

## South Downs National Park

### Planning Committee

#### Report of the Director Of Planning and Environment Services

#### Schedule of Planning Appeals, Court and Policy Matters

Date between 22/06/23 and 25/07/23

This report updates Planning Committee members on current appeals and other matters. It would be of assistance if specific questions on individual cases could be directed to officers in advance of the meeting.

*Note for public viewing via Chichester District Council web site To read each file in detail, including the full appeal decision when it is issued, click on the reference number (NB certain enforcement cases are not open for public inspection, but you will be able to see the key papers via the automatic link to the Planning Inspectorate).*

\* - Committee level decision.

#### 2. DECIDED

Reference/Procedure	Proposal
<a href="#">SDNP/22/00482/LIS</a> Northchapel Parish Council Case Officer: Lauren Cripps  <b>Written Representation</b>	Forge Cottage A283 Pipers Lane To Valentines Lea Valentines Hill Northchapel West Sussex GU28 9HX - Rear single storey extension/conservatory, including the removal of existing external WC, removal of 1 no. casement window and lowering of 1 no. window cill.
<b>Appeal Decision: APPEAL DISMISSED</b>	
"...The significance and special interest of the listed building lies in its simple plan form, traditional appearance and historic connection with the former forge.....the catslide roof at the rear is characteristic of cottages of this period as a way of providing additional space under a continuous roof. It is a feature of the building that contributes towards its historic and architectural interest. ...the proposed extension....would sit awkwardly in relation to the rear elevation with the extension butting up to the rear wall but with the roofunconnected either physically or visually in terms of its form. That awkward juxtaposition would, in my view, appear at odds with the simple lines of the existing cottage...I conclude that the proposed extension would fail to preserve the listed building because it would result in an addition to the rear elevation that would sit awkwardly in relation to the catslide roof, which forms a significant architectural feature of the heritage asset. This would cause less than substantial harm, but which nevertheless carries considerable importance and weight in determining the appeals.....As one of the listed buildings fronting the main road, and with its rear seen in views from the village green, Forge Cottage makes a significant contribution to the character and appearance of the conservation area...The awkward juxtaposition between the roof of the proposed extension and the catslide roof would be seen from the village green, and a result would be detrimental to it.....Section 72(1) of the Act requires that	

**Appeal Decision: APPEAL DISMISSED - continued**

special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area. Although the impact on public views within the conservation area would be limited, the proposal would still fail to preserve or enhance its character or appearance. Such harm would be less than substantial. For the same reason it would also conflict with the role the building and wider village plays in the cultural heritage of the South Downs National Park.....the proposal would conflict with Policies SD1, SD5, SD6, SD12, SD13, SD15 and SD31 of the Local Plan which require new development to be well designed, and to conserve and enhance the historic environment, including through safeguarding of heritage assets and their settings. It would also conflict with one of the principal purposes of the South Downs National Park which is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. I do not consider that the proposal would materially affect the relative tranquillity of the area or dark night skies and therefore it would not conflict with Policies SD7 and SD8 of the Local Plan. However, when considered together, it would conflict with the development plan taken as a whole....."

[SDNP/22/00481/HOUS](#)

Northchapel Parish Council

Case Officer: Lauren Cripps

**Written Representation**

Forge Cottage A283 Pipers Lane To Valentines Lea Valentines Hill Northchapel West Sussex GU28 9HX - Rear single storey extension/conservatory, including the removal of existing external WC, removal of 1 no. casement window and lowering of 1 no. window cill.

