HARBOUR CONSERVANCY

Planning
Chichester District Council
East Pallant House
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West Sussex
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7 February 2022

To the planning case officer: Selina Donophy. AONB national landscape consultation recommendation.
Location: **'Langstone Lodge', 1 Langstone High Street, Langstone, Havant, Hampshire**
Planning Application: **APP/21/01322**
Proposal: **Construct extensions and alterations including part single, part two storey extensions to NE elevation with terrace; and single storey to NW elevation; repositioning of the main entrance stone portico following demolition of existing single storey additions**

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 formally 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 Chichester Harbour Management Plan (2019-2024), The Chichester Harbour Planning Principles (Management Plan version April 2019), The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019), and The Chichester Harbour AONB Joint SPD (May 2017), adopted by both Chichester District Council and Havant Borough Council.

The Conservancy makes the consultation comment under the Chichester Harbour Conservancy 'Consulted Delegation Procedure' route, as the time for comment is unlikely to allow for the matter to be considered at the next available Conservancy Planning Committee. A copy of the member consulted and commented on final **Chichester Harbour AONB Unit Planning Assessment Report** together with **the AONB recommendation** is attached for your guidance and for open transparency public view.

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. If you require any further clarification with regards to this recommendation, please contact the CHC AONB Planning Advisory Case Assessment Team.

Yours Sincerely,

D Rothery

David Rothery
Conservancy Principal Planner
Chichester Harbour AONB Unit
Chichester Harbour Conservancy

Chichester Harbour Conservancy manage and advise on the
Chichester Harbour Area of Outstanding Natural Beauty
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CHICHESTER HARBOUR AREA of
OUTSTANDING NATURAL BEAUTY
(AONB) Unit
Planning Consultation
Development Assessment Report

Chichester Harbour AONB Unit : Consulted Delegated Process Assessment

Location: 'Langstone Lodge', 1 Langstone High Street, Langstone, Havant, Hampshire

Planning Application: APP/21/01322

Proposal: **Construct extensions and alterations including part single, part two storey extensions to NE elevation with terrace; and single storey to NW elevation; repositioning of the main entrance stone portico following demolition of existing single storey additions**

Chichester Harbour AONB Unit Recommendation –No objection

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

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / agreed with LPA,
- any and all glazed fenestration (inc. rooflights) should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times in order to minimise and reduce the amount of light illumination of the new window openings to comply with the Dark Skies approach and to limit disturbance to wildlife,
- any and all external lighting to the building shall be fitted with a suitable and effective cowl to focus the light-beam and illumination downwards and prevent light spillage above the horizontal and into the night sky so as to comply with the Dark Skies approach and to limit disturbance to wildlife.
- a detailed landscape scheme for the boundaries and enclosures to the red-site to be submitted to and agreed with the LPA and implemented fully prior to the occupation of the proposed building, and such a scheme to include both native species hedgerows and native species tree planting (minimum standard size)
- that the roof design shall include bat tiles to assist wildlife,
- securing other ecological enhancement measures as considered appropriate within the red-line site.

Procedure

Consulted Delegated Procedure assessment from Chichester Harbour Conservancy. The period for comment on the submission is unlikely to allow the Conservancy to consider the matter at the next available CHC Planning Committee (scheduled for 7 March 2022). Member input was sought given the scope of the proposal would have a visual impact on the AONB designated area.

Scope of Assessment Consideration

The submission is a planning application for works that should be considered against 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. In considering the implications and impact within, or 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.

Planning Approach within the AONB

The statutory purpose of an Area of Outstanding Natural Beauty (AONB) is to conserve and enhance the area's natural beauty. Proposals impacting on the AONB are subject to more stringent planning

The submission site is located within the Chichester Harbour Area of Outstanding Natural Beauty (CH.AONB). Chichester Harbour Conservancy, administer and safeguard the CH.AONB. The aim of conserving and enhancing the areas natural beauty requires the Conservancy to consider the proposal on its landscape character aspects. The landscape covers both built-up urban environments as well as rural countryside and coastal areas.

