

Parish: Chidham & Hambrook	Ward: Bosham
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CH/18/03195/REM

Proposal Reserved Matters application for details of appearance, landscaping, layout and scale following approval CH/16/04132/OUT - reuse of previously developed land for residential development of 10 no. dwellings and associated works.

Site Greenacre Nursery Main Road Chidham PO18 8TP

Map Ref (E) 478904 (N) 105272

Applicant Greenacre Nursery REM

RECOMMENDATION TO PERMIT



	NOT TO SCALE	Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803
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1.0 Reason for Committee Referral

Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

- 2.1 Greenacres Nursery is a backland site, located to the rear of dwellings that front onto the southern side of the A259, approximately 100m to the east of its junction with Broad Road and Cot Lane. The site is located outside the Settlement Boundaries for Chidham and Hambrook and is within the Chichester Harbour AONB.
- 2.2 The broadly flat and rectangular site extends to 0.75ha and contains a range of buildings associated with its previous uses as both a horticultural nursery and for the storage and restoration of military vehicles. The northwest corner of the site is adjoined by a detached dwelling - Greenacres - which is also in the applicant's ownership and which shares the site's vehicular access onto the A259. Paddocks flank the site's southern, eastern and western boundaries.
- 2.3 Outline planning permission for the redevelopment of the site for 10 dwellings was granted in April 2018; all matters except Access were reserved for later consideration (CH/16/04132/OUT refers). A subsequent Reserved Matters application was withdrawn by the applicant in order to address various consultees' comments that had been raised during the course of its consideration (CH/18/01856/REM refers).
- 2.4 It is understood that some buildings on the site have been cleared since outline permission was granted.

3.0 The Proposal

- 3.1 Following the grant of outline permission CH/16/04132/OUT this application seeks approval for the remaining Reserved Matters of Appearance, Landscaping, Layout and Scale.
- 3.2 The submitted plans detail a low density development (approximately 15dpHa) comprising a mix of detached and terraced 2, 3 and 4 bedroomed two-storey dwellings. Three of the dwellings would comprise affordable housing in the form of a terrace of 2 bedroomed Intermediate-tenure units.
- 3.3 The houses would face onto a central shared-surface access road, with rear gardens backing onto the site's boundaries. A small area of open space would be provided towards the northeast corner of the site. Existing boundary tree screening would be retained and strengthened with additional planting.

4.0 History

12/01364/ELD	PER	Use of land and buildings for the restoration, storage and hire of historic military vehicles and equipment and for the fabrication of metal components.
16/04132/OUT	PER106	Reuse of previously developed land for residential development of 10 no. dwellings and associated works.
18/01856/REM	WDN	Approval of reserved matters in respect of reuse of previously developed land for residential development of 10 no. dwellings and associated works following outline planning permission CH/16/04132/OUT.
18/02278/DOC	DOCDEC	Discharge of condition 22 (contaminated land) of permission CH/16/04132/OUT. Permit

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	YES
Tree Preservation Order	NO
EA Flood Zone	NO

6.0 Representations and Consultations (summarised unless stated otherwise)

6.1 Chidham and Hambrook Parish Council (in full)

Original comment

The Planning Committee strongly objects to this application. The committee made the following comments:

- A gateway is shown on the Western boundary of the development site leading to land to the West and South outside the site boundary. There is no reason given in the application for it to be there. The only access to this gate from the A259 would be via the narrow private road serving the new residential development of 10 dwellings and it would not be appropriate for traffic using the gate to be driving through a private residential road. The Committee asked what it was for and what its expected use was. This matter was in fact raised in the Parish Council's response to Planning Application CH/18/01856/REM which was later withdrawn by the applicant.

- The committee would like confirmation on who will own the ditch on the eastern boundary of the site and who will be responsible for its future maintenance.

- On drawing (Drainage Strategy Sheet 1) there is mislabelling of the existing waste water sewer.

