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: 27 Langstone High Street, Langton, Havant, Hampshire
Planning Application: **APP/21/00767**
Proposed installation of replacement windows and glazed doors with addition of 2x Cabrio velux windows to the rear roof elevation, three additional rooflights, and a gable end roof apex window to west side elevation

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 as indicated on submitted application forms.
- 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.

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)
- 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 indicates the whole residential property forms the planning unit. The site is occupied by a two-storey residential semi-detached dwelling house that lies within an urban built-up area of the settlement. The surrounding area is residential in character. External view of the development areas would vary between limited (rear) and noticeable (front) given the nature of the street scene network and local setting.

The proposal is for all window fenestration to be changed and includes a new large gable end roof apex window to the west side elevation (west) to replace a small roof loft window. In addition are the installation of one set of two balcony rooflights to the rear roof elevation. The rear ground floor window is replaced by bifold doors to the rear garden area.

The application is supported by a short Heritage Statement. 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 SDP. The lack of knowledge or understanding of the status of the AONB in the planning consideration and the implications for the submitted proposal is noted.

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. Any impact on environmental quality and mitigation of environmental disturbance effects
9. The wildlife, biodiversity, ecology, and measures to mitigate any adverse ecological impact

1- The AONB Planning Principles relevant to this proposal are not conflicted with. The rear roof windows would require some blinds or shuttering controls (to comply with PP09 guidance) as would the gable end roof apex window. With this caveat the proposed works can be provided in line with AONB Planning Principle guidance without significant or substantial intrusion to the dark skies policy.
2- The lack of planning history raises no specific issues to the current proposal.
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 built-up settlement within a backdrop and surrounding setting of other similar residential development. Given the setting, the layout generates little harm

to the site spatial open area and to the immediate surrounds. The works relate to the site and have a satisfactory relationship in distance to nearby buildings. 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.
5- The scale of the development would be subservient / proportionate to the host building. The works create little additional massing on the site or to the host building (all within AONB PP03 and CHAONB Joint SPD guidelines). The scale, and structural height is commensurate with and subservient to the host building. The perceived massing (balcony roof lights) is not considered to be excessive.
6- The architectural design is traditional and established and therefore compatible to the character and style to the host building. The design and external construction materials and finishes appearance of the building would be acceptable in character to the site and built-up setting location and would not have a substantive impact on the wider AONB landscape.
7- The building works are 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 local environmental quality of the area would be unlikely to be significantly harmed.
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 area, 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 structures scale, design and appearance with suitable construction materials would enable the proposal to sit unobtrusively within its setting. 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 would need to be restrained and proportional to the desire to maintain the character and ambiance of the AONB.

Given its setting, the proposal is considered not to be unduly prominent, intrusive, or be detrimental to the character or the appearance of the local 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.

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 31-08-2021 LPA request reply 13-08-2021 Comment to LPA 31-08-2021
Chichester Harbour AONB Case Assessor: David Rothery LPA Planning Case Officer: Joseph Toole
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

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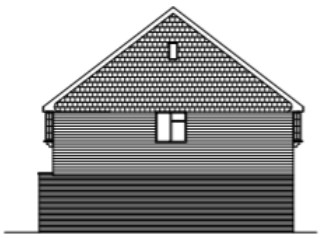
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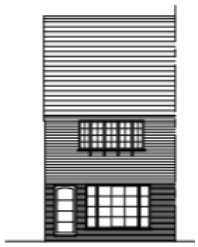
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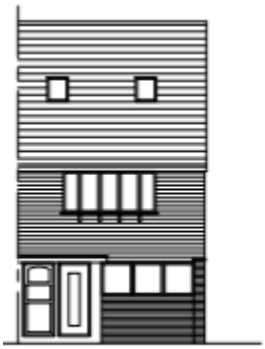
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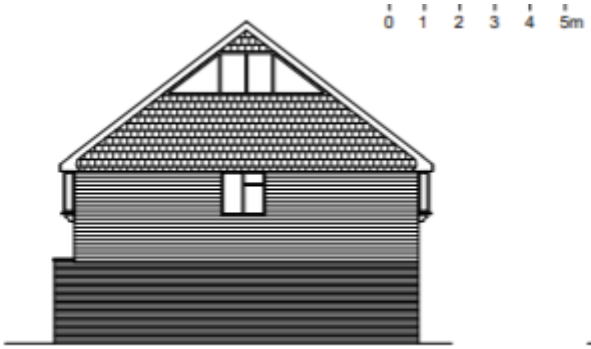

