



CHICHESTER
HARBOUR
CONSERVANCY

CHICHESTER HARBOUR AREA of
OUTSTANDING NATURAL BEAUTY
(AONB) Unit
Planning Consultation
Development Assessment Report

Chichester Harbour AONB Unit : Recommendation Report (Domestic Proposals)

Location: 11D Salterns Lane, Selsmore, Hayling Island, Hampshire

Planning Application: **APP/21/00524**

Proposed erection of garden room summerhouse outbuilding

Chichester Harbour AONB Unit Recommendation – No objection

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms / agreed by LPA.
- any and all glazed windows / doors 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 on or leading to the outbuilding should 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.
- compliance with the findings of the submitted supporting information- arboricultural statement.

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. In considering the implications and impact within or to the Area of Outstanding Natural Beauty protected national landscape, the exterior works and land use implications that affect the appearance and character of the surrounding setting are assessed.

Planning Approach

The statutory purpose of the Area of Outstanding Natural Beauty (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 submission site is located within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). 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. The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

Chichester Harbour Conservancy, administer and safeguard the Chichester Harbour Area of Outstanding Natural Beauty (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 comment and recommendation is made having regard to the applicable AONB Policy -
- 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 – LPA adopted)
 - National Planning Policy Framework (Revised 2018)
 - National Planning Practice Guidance (2014)
- and in particular the following relevant AONB Planning Principles –
- AONB **PP01**: Chichester Harbour as a Protected Area,
 - AONB **PP03**: Replacement Dwellings and Domestic Householder Extensions
 - AONB **PP09**: Dark Skies

Relevant Recent Planning History

APP/94/59102/000: Erection of a garden shed and summerhouse in rear garden. CHC comment unavailable on the LPA public access webpage for this submission. *Application REFUSED by LPA on date unavailable on the webpage. Planning Appeal on 13 June 1994 allowed by PINS.*

NOTE: The LPA have since clarified (email 08-07-2021) that the planning history includes both cases /000 and /001 which they advise were both permitted.

Submitted Proposal and Supporting Documents

The proposal site is the rear private domestic garden amenity area of the host dwelling. The proposal's location is within the north-west corner of the site abutting the site boundary and Mengham Rithe tributary of the Harbour.

The submitted proposal is for the siting of a single-storey, flat roof outbuilding constructed of timber cedar cladding with bifold window / doors to three sides facing the garden and the harbour. The roof is indicated as zinc sheeting. The structure has external dimensions of approx. 6m by 4m with a deep canopy cover covering 7.2m by 5.1m and a roof height of approx. 3.25m.

The submission makes **no** acknowledgement of the location context to the setting of the Area of Outstanding Natural Beauty (AONB) protected national landscape and fails to reference or confirm compliance with the AONB policies affecting the proposal. The lack of knowledge or understanding of the status of the AONB in the planning consideration is disappointing. The submission includes a Arboricultural Impact Appraisal & Preliminary Arboricultural Method Statement.

Planning Assessment

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 the locality of the AONB protected landscape. The main AONB planning assessment issues to be considered for this site relate to –

1. Consideration against the relevant AONB Planning Principle guidance
2. Relevant and/or recent planning history implications for the proposal
3. The principle of the use and activity of the development to the AONB locality
4. The locational positioning and layout design impact of the site to the AONB
5. The proposed physical scale, structure bulk and perceived massing on the AONB landscape
6. The architectural design, structural character, visual appearance & finished treatment
7. The impact on the tranquillity of the area and on the environmental character of the AONB
8. The wildlife, biodiversity, ecology, and natural environmental effects of the AONB
9. Any measures to mitigate the impact of ecological and environmental disturbance

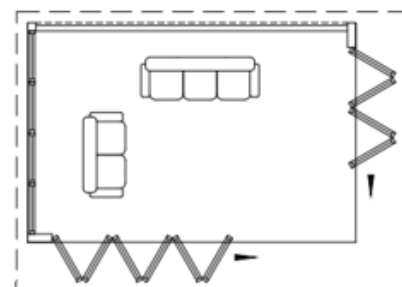
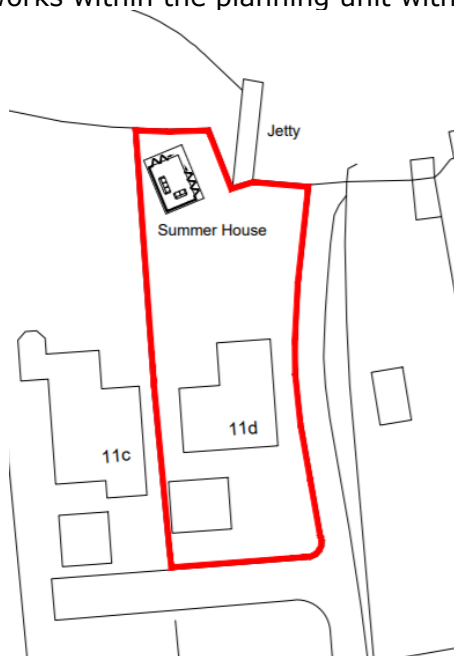
1-The AONB Planning Principles relevant to this proposal are not conflicted with. The works can be provided without significant or substantial harm to the local character of the surroundings or pattern of development and the spaces between buildings.

