



CHICHESTER
HARBOUR
CONSERVANCY

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

Chichester Harbour AONB Unit : Recommendation Report (Minor Works)

Location: Langstone Sailing Club, Langstone Road, Havant

Planning Application: **APP/21/00585**

Proposed ground floor extension to form a junior training room on North-West elevation with decking area above enclosed by railings (adjacent / outside the AONB designated area)

Chichester Harbour AONB Unit Recommendation – No objection

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms / to match existing.
- any and all new glazed windows, including rooflights and lantern-lights, should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times.

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 outside 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.

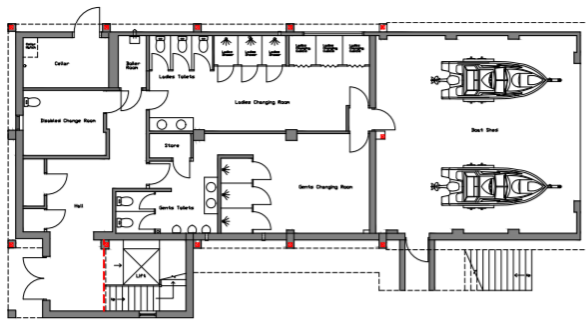
This comment and recommendation is made having regard to the applicable AONB Policy -

- 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)

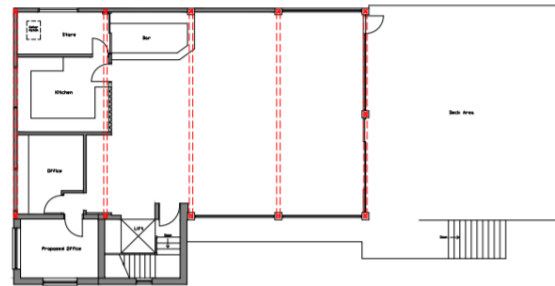
- National Planning Policy Framework (Revised 2018)
 - National Planning Practice Guidance (2014)
- and in particular the following relevant AONB Planning Principles –
- AONB **PP01**: Chichester Harbour as a Protected Area,
 - AONB **PP02**: Marine Enterprise Safeguarding,
 - AONB **PP07**: New/Extended Farm and Woodland Buildings (as extrapolated guidance only)
 - AONB **PP09**: Dark Skies
 - AONB **PP13**: Public Access to the water and new Launch on Demand Facilities

Relevant Recent Planning History

APP/19/00032: Proposed first floor extension to north west corner of Sailing Club to provide office and provision of solar panels to west facing roof slope. On 5 Feb 2019 under delegated comments CHC made no objection. On 27 Sept 2019 the LPA Approved the submission.

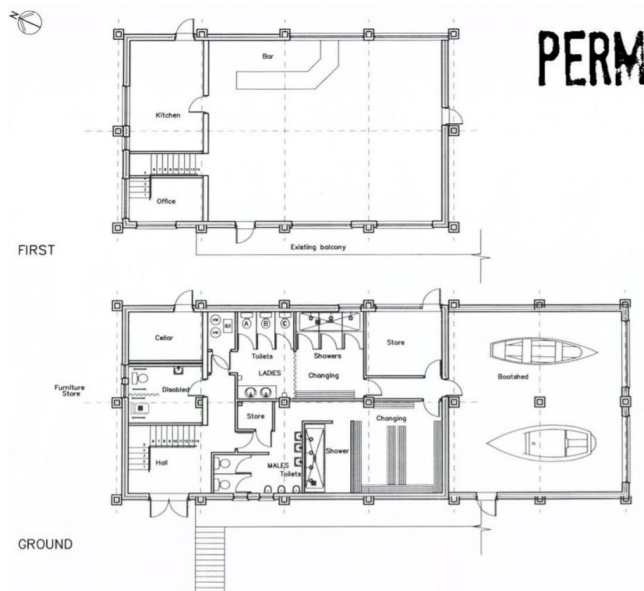


PROPOSED GROUND FLOOR PLAN

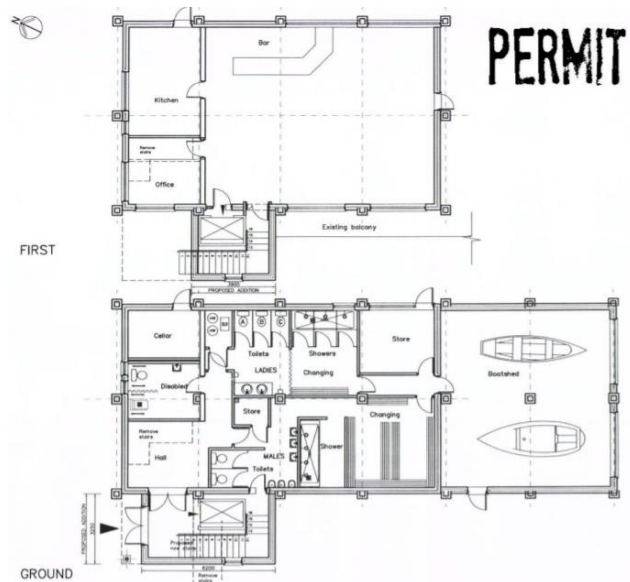


PROPOSED FIRST FLOOR PLAN

APP/11/01093: Erection of two storey extension on west elevation. CHC comment if any is unavailable on the LPA public access webpage for this submission. On 26 Aug 2011 the LPA Approved the submission.



