

Report to **Planning Committee**
Date **13 February 2019**
By **Director of Planning and Environment**
Local Authority **Chichester District Council**
Application No. **SDNP/18/05672/HOUS**
Applicant **Miss Carol Thompson**
Application **Removal of existing shed and erection of 1 no. summer house.**
Address **2 Grooms Yard
A286 The Grove To Cobblers Row
Singleton
PO18 0SB**

Recommendation: That the application be Approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

Executive Summary

Reason for Committee Referral: Applicant is an Officer of Council

The application seeks the removal of an existing shed and its replacement with a summer house of slightly larger proportions in the same location.

2 Grooms Yard is a Grade II Listed property located within the Singleton Settlement Policy Area (SPA) and Singleton Conservation Area.

The proposed summer house is considered to have limited impact from public vantage points, being well screened and sited within the existing garden area of 2 Grooms Yard. In this respect the proposal is considered to comply with the purposes of designation of the South Downs National Park in that the natural beauty and cultural heritage will be conserved and enhanced.

The location of the summer house is within the rear garden of the main house. The site is well screened from neighbouring properties with existing fencing and hedging. It is a lightweight construction with timber cladding and a curved felt roof. There is adequate space for the summer house and it is not considered to adversely impact upon the setting of the surrounding listed buildings.

For these reasons the application for the removal of existing shed and erection of 1 no. summer house is recommended for approval.

1.0 Site Description

1.1 The site itself is part of the conversion of the former Horse and Groom Public House into six residential dwellings (1-6 Grooms Yard). The front of the converted pub faces onto the A286, with gardens to the rear. This element of the site has been converted into four units with the two remaining units occupying former outbuildings.

1.2 The garden to 2 Grooms Yard is separated from the dwelling. The converted dwellings are accessed from the car park area via a series of linked passage ways. The passage ways and gardens are enclosed by the buildings around them.

2.0 Proposal

2.1 The application is for the removal of the existing shed and the erection of 1 no. summer house.

3.0 Relevant Planning History

99/02548/FUL - Change of use from vacant public house, alterations and extensions to form 6 no. dwellings, car ports, screen walls, bus shelter and landscaping.- Permit

99/02549/LBC - Alterations and extensions to form 6 no. dwellings, car ports, screen walls, bus shelter and landscaping.- Permit

4.0 Consultations

4.1 Parish Council Consultee

No Objection

5.0 Representations

None received

6.0 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Chichester District Local Plan First Review (1999) and the following additional plan(s):

- South Downs National Park Local Plan - Submission 2018

- SDNPA Partnership Management Plan 2014

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

7.0 Planning Policy

Relevant Government Planning Policy and Guidance

- 7.1 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

- 7.2 The following National Planning Policy Framework documents have been considered in the assessment of this application:
- NPPF12 - Achieving well-designed places
 - NPPF15 - Conserving and enhancing the natural environment
 - NPPF16 - Conserving and enhancing the historic environment

Chichester District Local Plan 1999

- 7.3 The following policies of the Chichester District Local Plan First Review (1999) are relevant to this application:
- BE1 - Settlement Policy Boundary
 - BE4 - Buildings of Architectural or Historic Merit

- BE5 - Alterations to Listed Buildings
- BE6 - Conservation Areas
- BE11 - New Development

Partnership Management Plan

7.4 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 9

The Submission South Downs Local Plan 2018

7.5 The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26 September to 21 November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the saved policies within the Chichester District Local Plan First Review (1999), the policies within the Submission South Downs Local Plan (2018) are currently afforded considerable weight, depending on the level of objection received on individual policies.

7.6 The following policies are of particular relevance to this case:

- Core Policy SD1 - Sustainable Development
- Strategic Policy SD5 - Design
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings

- Development Management Policy SD31 - Extensions to existing dwellings, and provision of annexes and outbuildings

8.0 Planning Assessment

8.1 The main issues arising from this proposal are:

- The principle of the development.
- The impact of the development on the setting of the listed building.
- The impact of the development on the neighbouring amenity.

The principle of the replacement of the existing shed with a summer house

8.2 This application seeks to demolish the existing shed on the site and replace it with a slightly larger summer house. It is proposed to site the summer house within the garden area of the property which is slightly separated from it.

8.3 The overall design and appearance of the building is considered appropriate to its setting. It is a typical timber clad domestic outbuilding measuring 4.5 metres by 2.4 metres. It has a curved roof with an eaves height of 1.8 and a maximum ridge height of 2 metres. In terms of the principle of the replacement building there is no objection to a replacement building for use for purposes incidental to the use of the dwelling.

The impact on the setting of the listed building

8.4 Policy BE4 of the Chichester District Local Plan 1999 places high priority on protecting the character and appearance of all buildings of architectural or historic interest. As identified above the proposed summer house is a well-designed typical residential outbuilding. The overall design and use of materials complements the surrounding vernacular style of sheds and outbuildings without causing harm to or impacting upon the surrounding listed buildings. In terms of this issue the setting of the adjacent listed buildings is not considered to be adversely impacted upon by the proposal.