2-The planning history raises specific issues to the current proposal through the appeal of the earlier garden room and shed in 1994. Unfortunately, these details are not available on the LPA's web site for this site. (but see NOTE in planning history section above)

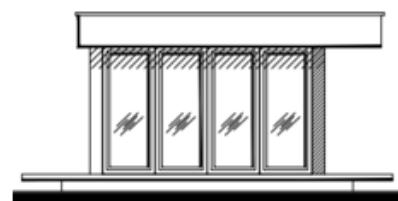
3-The residential planning use of the red-line site would not be changed by this submission. The principle of the proposed use and activity would not likely be a significant concern. There is no new or additional land use operational aspect sought for the site by the current proposal.

4-The location of the proposal is within the settlement built-up area and within a backdrop and setting of other residential development to the waterside frontage. The locational positioning on the site to

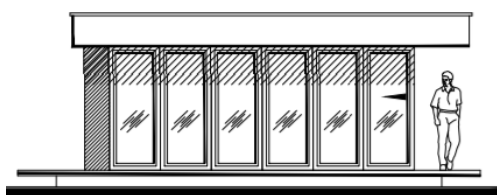
the NW corner of the garden amenity area, which is the principle private outdoor area for the property. This would be clearly viewed from the water side, notwithstanding the adjacent tree/shrubbery cover. Given the setting, the layout generates little harm to the site spatial open area and to the immediate surrounds. relates to the host building and is satisfactory to nearby buildings. The layout design on the site works within the planning unit without harm to the surrounds.



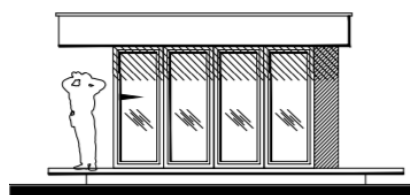
PLAN



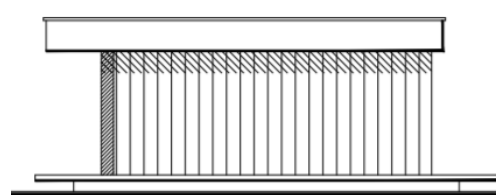
SOUTH



EAST



NORTH



WEST

5-The scale of the development, the structural height, and the footprint is subservient / proportionate to the host building. The works create little additional massing on the site / to the host building (all within PP03 and CHAONB Joint SPD guidelines). The perceived massing is not considered to be excessive.

6-The architectural design is modern / contemporary and stands alone from the host building. The design and external construction materials and finishes appearance of the building would be contemporary in character but would not have a substantive impact on the wider AONB landscape.

7-The building is unlikely to have an impact on the tranquillity of the AONB wider area or harm the environmental character of this location within the AONB. The glazing areas would potentially increase light concerns on the plot, and suitable control measures should be considered for all to limit light spillage into the night sky.

8-The proposal 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. Assuming that there is no wildlife uses of the area, the proposal would not therefore be viewed as harmful to the wildlife or biodiversity of the site.

9-Measures to mitigate the impact of ecological and environmental disturbance should not be necessary. Native wildlife improvements could be considered generally through the installation of bird and bat boxes at the site, hedgehog houses in the rear garden, and similar easy applied wildlife improvements.

The supporting statement indicates at para 3.8.1 that *"The proposal does not require the loss or the pruning of any of the sites existing tree population. Consequently, the sites tree character and the amenity of the wider landscape will not significantly change as a result of the proposal."*

Summary Conclusion

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is location within the built-up urban area environment in the AONB.

The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds, which includes the Harbour coastline and waters. The structures scale, design and appearance with suitable construction materials would not be visually harmful to the setting.

Given the landscape setting, the proposal would not be intrusive or harmful to the local AONB protected landscape. The proposal would have a noticeable visual impact on the wider AONB protected national landscape character, but this is considered to be limited and small in scale.

The development proposal in the AONB would be unlikely to have any identifiable harmful impact on matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning / nesting / rearing areas. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

The proposal is generally acceptable within the AONB and has a limited external impact to the wider AONB protected landscape. CHC has no objection to the submitted proposal.

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 spaces, 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.

This consultation assessment and comment response to the LPA is for open transparency public view.

Assessment 05-07-2021 LPA request reply 09-07-2021
Chichester Harbour AONB Case Assessor: David Rothery

Comment to LPA 22-07-2021
LPA Planning Case Officer: Drew Blackman

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

Visit our webpage – www.conservancy.co.uk/page/planning