This AONB comment and recommendation is made having regard to the applicable AONB Policy -

- and in particular the following relevant AONB Planning Principles –

-



The red-line application site indicates part of the residential planning unit (dwelling & garden grounds).
The red-line site lies within a countryside location outside the urban settlement.
The development area of works are partly located on the footprint of the existing dwelling.
The site is understood to lie within an LPA designated Conservation Area.
The site is not indicated to be on or close to a building on the scheduled list of buildings of historic or architectural importance.
The site is indicated as being within Flood Zone 2/3: Medium/High Probability of flooding.
Other designations which are applicable to the site include the Bird Aware Solent Special Protection Area (within the 56km Zone of Influence), and within the Nitrate Vulnerable Zone: Eutrophic Water area.

The site forms part of, and lies within, a narrow strip of open countryside that separates the original and historic settlement of Langstone, situated between the village and the Havant-Brockhampton-Langstone urban suburb, south of the A27 trunk road from the urban suburb that shares the same village name.

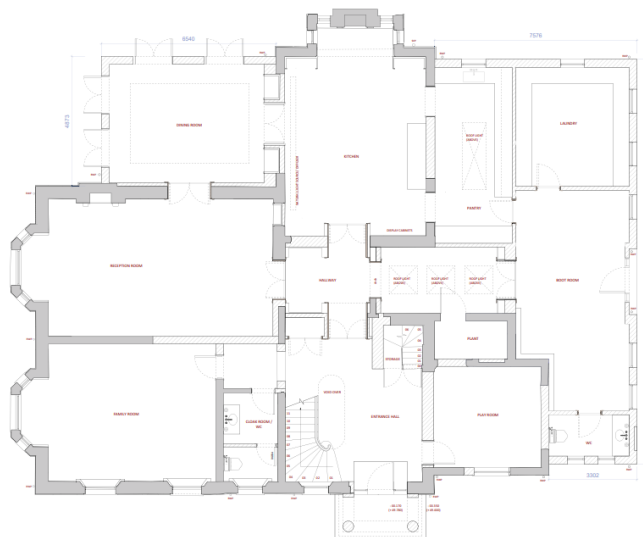


The red-line site indicates the area of work within the landholding. This relates to the two-storey dwelling house the subject of the proposal.

Submitted Proposal and Supporting Documents

The current application is for full permission for the construction of ground and first-floor extensions to the two-storey detached dwelling house, following the demolition of some earlier ground floor additions. The proposed works would square-off the ground floor footprint and add to the variety of appearance and articulation within the elevation treatment. The proposed footprint occupies that of the existing building and extends this to the north-east side of the building, significantly enlarging the ground coverage. The elevation treatment is stated as intending to preserve "the strongest aspects of architectural merit while replacing later extensions of no aesthetic value". (*submitted DAS page 17*)

A Planning Statement, a Design & Access Statement (DAS), and a Flood Risk Assessment are provided to support the application documents (forms, plans and drawings). There is no AONB Visual Impact Assessment (VIA) provided with the application.



The proposal would provide new areas denoted as, pantry, laundry, boot room, wc, and dining room at ground floor. There would be a rearrangement of existing rooms to accommodate these areas at ground floor level. At first and second floor there would be a new bedroom (bed-3) with en-suite and an outdoor terrace. This would result in room reconfigurations reducing the bedroom numbers down from 7 to 5, but with additional areas for dressing rooms, bathing rooms, and a sitting room.

Applicants Approach to the AONB protected landscape designation

The site lies inside the boundary of the Area of Outstanding Natural Beauty (AONB). The proposal submission acknowledges the CH.AONB and the AONB Management Plan and the Joint Supplementary Planning Document. Specifics of the AONB Planning Principles applicable to the proposal are also considered. (*submitted Planning Statement pages 20 - 25*)

Notwithstanding the absence of a specific AONB VIA, the proposal has therefore apparently been made with some appreciation, knowledge, and a level of understanding of the nationally recognised protected status of the AONB considered necessary and appropriate within the planning regime.

Planning History Relevant to current proposal

APP/20/00794 (amended submissions): Proposal for erection of a single-storey six car domestic garage block and turning area. CHC member consulted delegated comments of 29 March 2021 raising continued OBJECTION. Amended application WITHDRAWN by applicant on 20 April 2021.

