



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: 33 Wittering Road, Eaststoke, Hayling Island, Hampshire

Planning Application: **APP/21/00918**

Proposed construction of single-storey garage extension and two-storey glazed side extension

Chichester Harbour AONB Unit Recommendation – No objection

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is located within an urban settlement built-up location within the AONB.

Suggested considerations: -

- schedule of materials to be agreed with LPA.
- any and all glazed windows / rooflights / 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 (AONB PP09/ Management Plan Policy 1 / Policy 2 / Policy 3).
- any and all glazed windows / rooflights / doors should be fitted with dark tinted glass glazing panels during mornings and day-time hours in order to minimise and reduce the amount of sunlight reflection of the new window openings to comply with the navigational safety approach and to limit disturbance to wildlife (AONB PP01 / Management Plan Policy 4 / Policy 5 / Policy 3).

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 impacts 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 of the building within the surrounding setting are assessed in this appraisal.

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 -

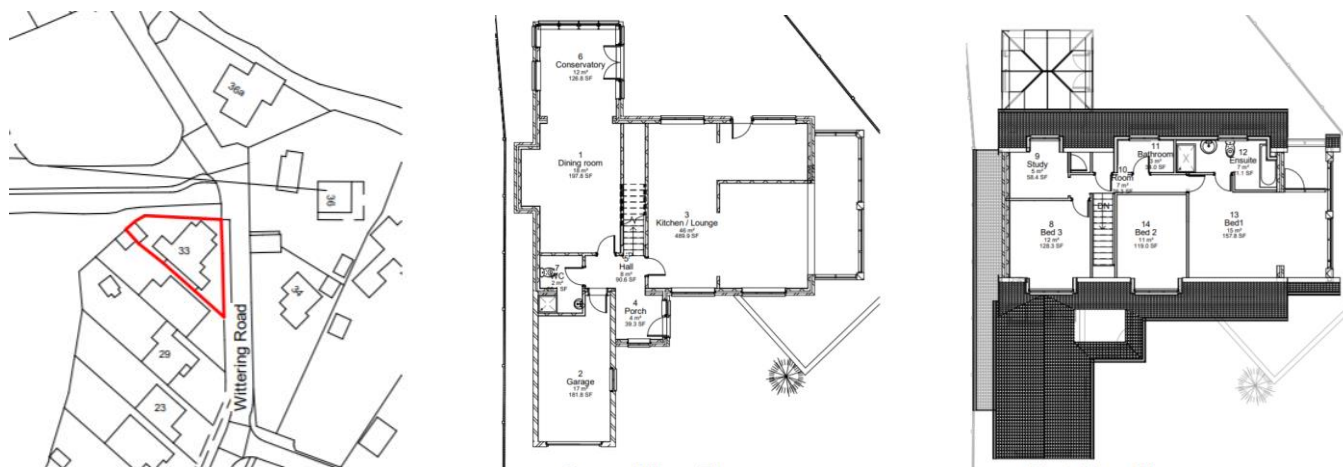
- Chichester Harbour AONB Landscape Character Assessment (CBA update 2019)
 - Chichester Harbour Management Plan (2019-2024) – and the specific Management Plan Policies
 - Chichester Harbour AONB Planning Principles (Management Plan version April 2019)
 - Chichester Harbour AONB Joint Supplementary Planning 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

There is no recent or relevant planning history available for this site on the LPA public access website.

Submitted Proposal and Supporting Documents

The red-line application site is occupied by the detached two-storey house with the land curtilage forming the planning unit. The site lies within a built-up urban area of the AONB. External view of the proposal would be likely to be noticeable given the nature of the works viewed from the street scene network and local surrounding setting.



The submitted proposal seeks a single-storey extension to the domestic garage to the front (east) of the site. In addition, the main dwelling would have a small side extension to the main east elevation. This would be small in projection, encompassing the existing side balcony and under croft, but spanning the full width of the building elevation and height to the triangular apex ridgeline. The elevation would be fully glazed, with glazed areas at ground and part first floor to the side elevations. The main east elevation looks out over spatial gaps between dwellings opposite and over into the harbour waters.

Supportive documents include a three sentence Design and Access Statement (DAS). The application makes no acknowledgement of the location context to the setting of the Area of Outstanding Natural Beauty (AONB) protected national landscape. The submission does not reference or confirm compliance with the AONB policies affecting the proposal, nor does it make an assessment of floor plan and silhouette changes that are an AONB consideration under AONB PP03 and the Joint CH AONB SPD. The lack of knowledge and any attempted understanding of the status of the AONB in the planning consideration and the implications for the submitted proposal is disappointing.