**Appeal Decision: APPEAL DISMISSED**

As above

Reference/Procedure	Proposal
<a href="#">SDNP/22/01510/HOUS</a> Lavant Parish Council  Case Officer: Beverly Stubbington  <b>Householder Appeal</b>	The Rubbing House Town Lane Singleton West Sussex PO18 0SP - Dormer window to north elevation. 4 no. conservation style Velux windows to south, west and east. Flat roof terrace on the 2nd floor.
<b>Appeal Decision: APPEAL ALLOWED</b>	
<p>"Appeal A - The development proposed is loft conversion to second floor with access stair from the first floor, dormer windows to north, south, west and east, flat roof terrace on the second floor. Appeal B - The development proposed is loft conversion to second floor with access stair from the first floor, dormer window to north, conservation style Velux windows to the south, west and east, flat roof terrace on the second floor. ...</p> <p>The main issue for both appeals is the effect of the proposals upon the character and appearance of the area, ...The existing dwelling stands in a highly sensitive and iconic location ... tranquil and remote character. ...The existing dwelling is highly prominent ...The roof is currently only broken by a formal set of chimneys, ... The dormer windows would be modestly sized so that they would appear as a clear subservient addition to the principal floors below. ... respect the dwelling's strong symmetry. They would read as an appropriate addition that would not be discordant with the original design rationale, ...</p> <p>Both proposals include a terrace that would be accessed from the attic level and would make use of the existing flat roof at the rear. The terrace would however be set back significantly from the edge of the existing flat roof and set in from the sides. From my observations on site, it would be difficult to see this alteration from any of the nearby footpaths to the south and southwest of the dwelling. ... Mature and dense woodland exists to the north, east and west of the dwelling. This already serves to mitigate the dwelling's impact on the wider landscape, ... However, owing to the modest scale of the proposals, these views would be little altered. ... Light spill is however more problematic from roof lights. This impact can be managed adequately by a condition to secure the fitting of automatic blackout blinds. ...</p> <p>I have imposed conditions specifying the approved plans as this provides certainty. I have also imposed conditions to secure blinds for the roof lights and control external lighting related to the terrace, following my reasoning above. Regarding the external lighting conditions, I have amended the wording suggested by the Council so that it is restricted to the proposed terrace, ... For the reasons above, both appeals should be allowed."</p>	
<a href="#">SDNP/22/01511/HOUS</a> Lavant Parish Council  Case Officer: Beverly Stubbington  <b>Householder Appeal</b>	The Rubbing House Town Lane Singleton West Sussex PO18 0SP - Dormer window to north elevation. 4 no. dormer windows to south, west and east. Flat roof terrace on the 2nd floor.
<b>Appeal Decision: APPEAL ALLOWED</b>	
As Above	

### 3. CURRENT APPEALS

Reference/Procedure	Proposal
<a href="#">SDNP/20/02935/CND</a> Harting Parish Council  Case Officer: Derek Price  <b>Informal Hearing</b>	Three Cornered Piece East Harting Hollow Road East Harting West Sussex GU31 5JJ - Change of use to a mixed use of the land comprising the keeping and grazing of horses and a gypsy and traveller site for one family. (Variation of conditions 1, 2, 3 and 4 of planning permission SDNP/16/06318/FUL- To make the permission permanent, non personal to increase the number of mobile homes by one to change the layout.) Awaiting Decision
<a href="#">SDNP/22/02313/HOUS</a> Fernhurst Parish Council  Case Officer: Derek Price  <b>Householder Appeal</b>	Ashurst Barn Farm Lickfold Road Fernhurst West Sussex GU27 3JB - Conversion and extension of existing stable block and store to 2 bedroom annex.
<a href="#">SDNP/22/04807/HOUS</a> Fittleworth Parish Council  Case Officer: Jenna Shore  <b>Householder Appeal</b>	Wingates Limbourne Lane Fittleworth West Sussex RH20 1HR - Addition of single storey glass roof/car port on the side elevation.
<a href="#">SDNP/19/00375/BRECO</a> Stedham With Iping Parish Council  Case Officer: Michael Coates- Evans  <b>Written Representation</b>	Wispers Titty Hill Milland Midhurst West Sussex GU29 0PL - Appeal against ML/26  Awaiting decision
<a href="#">SDNP/23/00540/LDE</a> Lodsworth Parish Council  Case Officer: Lauren Cripps  <b>Written Representation</b>	Land adjacent to Hazelnut Cottage The Street Lodsworth West Sussex GU28 9BZ - Existing lawful development certificate for the use of paddock north-east of Hazelnut Cottage as garden land in connection with Hazelnut Cottage for at least the past 10 years continuously.

### 4. VARIATIONS TO SECTION 106 AGREEMENTS

### 5. CALLED-IN APPLICATIONS

Reference	Proposal	Stage

## 6. COURT AND OTHER MATTERS

<b>Injunctions</b>		
<b>Site</b>	<b>Breach</b>	<b>Stage</b>

<b>Court Hearings</b>		
<b>Site</b>	<b>Matter</b>	<b>Stage</b>

<b>Prosecutions</b>		
<b>Site</b>	<b>Breach</b>	<b>Stage</b>

## 7. POLICY MATTERS