- (Drainage Strategy Sheet 1/2). The foul sewer pipe is the original 'old' pipe and is only 150mm diameter. The committee objects on the grounds that the foul sewer pipe size is inadequate for its current use coupled with the extra load from this development and the development in Chidham Place, which also uses the same pipe. The committee wishes Southern Water to inspect the pipe on the basis of this objection and make further comment.

Second comment (following case officer's response to original comments)

The Parish Council's stance on this [the fact that foul sewage disposal is dealt with by a condition on the outline permission and is also now the sole responsibility of Southern Water under the recently introduced Infrastructure Charge regime] is that it doesn't address the key question. There is no guarantee that the existing sewer connection is adequate for the additional load from these houses. From an engineering point of view a 150 mm diameter NB pipe that is already connected to a number of properties, could take the waste from these additional houses especially at peak times of day. This seems like guess work and with no proper engineering support provided to prove that the system can manage the additional flow. If Southern Water are prepared to confirm in writing that this pipe will carry this load then ok we could accept that. We do not agree with this ad hoc approach to what should be a basic engineering exercise and not be left to be sorted out afterwards when the system backs up in people's houses.

Re Access to land outside the site boundary - your email states that you have re-consulted the Highways Authority but it does not give clear answers to the questions raised in our responses to Applications 18/01856/REM (later withdrawn) and 18/03195/REM. The questions:- a) about the reason for and proposed use of the gate shown on the western boundary of the site giving access to land the south and the west which is outside the boundary site; b) what type of traffic would be using the private site road.

We also need to know the proposed use of the land outside the site boundary. It would not be appropriate for traffic such as lorries/horse boxes, tractors, diggers etc to be driving through a narrow private residential road. There is also the question of Right of Way.

Third comment (following applicant's correspondence with PC)

The Planning Committee met on 21 February 2019 and made the following comments:

- The new location of the access gate had been moved from the south west corner of the site to a more westerly edge of the site, allowing access to a neighbouring field which is not owned by the developers and was not shown on the plan.
- The access route is only 3m wide from the hammerhead of the new estate plans to the gate, not straight and not good enough to take heavy lorries or farm machinery without damaging the verges.
- The roadway through the estate is block paving which would not withstand heavy farm machinery or horseboxes accessing the neighbouring field. It is not appropriate for the estate to have farm traffic moving through it as it was a family estate of 4 bedroom houses and considered unsafe. The field is agricultural use and had been used as grazing land in the past but had also been used to store junked vehicles.

The Planning Committee requires assurance that the whole road is to be properly constructed and then maintained by a management company paid for by the residents.

- Ownership and future maintenance of ditch and drainage and sewerage at the site. Clarification is sought that ditch ownership and future maintenance would be taken over by the management company if the owners of the Greenacre site and Chidham Garage were not taking care of it.
- Clarification of the load on the existing drain and confirmation of who would maintain it. The Planning Committee is still not convinced that this size pipe would cope with the extra load. Noted that the proposal is to stop any surface water into the existing pipe then that would increase the capacity for foul water to enter the pipe from the new site. Noted that Dominic Henly was seeking a winter water monitoring test. The surface water may discharge into a ditch to the east or into a reservoir on site that would discharge more slowly into the drainage system.
- Clarification is sought as to who will manage the ditch to the east. The Parish Council has resolved a number of flooding issues over the past 10 years to the cost of approximately £200,000 of public money and therefore do not want to allow any new drainage problems.

The Planning Committee accepted that it was REM stage but insisted upon pursuing these matters as the committee had requested conditions on planning matters in the past but they had been ignored.

The Planning Committee stands by its previous comments made on this matter and which should be taken into account.

6.2 Natural England

Our advice provided in connection with the outline planning application regarding the need to mitigate any impact on the Chichester and Langstone Harbours SAC and protected species remains relevant.

6.3 WSCC Local Highway Authority

Initial comments

As WSCC has already approved the site access, this reserved matters application focuses on the layout of site which we have considered as the Local Highway Authority. The roads will not be offered for adoption and as such our comments are given in an advisory capacity.