APP/20/00794 (original submissions): Proposal for single-storey nine car garage and turning area. CHC Planning Committee comments of 8 December 2020 raising OBJECTION. Proposal had an L-shaped structure positioned to the north-west area of the field close to the boundary wall. Superseded by amended proposal under same reference number (above entry).

There have been a couple of temporary permissions relating to the use of the existing garage and the loft area over for offices which is located closer to and clearly within the domestic curtilage of the dwelling house, (**APP/00/51854/009** dated 27 October 2000 and **APP/03/51864/011** dated 10 Dec 2003) and numerous applications for tree works, many having been taken to appeal.

Planning Assessment

The statutory purpose of the 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.

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 planning assessment issues to be considered for this site relate to –

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

The planning history implications for the proposal are not directly relevant to this proposal.

Consideration 2: AONB Landscape setting and environmental character of the locality

The AONB in this application site location is a countryside gap to the north of the village settlement. The proposal would represent extensions to the host dwelling resulting in a larger ground floor footprint and alterations to the general building design of the elevations.

Consideration 3: Consideration against the relevant AONB Planning Principle guidance

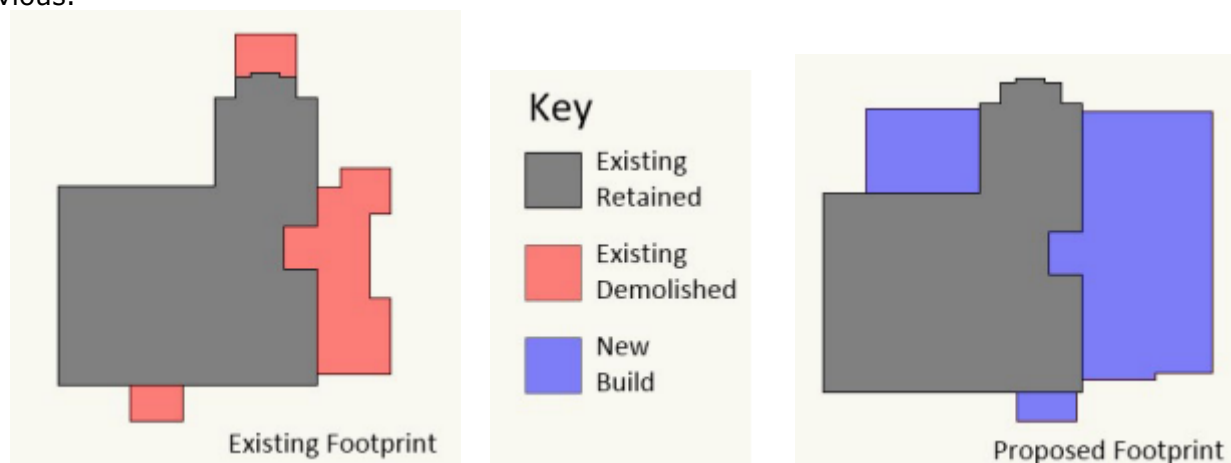
This is part of the due diligence scrutiny of this proposal as the site is inside the AONB protected landscape. The Chichester Harbour Management Plan Policy-1 Conserving and Enhancing the Landscape, Policy-2 Development Management, and Policy-3 Diversity of Habitats, are relevant. The relevant AONB Planning Principle guidance is AONB PP01, AONB PP03, and AONB PP09.

AONB PP01: Chichester Harbour as a Protected Area. This is applicable to this and all proposals within or affecting the AONB protected landscape. This guidance sets out the key over-arching approach for the AONB, in that the statutory primary purpose is to conserve and enhance the natural beauty of the area, and affords great weight to the protection of the landscape, the conservation of nature, and the special qualities of Chichester Harbour and its surrounding supporting hinterland.

The proposal would have a noticeable visual impact on the building the subject of the proposed works and to the appearance and character within this location, but is unlikely to be harmful to the aims of the AONB designation.

AONB **PP03**: Replacement Dwellings and Domestic Householder Extensions. This guidance states that the acceptability of development will be dependent on whether the site can accommodate the proposal 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 size and scale of any extensions to the original dwelling are required to fall within guideline criteria relating to footprint increase (50% upper limit) and the increase from the original building silhouette profile (25% upper limit). These requirements are also stipulated under section-12 of the adopted Joint Chichester Harbour AONB SPD (2017). The Joint AONB SPD indicates that for replacement dwellings, applicants are encouraged to submit proposed elevations and plans with the outline of the existing dwelling superimposed on the plans so that the proposed size increase is obvious.



The current proposal provides a ground floor footprint of approx. 332sqm, compared to the existing ground floor coverage of approx. 226sqm, indicating a net increase in floor coverage of 106sqm over and above the area to be removed. This equates to a net percentage increase of approx. **47%** increase over the existing floor coverage. This is within the 50% maximum increase in ground floor footprint provided for in the PP03 and Joint SDP guidance. (*submitted ground floor plan : area table*)

The north-east/south-west front/rear aspect building silhouette would result in an approx. **04% decrease** compared to the existing building envelope. The north-west/south-east side elevations of the building silhouette would be increased by approx. **24%**. This is within the 25% maximum increase in silhouette provided for in the PP03 and Joint SDP guidance.

The replacement proposal would be larger than the existing dwelling but would be proportionate in visual size increase. The proposal does not detract from the area's character within this built-up environment.

AONB **PP09**: Dark Skies, is applicable to proposals within a countryside, coastal or semi-rural location where light illumination would have a wider impact and influence than only to the site and immediate surrounds, and could create a visual impact to the AONB protected landscape setting. Within a built-up urban setting, lighting is still a consideration but is likely to have less impact individually.

The lighting specifications of the proposal have not been provided as part of the submission. New window fenestration would be a feature of the proposal, but these would be in character with, and proportional to the extensions proposed. There are no significant large areas of new glazing to any elevation. Any considerations for illumination should be subject to planning conditional controls if the proposal is acceptable in all other relevant planning considerations.

Consideration 4: Principle of the use and activity of the development to the AONB locality

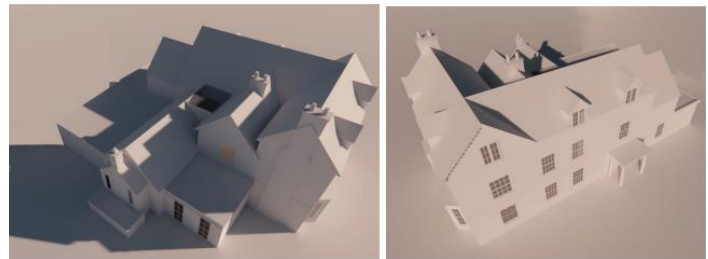
The principle of use and activity associated with the proposal would not alter or therefore be a likely concern for this residential development within its setting.

Consideration 5: Site specific locational positioning and layout design impact

The location and positioning of the proposed works are primarily to the north-east side of the dwelling, facing towards the private amenity garden and grounds. These are unlikely to be noticeable from public vantage points outside of the site itself. The site layout regard the proposal has a visual impact to the character and appearance of the locality similar to the existing.



The Eastern corner (left) and the Western corner (right)



Aerial view of Eastern corner (left) and aerial view of South East Elevation (right)

Consideration 6: Site specific physical scale, structure bulk and perceived massing

This would be a noticeable change from the existing situation on site. The aspect from public vantage points would be minimal due to the building set back, the positioning of the works to the north-east side, and the screening of the site by trees and boundary enclosures. In overall terms the changes are within a visual acceptable scale within the area character.

The scale, massing, bulk, must also be assessed alongside the impact in building design and character.

Consideration 7: Visual appearance of architectural design, finished treatment, structural character

The building is set back and within the site. The visual appearance would only be perceived from within the site which is screened by natural growth to various boundaries. The architectural design is reflective of the existing structure and would not be an issue in the AONB consideration. The finish treatments are to reflect those of the host building and therefore would not impact on the AONB. The overall structural character would remain as a large two-storey detached dwelling with roof accommodation.

Consideration 8: Environmental quality & mitigation of environmental disturbance effects on tranquillity

ENVIRONMENTAL QUALITY: The site is within a countryside location and sits within its own gardens and grounds of this environmental setting. This would be unchanged following the proposed works.

ACTIVITY USE & TRANQUILLITY: The residential use would remain for the site. The character of the countryside area would not be changed by the proposal. The tranquillity of the countryside locality would therefore be unlikely to be impacted upon from the proposed works.