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

2. AONB Landscape setting and environmental character of the locality
3. Consideration against the relevant AONB Planning Principle guidance / Management Plan Policy
4. Principle of the use and activity of the development to the AONB locality
5. Locational positioning and layout design impact of the site to the AONB
6. Proposed physical scale, structure bulk and perceived massing on the AONB landscape
7. Architectural design, structural character, visual appearance & finished treatment
8. Environmental quality & mitigation of environmental disturbance effects on tranquillity
9. Wildlife, biodiversity, ecology, and measures to mitigate any adverse ecological impact

1- The planning history raises no issues for consideration.

2- The landscape of the locality is a built-up urban settlement with housing the predominant character. The prevailing local surrounding environmental character of the area would be unlikely to be harmed by the proposal.

3- AONB Planning Principles PP01, PP03, PP09 are relevant to this proposal. The domestic proposal provides a ground floor footprint increase of approx. **9%**. This complies the 50% maximum increase in footprint provided for in the PP03 and Joint SDP guidance. The north/south aspect building silhouette would be increased by approx. **10%**. This is within the 25% maximum increase in silhouette provided for in the PP03 and Joint SDP guidance. The east/west building silhouette would be increased by approx. **9%**. This is within the 25% maximum increase in silhouette provided for in the PP03 and Joint SDP guidance. The changes would be within guidance and therefore acceptable in principle, however, the visual perceived bulk increases would be likely to be noticeable from public vantage points.

The extension glazing areas, including ridge height glazing to the east elevation, would require some blinds or shuttering controls to comply with PP09 and Joint SDP guidance. With this caveat the proposed works can be provided in line with AONB PP09 guidance without significant or substantial intrusion to the dark skies policy.

Management Plan Policy 1 and Policy 2 are applicable. The glazing aspects also trigger Policy 3, Policy 4 and Policy 5.



4- 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.

5- The location of the proposal is within a built-up urban setting. Given the setting, the layout generates little noticeable change to the sites spatial open domestic private garden amenity area which can absorb this increase without significant loss of space. The works relate to the site and have a satisfactory relationship in distance to nearby buildings with the spatial building-grain of the immediate surrounds being unchanged. The layout design on the site works within the planning unit can be carried out without harm to the general surroundings within the AONB protected national landscape.

6- The scale of the development would be an increase to the host building in ground floor footprint and to the building silhouette profile. This is in accordance with the AONB PP03 and CHAONB Joint SPD guidelines (see above). The works create additional massing to the host building on the site. The scale of the works are minor in coverage and proportionate to the host dwelling. The works would be subservient to the host dwelling. The perceived massing is considered to be on the acceptable side for AONB impact purposes. The physical works would have a noticeable visual impact on the wider AONB protected landscape environment.

7- The architectural design and appearance of the proposal is traditional in concept visualisation but contemporary in resultant outcome. The triangle glazing from ground to the roof apex to the east elevation would have a substantial visual impact on the building and to the local immediate area. The elevation of glass would be potentially noticeable from the harbour waters to the east, as seen between existing buildings. Within the local setting this appearance would diminish within the wider AONB protected national landscape. The external matching materials to be used are sympathetic to the original dwelling.

8- The proposal is unlikely to have an impact on the tranquillity of the AONB wider area or harm the environmental quality of this location within the AONB. The glazing areas would require dark skies protocol screen blinds to be installed.

9- The proposal does not create a new dwelling unit or 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 areas to be removed, the proposal would not therefore be viewed as harmful to the wildlife or biodiversity of the site. Measures to mitigate the impact of ecological 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.

Summary Conclusion

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is location within the countryside 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. The scale, design and appearance with suitable construction materials would enable the proposal to be provided within its setting without serious harm to the wider AONB protected national landscape. The suggested construction materials would be acceptable to those of the surrounding development in this locational situation.

The control of light emission associated with the new windows / doors / rooflights would need to be restrained and proportional to the desire to maintain the character and ambiance of the AONB. The amount of glazing with an outlook towards the harbour waters would require the employment of tinted glass throughout to reduce the possible impact to the wider area from sunlight reflection.

Given its setting, the proposal is considered not to be unduly prominent, intrusive, or be detrimental to the character or the appearance of the wider Area of Outstanding Natural Beauty (AONB) in terms of landscape character.

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.

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

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 27-09-2021 LPA request reply 22-09-2021

Comment to LPA 27-09-2021

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)
- National Planning Practice Guidance (2014)
- Havant Borough Local Plan (2011/2014)

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



ABOVE IMAGES - EXISTING ELEVATIONS OF PROPERTY