The internal road will be constructed as a shared use space and is considered to be suitable considering its cul-de-sac design, and anticipated low volumes of motor traffic (under 100 vehicles per hour). The width of the access road taken directly from Main Road will be wide at approx. 6-7m which will incorporate a 2m service margin. There is a pinch point due to constraints of the site which narrows down to 3.8m however this can accommodate all types of vehicles expected to use the road.

As per site plan drawing 1752-16L parking has also been provided for each dwelling with garages, driveways and visitor parking located at two points within the development. WSCC car parking calculator has been consulted and based on the number of spaces allocated per dwelling the expected parking demand is 27 allocated spaces and 2 visitor spaces. As the site provides 2 additional spaces to what is expected (31) WSCC raise no issue with the car parking layout. It should be noted that garages are included in this figure and the LPA may wish to condition this to ensure parking within the confines of each dwelling is achieved.

The layout of the access road currently provides two turning points, one directly after the access road into the site meets the first dwelling, and the other at the end of the site. Tracking diagram SPR029 530 P1 shows that a CDC refuse vehicle can pass the pinch point on the main access route into the site and is able to enter turn and exit in forward gear.

Subsequent comments (relating to points raised by the Parish Council)

Given the low level use of this access (linking to the remaining parcel of land in the applicant's ownership) and what it will be used for (grass cutting, hedge cutting and maintaining boundary fences) WSCC do not see there to be any issues with this use. The internal access road is wide enough to accommodate a tractor trailer.

6.4 Sussex Police

Previous advice provided in connection with the outline application remains relevant. Various advice concerning crime prevention measures to be considered at the detailed design stage.

6.5 CDC Housing Enabling Officer

The mix, size and distribution of the affordable units are acceptable. The market mix is acceptable. No objections.

6.6 CDC Drainage Engineer

We have the following comments:

- There are sufficient pre-commencement surface water conditions on the outline application which are yet to be discharged.
- The indicative surface water drainage plan provided is permeable paving with a discharge to a local watercourse. This scheme is acceptable in principle, although any discharge may have to be reduced further (minimum 2l/s) if greenfield run-off is less than 5l/s. The final scheme will also be dependent on winter groundwater monitoring and percolation tests (required by condition), which may negate the need for a discharge to the watercourse.
- We don't know a lot about the ditch system in question, therefore it would be helpful if the applicant could prove the system has a positive discharge and where this ultimately is.

6.7 CDC Environmental Strategy Officer

We are satisfied that the submitted long term landscape ecological management plan for the site would be suitable and should be undertaken as specified.

6.8 1Third Party 'other' letter

i) What is the purpose of and who owns the track and field gate in the SW corner of the site? Who has a right of way over it and will it be kept locked?

6.9 Applicant's/Agent's Supporting Information

The applicant has sought to address the concerns raised through the application consultation period. Issues were raised by Chidham & Hambrook Parish Council regarding foul drainage capacity and the adjoining field access. The applicant has written to the Parish Council to set out the position as follows:

Drainage

Southern Water has approved the applicant's Drainage Impact Assessment, submitted as part of the outline planning application (ref: 16/04/132/OUT). The existing arrangement at Greenacre Nursery (today) is a combined sewer, with existing roof areas on site discharging surface water into the foul sewer. The proposed development will remove all surface water discharge into the foul drain network, providing a significant reduction in flows and thus increased capacity for Southern Water. The development will provide a 90% reduction of existing flows into the foul sewer.

With regard to surface water disposal, the ditch along the eastern boundary is owned by the applicant and the adjoining properties at Chidham Place (the boundary line is approximately the centre of the ditch). The future maintenance of the ditch will be the responsibility of all landowners. Once the development is complete, the ditch shall be maintained by the residents and the management company, which shall be formed to maintain all common parts, roadways, Public Open space etc. within the proposed development.