APP/11/01093 EXISTING PLANS



APP/11/01093 PROPOSED / APPROVED PLANS

Submitted Proposal and Supporting Documents

The proposal seeks the addition of a ground floor flat roof extension to form a training room with additional balcony terrace floor space above at first floor. The extension would be on the west side of the building and largely screened from the road to the east but would be visible to the boat compound and Langston Harbour to the west. The extension would have full height patio door windows to the west elevation. No supporting documents are submitted with the application.

The submission makes **no** acknowledgement or reference to the sites context to the setting of the Area of Outstanding Natural Beauty (AONB) protected national landscape. The lack of knowledge or understanding of the status of the AONB in the planning consideration 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. 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

The AONB Planning Principles relevant to this proposal are not conflicted with. The glazed patio window doors to the extension would require some blinds or shuttering controls (to comply with PP09 guidance).

The planning history no specific issues to the current proposal relating to the landscape.

The recreational planning use of the red-line site would not be changed by this submission.

The location of the proposal is within the coastal strip linking the mainland to Hayling Island and within a backdrop and setting of open recreational boat storage development.

The locational position of the proposal is to the west elevation and both the extension and roof balcony terrace face this direction. The layout design relates to the host building and form an integral part of the structure. The works generate little harm to the site spatial open area and to the immediate surrounds.

The scale of the development would be proportionate to the host building. The works create little additional massing to the host building.

The architectural design is a suitable match to the host building. The single-storey flat roof extension structure would not be significantly dominant. The roof balcony area would be additional to that which currently exists.

The external construction materials and finishes are suitable in appearance to the building.

The physical works would not be intrusive to the tranquil environment of the AONB or harm the environmental character of this settlement built-up location within the AONB.

The provision of a glazed patio window doors 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.

There is unlikely to be any issue in terms of local wildlife, biodiversity, or ecological character of the locality. Measures to mitigate the impact of ecological and environmental disturbance should not be necessary. 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 within 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 proposal would not be intrusive or harmful to the local AONB protected landscape. The proposal would have a limited visual impact on the wider AONB protected national landscape character. CHC has no objection to the submitted proposal.

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 objection in this regard.

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.

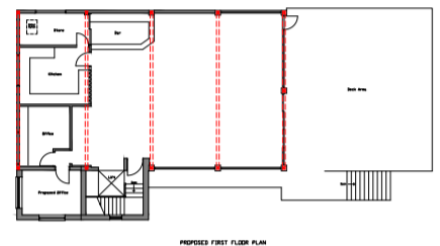
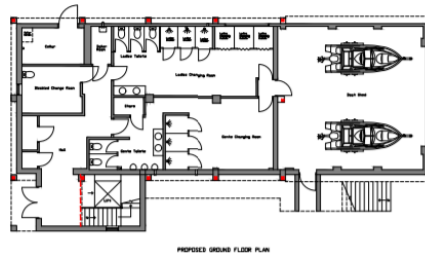
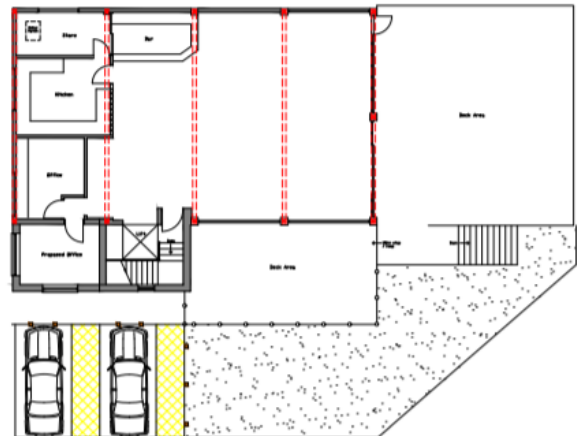
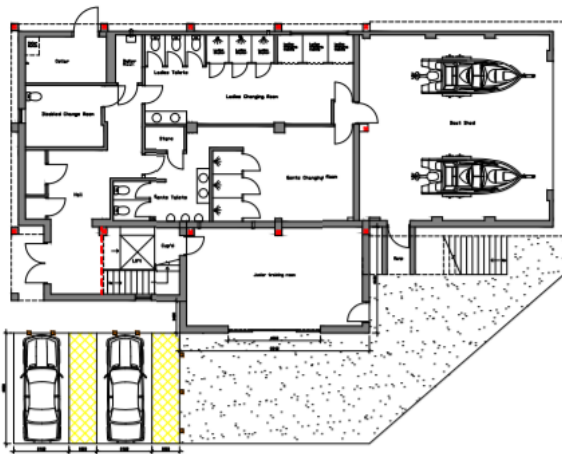
This consultation assessment and comment response to the LPA is for open transparency public view.

Assessment 28-06-2021 LPA request reply 01-07-2021
Chichester Harbour AONB Case Assessor: David Rothery

Comment to LPA 29-06-2021
LPA Planning Case Officer: Denise Sheath

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



EXISTING FLOOR PLANS FOR SAILING CLUB BUILDING