LIGHTING: The increased scale in dwelling floor space, and window glazing areas would be a source of light pollution (considered against AONB PP09) which should be addressed with suitable internal blind screening and suitable fixed downward angled external light sources. Light pollution concerns that would need to be addressed by suitable planning condition controls. The likely resultant impact would be limited due to the character of the surrounding residential development.

WATER DISPOSAL: The proposal is an addition to the existing property, and services would be available for reconfiguration as part of the proposed development with no AONB issue identified.

Consideration 9: The wildlife, biodiversity, ecology, and measures to mitigate any adverse ecological impact

ACTIVITY USE & WILDLIFE: It is understood from case law that a local planning authority must not determine an application until the absence of protected species from the site or a method statement where presence is established has been undertaken.

The development provides 5 bedrooms to replace 7 existing bedrooms. The occupation of the family residence would be unlikely to increase in the level of human activity within the site and areas surrounding the site. This is unlikely to result in increased disturbance of wildlife. The likely direct effects of the proposal on the wildlife, biodiversity and general environmental quality of the AONB protected landscape environment is considered to be limited.

The proposal retains the building as a single household. This would be unlikely to result in any substantial increase in the demands for recreational activity in the locality or add to the associated disturbance of wildlife areas. Financial or other suitable agreeable measures to mitigate the impact of ecological and environmental disturbance should not be necessary.



PHYSICAL WORKS & WILDLIFE: The proposal would involve the removal of parts of the existing structure, but it is unlikely that these would play host to existing wildlife habitation. Appropriate surveys of wildlife habitation should be conducted, and findings inform the demolition and removal at appropriate times to safeguard the wildlife.

The resulting replacement building profile would be unlikely to harm wildlife habitats / foraging routes. Assuming that there are no wildlife implications generated from the development of the buildings themselves, the proposals would not be viewed as harmful to the wildlife or biodiversity of the site.

WILDLIFE MITIGATION: Measures to mitigate the impact of ecological and environmental disturbance under the Solent Bird Aware Initiative is unlikely as this is a one-for-one residential replacement. However, any independent use of the 'annex' would need to be controlled to avoid any concern in this respect.

Summary Conclusion

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site's location within a countryside location within the AONB protected landscape countryside is a key consideration.

The proposal within the AONB should be considered against published Chichester Harbour AONB Policies, including the AONB Planning Principles. Against these criteria (some being mutually inclusive, some being separate or exclusive), the proposal is found to meet the policy guidance.

The positioning of the proposal would have a localised impact on the character and visual appearance of the site and the immediate surrounds. The structures scale, design and appearance with suitable construction materials would enable the proposal to sit within the background and visual setting of other residential development. The proposal would be screened by existing boundary landscape screening and enclosures and is distanced from these being set-back within the large site. The proposal would have a limited visual impact on the wider AONB protected national landscape character (considerations under AONB PP01, PP03, PP09).

The proposal would result in some visual intrusion from the use, activity and artificial light generated from the glazed areas and any use of associated external outdoor amenity areas. The potential impact however would be limited due to the character of the surrounding area. Measures to limit, restrict, or remove unnecessary night-time illumination would still however need to be provided and enforced (to comply to AONB PP09).

The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection (consideration under AONB PP01).

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.

Natural England provide guidance on the protection of protected wildlife species. Protected Species of wildlife are legally protected under Section 5 of the The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010. It is an offence to intentionally or recklessly -

- (1) deliberately kill, injure or capture bats;
- (2) deliberately disturb bats, including any disturbance which is likely to impair their ability to survive, to reproduce or to rear or nurture their young, or their ability to hibernate or migrate, or which is likely to significantly affect their local distribution or abundance;
- (3) damage or destroy a breeding site or resting place of a bat;
- (4) damage or destroy, or obstruct access to, any structure or place which any bat uses for shelter or protection; or
- (5) disturb bats while occupying a structure or place used for that purpose.

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.

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

Final report following CHC Consulted Delegated Decision Process with Members

Assessment 30-01-2022

LPA request reply 07-02-2022

Comment to LPA – 07-02-2022

Chichester Harbour AONB Planning 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)
- National Planning Practice Guidance (2014)