Field Access

The applicant is seeking to move the existing field access gate (located on the southern end of the west boundary) to accommodate plot 7 on the new development. This field access has been in-situ at the property for a number of years. Naturally continued access into the adjoining small field (also owned by the applicant) is required for the purposes of continued maintenance and upkeep. WSCC Highways have been consulted on the matter and have raised no objection to this arrangement, the specification of the new development estate road is suitable to accommodate the field access for typically a tractor (with implement) to access four to five times per year to harrow / cut the grass, cut the hedges etc.

7.0 Planning Policy

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Development Strategy and Settlement Hierarchy
Policy 4: Housing Provision
Policy 6: Neighbourhood Development Plans
Policy 8: Transport and Accessibility

Policy 9: Development and Infrastructure Provision
Policy 33: New Residential Development
Policy 34: Affordable Housing
Policy 39: Transport, Accessibility and Parking
Policy 40: Sustainable Design and Construction
Policy 42: Flood Risk and Water Management
Policy 43: Chichester Harbour Area of Outstanding Natural Beauty (AONB)
Policy 45: Development in the Countryside
Policy 48: Natural Environment
Policy 49: Biodiversity
Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours
Special Protection Areas
Policy 54: Open Space, Sport and Recreation

7.3 Chidham and Hambrook Neighbourhood Plan:

LP1: Requirement for homes
EM1: Management of sea and flood defences, streams and surface water drainage
EM2: Protection of Chichester Harbour, nature conservation designated areas and related areas of special environmental value
EM3: Protection and enhancement of landscape, habitat and biodiversity
CDP1: The use of s106 Agreements and CIL to support development
H1: Local occupancy conditions for affordable housing
H2: Diversity of housing to meet local need
DS1: Design standards
DS2: Provision for car parking
DS3: Retention of natural habitat and diversity

National Policy and Guidance

7.4 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2019), which took effect from 19 February 2019. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development and for decision-taking this means:

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

d) 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 of 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

- 7.5 Consideration should also be given to the Framework's following sections: 2, 4, 5, 8, 9, 11, 12, 14 and 15. The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.
- 7.6 The Government's New Homes Bonus (NHB) was set up in response to historically low levels of housebuilding and aims to reward local authorities who grant planning permissions for new housing. Through the NHB the government will match the additional council tax raised by each council for each new house built for each of the six years after that house is built. As a result, councils will receive an automatic, six-year, 100 per cent increase in the amount of revenue derived from each new house built in their area. It follows that by allowing more homes to be built in their area local councils will receive more money to pay for the increased services that will be required, to hold down council tax. The NHB is intended to be an incentive for local government and local people, to encourage rather than resist, new housing of types and in places that are sensitive to local concerns and with which local communities are, therefore, content. Section 143 of the Localism Act which amends S.70 of the Town and Country Planning Act makes certain financial considerations such as the NHB, material considerations in the determination of planning applications for new housing. The amount of weight to be attached to the NHB will be at the discretion of the decision taker when carrying out the final balancing exercise along with the other material considerations relevant to that application.

Other Local Policy and Guidance

- 7.7 The following Supplementary Planning Documents are material to the determination of this planning application:
- Planning Obligations and Affordable Housing SPD
 - Surface Water and Foul Drainage SPD
 - CDC Waste Storage and Collection Guidance
 - CHC Chichester Harbour AONB Management Plan (2014-2029)

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 principle of erecting 10 dwellings at the site and the means of providing access to them have already been established by the grant of outline planning permission. The main issues for consideration in this Reserved Matters application are, therefore, as follows:
- i) Design, layout and landscape impact
 - ii) Housing mix
 - iii) Foul and surface water drainage
 - iv) Other matters