The impact of the development on the amenities of the occupiers of neighbouring properties.

8.5 The use of the proposed summerhouse for incidental purposes is one that would normally be expected in the garden of an existing property. It is unlikely to lead to harm to neighbouring amenity. The proposal is therefore considered to comply with policy BE11 of the Chichester District Local Plan 1999.

9.0 Conclusion

- 9.1 The removal of the existing shed and erection of 1 summer house is considered to have limited impact on the character and appearance of the National Park and adjacent listed buildings, set within existing grounds of the property. Furthermore there is not considered to be any adverse impact on residential amenity. The application is therefore recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. The application has been assessed and determined on the basis of the schedule of plans in 'Appendix 2 - Plans Referred to in Consideration of this Application'

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted shall be constructed using external materials as detailed on the Summer House Details dated 2nd November and approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of amenity.

4. The garden Summerhouse hereby permitted shall be used solely for purposes incidental to the enjoyment of the dwellinghouse as such and for no other purposes whatsoever.

Reason: To safeguard the amenities of neighbouring properties.

11 Crime and Disorder Implications

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12 Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13 Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14 Proactive Working

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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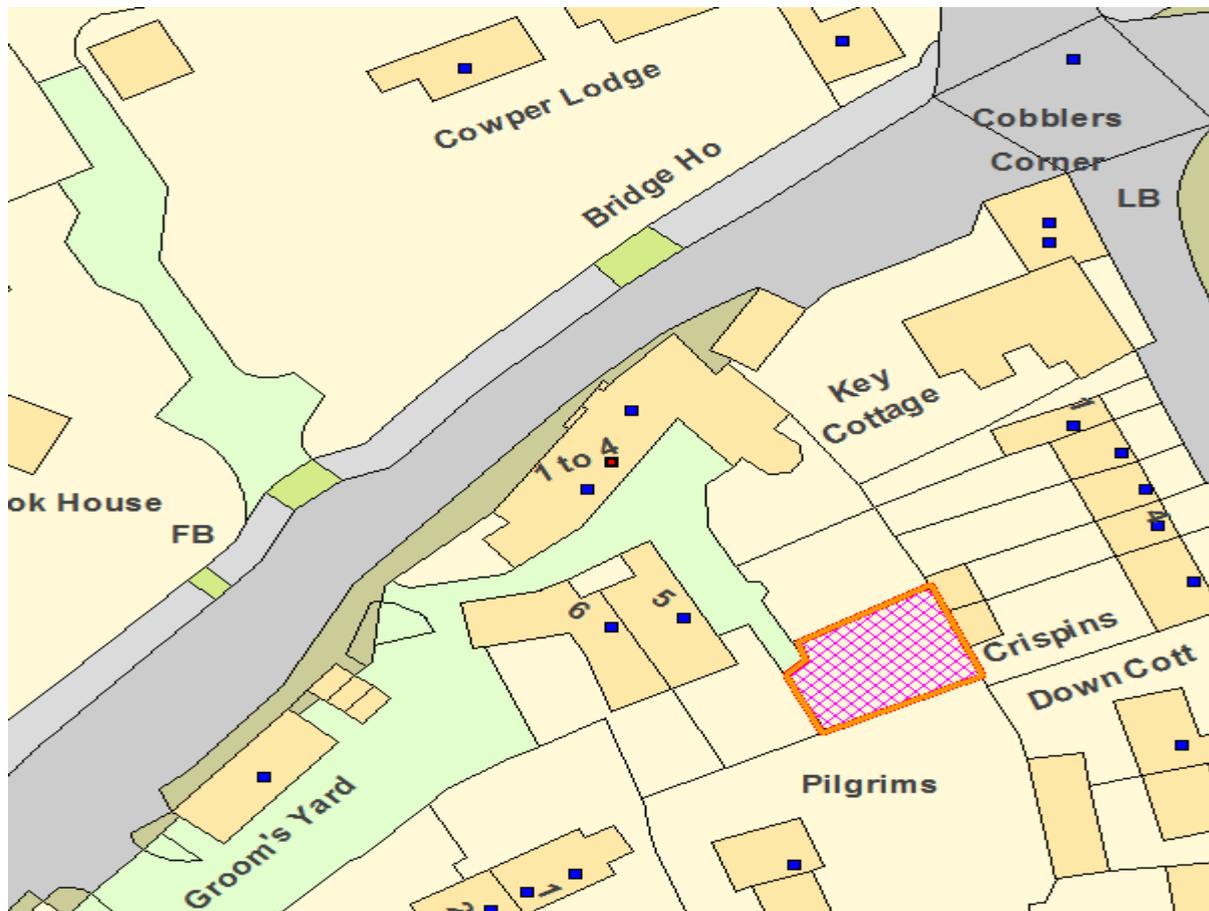
Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of
this application

SDNPA Consultees

Background
Documents

Appendix 1

Site Location Map



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Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - Location Plan	01		05.11.2018	Approved
Plans - Block Plan	02		05.11.2018	Approved
Plans - Proposed Elevations and Floor Plans	03		05.11.2018	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.