

Houghton, Michelle

From: David Rothery <David.Rothery@conservancy.co.uk>
Sent: 08 February 2022 10:43
To: Speller, Graham; Havant Planning and Development Mailbox New
Subject: APP/21/01437 - 'The Winkleshed', 5 -6 Seaview Terrace, South Street, Emsworth, Hampshire
Attachments: reply APP21.01437 EMS response noobj extns seaviewterrace.pdf

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Chichester Harbour Area of Outstanding Natural Beauty : SUMMARY OBSERVATION

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

Location: 'The Winkleshed', 5 -6 Seaview Terrace, South Street, Emsworth, Hampshire

Planning Application: **APP/21/01437**

Proposal: **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**

Chichester Harbour AONB Recommendation: **No Objection** (planning condition controls suggested)

The enclosed consultation comment is a Chichester Harbour Conservancy fully delegated assessment relating to the proposed development

that falls within and/or impacts on the Chichester Harbour Area of Outstanding Natural Beauty (AONB) protected national landscape.

This **cover email** and the **Chichester Harbour AONB planning consultation response** and **planning assessment report** are suitable for **general public view** as part of **open transparency** of the assessment process.

David Rothery
Principal Planning Officer



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Celebrating 50 Years of Chichester Harbour Conservancy, 1971 - 2021

Chichester Harbour Conservancy manage and advise on the Chichester Harbour Area of Outstanding Natural Beauty

One of the UK's National Landscapes



CHICHESTER HARBOUR CONSERVANCY

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8 February 2022

To the planning case officer: Graham Speller. AONB national landscape consultation recommendation.
Location: **'The Winkleshed', 5 -6 Seaview Terrace, South Street, Emsworth, Hampshire**

Planning Application: **APP/21/01437**

Proposal: **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**

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission. The Conservancy is a non-statutory consultee.

CHICHESTER HARBOUR CONSERVANCY

The Conservancy was established by the Chichester Harbour Conservancy Act of 1971 with 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.

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.

CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

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 statutory purpose of the AONB is to conserve and enhance the area's natural beauty.

Proposals impacting on the AONB are subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location. Proposed development must be assessed carefully to consider if it would have a significant impact on or harm that statutory purpose.

PLANNING ASSESSMENT SCOPE

Consultations on development proposals within, or outside but impacting on, the AONB would be considered against the AONB Planning Guidance and Principles (see below), the planning history record, the architectural design and appearance, and the landscape character and setting of the red-line site, any blue-line area, and the surrounding location. In considering the implications and impacts within, or to, the AONB protected national landscape, the exterior works and land use implications that affect the appearance and character of the of the location, the site and any buildings within the surrounding setting are assessed in the appraisal.

Planning 'Permitted Development' allowances do not apply within an AONB. 'Permitted Development' works therefore require a planning application to be submitted to the Local Planning Authority for formal consideration.

In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy considers proposals 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 Havant Borough Council and Chichester District Council.

SUBMITTED PLANNING PROPOSAL

The current proposal lies inside the AONB. The proposal is located 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 planning history for the site indicates no earlier considerations that would have any obvious bearing on the current proposal in relation to the AONB. The works lie wholly within the site. The proposal has been the subject of an LPA /CHC pre-application enquiry GEN/20/01207 (26-04-2021) and has been modified following advice offered.

The proposal is for the construction of a south facing two-storey half-hipped roof extension stepped down from the main retained building roof, to bring the building to the seawall site property boundary, with a projecting (and overhanging) bay window that over-sails the seawall tidal accessible walkway. The west elevation alongside the pedestrian access (via Seaview Cottages) and slipway access off the shoreline, would have a small single-storey bay window addition under a mono-pitch roof that runs to the north of the building. The east elevation would have two dormer windows inserted into the catslide roof and a modified ground floor double gabled canopy over the altered window treatment (note this canopy appears to be on the site east boundary line). The north elevation would be partially enclosed with a ground floor storage structure within the boundary wall cutting. The main roof would be changed to a hipped treatment to reduce the building visual bulk.



The submission includes a Design, Access & Heritage Statement (DAHS). There is no reference to para 172 of the NPPF as the site is within the AONB. The submission does not include an AONB Visual Impact Statement. The submission does make recognition of the site's location within the AONB protected national landscape. There is no detailed AONB policy approach as would be expected in such a location although a floor space and silhouette profile consideration has been made. This is a helpful assessment by the agents given the status of the AONB within the statutory planning assessment regime.



ASSESSMENT CONSULTATION CONCLUSION

AONB PP03 / PP09 / Joint SPD considerations have been part of this AONB planning assessment. The increase in ground floor footprint is approx. 24.2sqm which equates to a **25.6%** increase in coverage. The north/south building profile silhouette changes amount to an approx. **35.8%** increase in area and the east/west silhouette profile provides an approx. **16%** increase. The proposals fall within the guidance allowances of 50% for ground footprint increase and 25% building silhouette profile increases, and where there is a disparity, the scale, positioning, and design of the works is not considered to detract from the building, the site, or the immediate surrounds. Internal and external illumination sources are unlikely to be an issue subject to compliance with glazing screening / window blind / light fitment cowling criteria.

Given the backdrop and setting of the built-up area, the works to the street scene / shoreline would be noticeable but this work would not be unduly imposing to the public realm. The main works to the

dwelling are proportionate and subservient to the host building. The scale of the proposed works would have a visual impact within the site and within the local area. In this setting the proposal is considered to have a significant visual impact on the AONB protected national landscape but is not viewed as being demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area.

The Chichester Harbour Conservancy raises **no objection** to the current submission. Appropriate planning conditions to control the materials of construction and the finished appearance, and measures to limit light pollution within the Dark Skies protocol should be considered by the LPA.

OTHER MATTERS

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, such as overlooking impact to neighbouring property and spaces, perceived loss of privacy, 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. Such matters are not normally commented on by Chichester Harbour Conservancy.

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 / Planning Advisor
Chichester Harbour AONB Unit (Planning Team)
Chichester Harbour Conservancy