(i) Design, layout and landscape impact

- 8.2 Both the proposed layout and the design of individual dwellings closely follow the indicative approach that was explored in some detail at the time the outline application was considered by the Council.
- 8.3 The 10 dwellings - 7 detached and 3 terraced - would face onto a central 4.8m wide spine road spine road which would also include a spur leading to a new field gate in the site's southwest corner. The gate would provide access to a remaining parcel of agricultural land in the applicant's ownership.
- 8.4 The access road would comprise a shared surface and would include various features designed to ensure the safety of pedestrians, including changes in surface materials, a raised table and a pinch-point close to the access on to the A259. Parking would be provided on-plot in a mixture of driveway and garage spaces. The Highway Authority considers both the internal road layout and the level of parking provision to be acceptable.
- 8.5 The submitted landscaping drawings show the dwellings interspersed with native tree and hedge planting, with the site's existing boundary tree belts reinforced in the areas where gaps currently exists. All dwellings would have generous gardens subject to good levels of privacy.
- 8.6 The design of the individual dwellings follows a relatively traditional approach incorporating the use of a mix of facing brick, flintwork and tile hanging to elevations beneath plain tiled hipped and half-hipped roofs. Various design features have been incorporated in order to ensure a degree of variety and visual interest including chimneys, dormers, detail brickwork and decorative tile hanging.
- 8.7 In accordance with the requirements of the outline planning permission, the massing of the two units backing onto the site's southern boundary has been minimised through the use of a combination of low eaves, dormer windows and hipped roofs.
- 8.8 Overall, the proposed design and layout is considered to comprise an appropriate response to the site's rural context within the northern part of the Chichester Harbour AONB. Care will, however, be required in due course when discharging conditions relating to, amongst other things, the detail of the materials to be used. In this regard, it is likely that a muted materials palette will be necessary for those dwellings backing onto the site's southern and eastern boundaries, as these are most likely to be seen in views from roads and public footpaths within the AONB to the south of the site, albeit at some distance and substantially filtered by intervening tree screening.

(ii) Housing mix

- 8.9 Both the market and affordable housing mix is considered acceptable by the Housing Officer, with the latter being provided in a terrace of three, two-bedroom intermediate-tenure units in the site's northwest corner. The provision of the affordable housing is a requirement of the S106 legal agreement attached to the outline planning permission.

(iii) Foul and surface water drainage

- 8.10 Whilst the details of foul water disposal are controlled through a planning condition attached to the outline planning permission (which is yet to be discharged), the indicative approach illustrated in the submitted plans shows a connection to the existing adopted sewer which runs through the northern part of the site. This follows the approach proposed at the outline planning application stage, which was justified by the applicant's Drainage Impact Assessment (DIA), the findings and recommendations of which were then accepted by Southern Water. The DIA illustrated that the proposal would, through the removal of existing surface water flows to it, in fact result in a significant net reduction in flows to the foul sewer, increasing capacity within the network for further foul water connections.
- 8.11 The Parish Council has raised a number of concerns about the adequacy of the local sewerage infrastructure to accommodate additional flows from the development. Whilst these comments are acknowledged, the evidence submitted thus far clearly indicates that the development can connect to the existing system without the need for down-stream network reinforcement. Further, as stated above, the final details of foul disposal are in any case controlled by the above-mentioned planning condition which the applicant will need to discharge before the development commences
- 8.12 The details of surface water disposal are also reserved by means of a planning condition attached to the outline permission. As with foul water, indicative details have been submitted, and these show a green-field rate discharge to an existing drainage ditch running along the site's eastern boundary. As the Council's Drainage Engineer states in his consultation response, further information regarding the nature of the drainage network in the locality will be required in due course, but at this stage there is no evidence to suggest that the site cannot be successfully drained.
- 8.13 The Parish Council's comment about the ownership of the eastern boundary ditch (outside of the application site) is noted. The applicant has clarified that the ditch, which is currently free-flowing and apparently well-maintained, is shared with the owners of Chidham Place which lies immediately to the east. However, it should be noted that, separate to planning legislation, all landowners have a statutory duty to ensure that water is conveyed through any surface water drainage infrastructure on their land. Given that a pre-requisite to discharging the surface water planning condition will be that the current greenfield run-off rates to that ditch are maintained, there will be no adverse impact on the watercourse as a result of this development that would require mitigation.

(iv) Other matters

- 8.14 The Parish Council has raised the issue of the provision of access to a 0.4ha area of paddock-land that wraps around the site's southern and (part) western boundaries. The layout drawing shows a short spur leading off the southern part of the access road in order to provide access to this land.
- 8.15 The applicant has clarified that access to the land is required in order to carry out occasional upkeep and maintenance, and unless some form of access through the development is provided it will become land-locked. The Highway Authority has confirmed that traffic generated in connection with maintaining the land does not give rise to any highway safety concerns and due to the small nature of the land to be accessed, it is not anticipated that there will be a high frequency of heavy vehicular movement across the road surface. Planning permission would be required if the land owner proposed to use this land for alternative (i.e. non-agricultural) purposes, and any highway implications of such a use would be considered at that time.

Significant Conditions

- 8.16 The outline planning permission contains a number of planning conditions requiring the submission of further details in respect of various matters such as materials and finishes, contaminated land, building levels, external lighting and surface and foul water disposal. With one exception, these conditions are yet to be discharged.
- 8.17 The recommendation below is subject to a limited number of additional conditions relating to the Reserved Matters including, amongst other things, the maintenance of parking and garaging spaces, further details of traffic calming measures and the carrying out of the development in accordance with the submitted landscaping and ecological mitigation measures.

Section 106 Agreement

- 8.18 The S106 agreement completed at the time of granting the outline planning permission includes obligations relating to the provision and maintenance of the proposed affordable housing, mitigation in respect of recreational disturbance at the Chichester and Langstone Harbours SPA and arrangements for the provision and future maintenance of the proposed open space.

Conclusion

- 8.19 The Reserved Matters accord with the principles established by the outline planning permission. The proposed housing mix, layout, detailed design and landscaping are all appropriate to the context of the site and, subject to the careful future consideration of various detailed matters, the proposals should conserve the character and appearance of the AONB. It is therefore recommended that, subject to the planning conditions set out below, permission is granted.

Human Rights

8.20 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 refuse/permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

- 1) The development hereby permitted shall not be carried out other than in accordance with the approved plans: 04A; 530 P2; **LLD1478-LAN-DWG**: 100 REV 01 and 200 REV 00; and **1752**: 14K, 15E, 16M, 23A, 24C, 25C, 26G, 27C, 28C, 29E and 30C.

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

- 2) No development in respect of the access road hereby permitted shall be carried out unless and until details of its surface treatment and traffic calming features have been submitted to and approved by the Local Planning Authority. The development shall not be occupied unless and until the agreed works have been carried out as approved, and such works shall thereafter be maintained in perpetuity.

Reason: In the interests of safety.

- 3) No dwelling hereby permitted shall be occupied unless and until its attendant parking and/or garaging provision have been provided in accordance with the approved plans and is ready for use. Such provision shall thereafter be maintained in perpetuity for the stated purpose.

Reason: To accord with the terms of the application and to ensure the provision of sufficient parking in the interests of highway safety.

4) The development shall not be carried out other than in full accordance with the submitted:

- landscaping drawings and accompanying Detailed Plan Schedule and Specification and Hard and Soft Landscaping Specification
- Long-Term Landscape Ecological Management Plan

The approved landscaping scheme shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To accord with the terms of the application and in the interests of the character and appearance and ecological value of the site and its surroundings.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) hereby approved, the first floor window in the north-facing elevation of dwelling annotated as Plot 1 on the approved Site Plan shall be permanently;

- (i) glazed with obscure glass with a glass panel which has been rendered obscure as part of its manufacturing process to Pilkington glass classification 5 (or equivalent of glass supplied by an alternative manufacturer), and
- (ii) non-opening below 1.7 metres from the finished floor level of the room in which the window is installed.

Reason: To protect the privacy of the occupants of the adjoining residential property.

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.

2) You are reminded that irrespective of any information contained in this application it is necessary to discharge all relevant outstanding planning conditions of the outline planning permission reference CH/16/04132/OUT. It should not be assumed that any illustrative information submitted with this application that is pertinent to such conditions is necessarily acceptable to the Local Planning Authority.

For further information on this application please contact Steve Harris on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PJ07BKERMIZ00>