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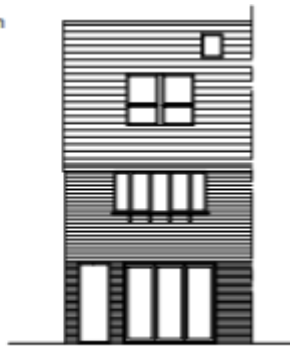
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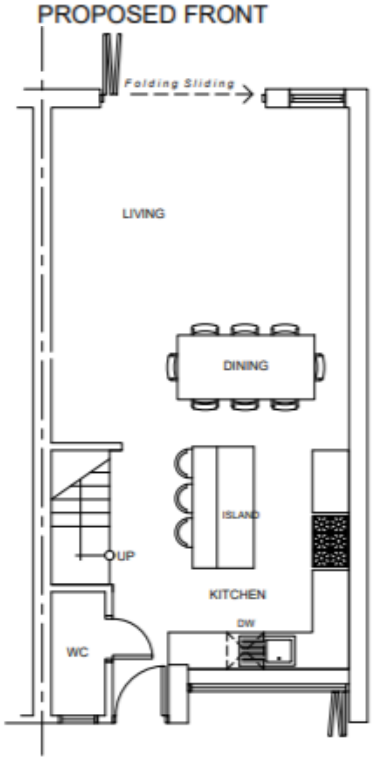

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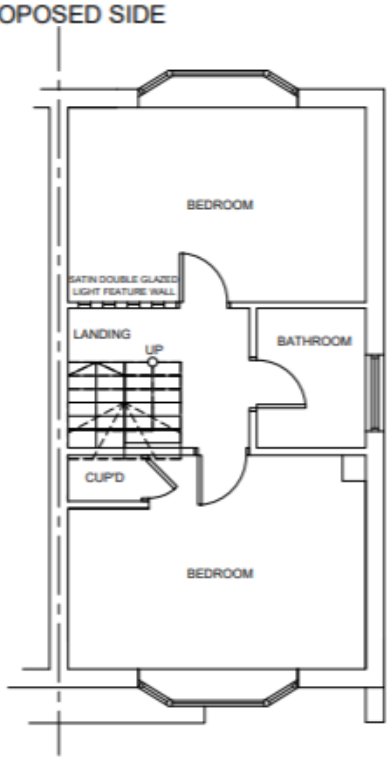

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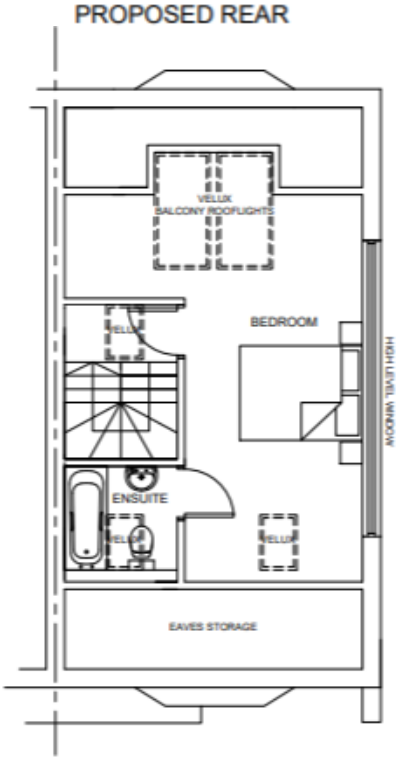

PROPOSED SECOND FLOOR PLAN 1: