

Parish: West Wittering	Ward: West Wittering
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**WW/18/01686/DOM**

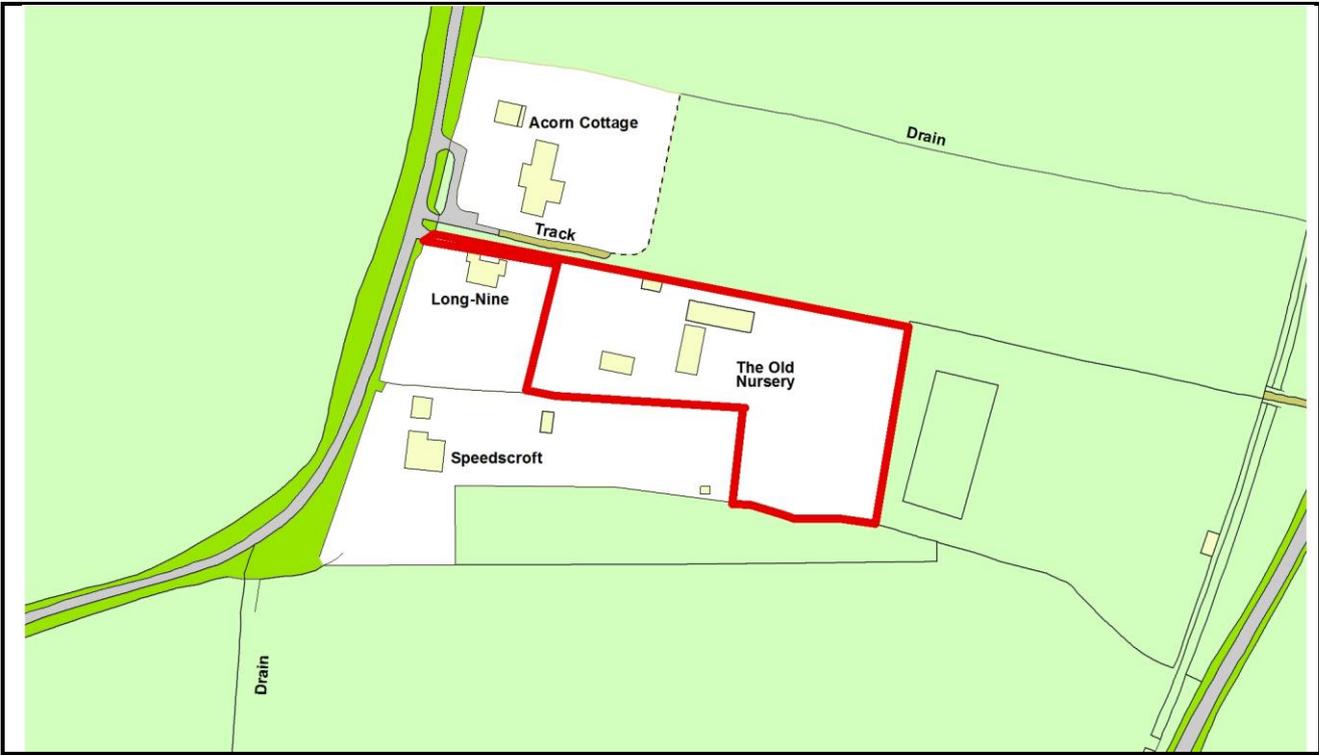
**Proposal** Alterations to existing bungalow involving single and two-storey extensions.

**Site** The Old Nursery Chapel Lane West Wittering PO20 8QG

**Map Ref** (E) 479646 (N) 98634

**Applicant** Mr & Mrs M LaVelle

**RECOMMENDATION TO PERMT**



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## **1.0 Reason for Committee Referral**

- 1.1 Red Card- Councillor Barrett - The member considers there to be an exceptional level of public interest.

## **2.0 The Site and Surroundings**

- 2.1 The application site is located outside of the settlement boundary and is therefore within open countryside. The existing dwelling known as The Old Nursery is located on the eastern side of Chapel Lane to the rear of Long-Nine. The application site was historically occupied as an Old Nursery but was granted planning permission in 2012 to demolish the glasshouse buildings and erect a single storey building with an 'L' shaped footprint. Located to the south of the application site is the residential dwelling of Speedwells and located to the west of the application site is the residential dwelling of Long-Nine.
- 2.2 Chapel Lane comprises a small cluster of residential dwellings which previously originated from farmhouse uses. The character of the area mostly comprise of two storey dwellings within large, spacious plots. The application site is concealed along Chapel Lane, given the location of properties closer to Chapel Lane either side of the entrance. However, longer distance views are available from along Piggery Lane to the south east across the large wide flat agricultural fields.

## **3.0 The Proposal**

- 3.1 The application seeks planning permission for single and two storey extensions to the existing dwelling known as The Old Nursery. The existing 'L' shaped dwelling would remain, with the addition of a two storey extension to the front (west elevation) and single storey extension to the side and front (west and north elevations) and an extension to the rear (east elevation).

## **4.0 History**

01/02414/FUL	REF	Removal of agricultural occupancy condition.
02/01699/FUL	PER	Removal of agricultural occupancy condition.
05/00390/DOM	WDN	New built garage with flat above. Proposed ground and first floor extensions to existing house with internal alterations to form new sitting area on ground floor and 2 new bedrooms and home office area on first floor.
07/01421/FUL	PER	Replacement of existing two storey four bedroom single family dwelling and garage with new single storey four bedroom single dwelling house with carport.

08/02170/FUL	PER	Replacement of existing two storey four bedroom single family dwelling and garage with new four bedroom single dwelling house with detached double garage (amendment to planning permission. WW/07/01421/FUL).
12/02284/FUL	PER	Demolition of existing dwelling unit and associated shed. Erection of one new detached dwelling unit with detached garage
13/02775/DOC	DOCDEC	Discharge of Condition No. 3 from permission WW/12/02284/FUL.
16/00274/DOC	DISCHA	Discharge of Condition 4 of planning permission WW/12/02284/FUL - Landscaping.
16/00471/DOM	PER	Retrospective timber clad outbuilding.
17/02139/DOM	REF	Internal alterations and erection of single and 2 storey extensions.

## 5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	NO
Historic Parks and Gardens	NO

## 6.0 Representations and Consultations

### 6.1 West Wittering Parish Council

Amended proposal - The Parish Council continues to object to this application. It is outside the Settlement area and its design is out of character with surrounding properties in Chapel Lane. It is too bulky and its design is too urban for this very rural setting and will not blend in, it is unneighbourly and contrary to the VDS. The amended plans do not, in the Parish Council's opinion, alter the impact that this dwelling will have in this rural location.

Original proposal - Object: It is outside the Settlement area and its design is out of character with surrounding properties in Chapel Lane. It is too bulky and its design is too urban for this very rural setting and will not blend in.

## 6.2 Third Party Representations

One letter of objection has been received relating to the original submitted plans, raising the following concerns:

- a) The plans submitted are inaccurate
- b) The proposal would have a harmful impact to neighbouring amenity
- c) The proposal would have a harmful impact on the character of the area

Two letters of objection has been received relating to the amended plans, raising the following concerns:

- a) The proposals scale, massing and form is out of keeping with the character of the area
- b) The proposal design is out of keeping with the character of the area
- c) The development would result in a material increase in number of habitable rooms and entertainment space which would directly result in the increased reliance upon private motor vehicles

## 7.0 Planning Policy

### The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. There is no made neighbourhood plan for West Wittering at this time.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 33: New Residential Development

### National Policy and Guidance

- 7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 11 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development,

For decision-taking this means:

- a) Approving development proposals that accord with an up-to-date development plan without delay; or

b) Where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:  
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or  
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

7.4 Consideration should also be given to Sections 4 (Decision-Making), 12 (Achieving well-designed places) and 16 (Conserving and enhancing the Historic Environment) generally.

#### Other Local Policy and Guidance

7.5 The following documents are material to the determination of this planning application:

- CDC PGN3: Design Guidelines for Alterations to Dwellings and Extensions
- West Wittering Village Design Statement

7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

### **8.0 Planning Comments**

8.1 The main issues arising from this proposal are:

- i) Principle of development
- ii) Design and impact upon visual amenity/character of area
- iii) Impact upon the amenity of neighbouring properties
- iv) Highway safety and parking

#### Assessment

i) Principle of Development

8.2 The site is located outside of any designated Settlement Boundary and therefore within the countryside where new residential development is strictly controlled. The application proposes to extend an existing dwelling, which would not result in an increase in the number of residential units on the site and the development would be contained within the curtilage of the existing dwelling. The proposal would not encroach into open countryside and therefore the principle of the proposed development is considered to be acceptable.

ii) Design and Impact upon Visual Amenity/Character of Area

- 8.3 Policy 33 of the Chichester Local Plan (CLP) requires that development proposals respect or enhance the character of the site and surrounding area with regards to proportion, form, massing, siting, layout, density, height, size, scale and detailed design.
- 8.4 The character of development along Chapel Lane is a mixture of different designs and styles constructed from traditional materials including Sussex stock brick, clay tiles and decorative tile hanging, as well as more modern mid-twentieth century bungalows. The dwellings are a mixture of single and two storeys in height mostly set within large, spacious plots. Most plots feature significant separation distances between their boundaries and the built form on site. The Old Nursery sits within a large plot largely positioned behind the existing dwelling of 'Long Nine'. Access to the site is along the north boundary of Long Nine which leads to the existing dwelling on the site which was granted planning permission in 2012 (WW/12/02284/FUL) and is a single storey, timber and rendered building. The dwelling is of a contemporary design, with a flat roof, one element higher than the other and a detached garage to the front.
- 8.5 The West Wittering Village Design Statement identifies the area as being within the 'Outlying' Landscape character area. The 'Outlying' area covers properties not included in the identified settlements and which are often farms, large rural houses and pockets of rural development. The document identifies buildings of importance along Chapel Lane and the character of the lane. The document states that along Chapel Lane, flint walled or mature hedge front gardens should be retained to maintain the rural character. In addition the document states that appropriate materials include brick or rendered elevation with clay tiled roofs.
- 8.6 The application proposal has been amended since its submission and now proposes a combination of one and two storey extensions to the front of the dwelling and a one storey extension to the side and to the rear. The design of the extensions would be similar to the existing dwelling while also introducing stone into the detailed design of the proposal. . The amendments to the proposal have reduced the projection of the front extension and led to a re-positioning of the two storey element across the width of the site rather than across its length. The single storey extension to the side (north elevation) wraps around to the front of the existing dwelling, it would project 3.7 metres to the side and 6.2 metres to the front. The proposed two storey element is to the south of this and would have a width of 18.3 metres and a height of 6 metres. The single storey extension to the rear would project 4.6 metres and be of the same height as the existing dwelling.
- 8.7 Viewed from the front (west) the height of the building would be varied, comprising the existing single storey element, the proposed lower single storey extension and the two storey extension. The differing heights and projections would break up the massing of the building. Furthermore the two storey element would not fill the full width of the plot and the proposal would retain a clear set back from its boundaries reflective of the character of the area (a mixture of single and two storey dwellings, including a two storey dwelling in front of the application site). Given the location of the proposed two storey element, behind the neighbouring dwelling and setback from the highway, there would be limited views of the proposal from Chapel Lane. It is therefore considered the increased height of the dwelling and the massing and scale

of the extensions would not be harmful to the character of the existing dwelling or the area.

8.8 Given the mixture of styles and designs along the Chapel Lane and the range of materials used, it is considered the proposed design would not be harmful to the character of the area.

8.9 It is therefore considered the amended proposal would not have a negative impact on the visual amenities of the application property or the character of the area. The overall proposal with regard to design, massing, bulk and siting satisfies Policy 33 of the Chichester Local Plan and Paragraphs 7 and 11 of the National Planning Policy Framework.

iii) Impact upon the amenity of neighbouring properties

8.10 Paragraph 127 of the NPPF states that planning should ensure a good quality of amenity for all existing and future occupiers of land and buildings. Furthermore Policy 33 of the Chichester Local Plan requires that development proposals respect or enhance neighbouring and public amenity.

8.11 The application has been amended to position the two storey extension element across the width of the site, approximately 8.5 metres from the boundary with the neighbouring property to the south. The single storey extension to the rear would be located 7.5 metres from this boundary. The application also proposes a single storey extension to the northern elevation which would be set back from the boundary by 1.8 metres. Given the distance of the extensions from neighbouring properties and the location of new windows, it is considered the proposal would not have a significant detrimental impact on the amenities of the neighbouring property. It is therefore considered the proposal accords with policy 33 of the Chichester Local Plan

iv) Highway safety and parking

8.12 The area to the front of the dwelling is considered sufficient to accommodate the level of parking required given the size of the dwelling, and therefore the proposal would accord with policy 39 of the CLP.

Conclusion

8.13 Based on the above assessment it is considered the proposal complies with the NPPF and Chichester Local Plan Key Policies; with particular reference to Policy 33, and there are no material considerations that indicate otherwise.

## Human Rights

- 8.14 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

## **RECOMMENDATION**

**PERMIT** subject to the following conditions and informatives:-

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall not be carried out other than in accordance with the approved plans: H1030-1, H1030-2, H1030-3, H1030-4, H1030-5, 144 / 3.100 1, 144/3.002 Rev 1, 144/3.100 Rev 1, 144 / 3.101 Rev 1, 144/3.201 Rev 2, 144/3.302 Rev 1, 144/3.800 2,

Reason: To ensure the development complies with the planning permission.

- 3) Notwithstanding any details submitted **no development/works above slab level shall commence** until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

## **INFORMATIVES**

- 1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact Daniel Power on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PBAIUMERFSE00>