

Parish:
Chidham & Hambrook

Ward:
Bosham

CH/16/00296/FUL

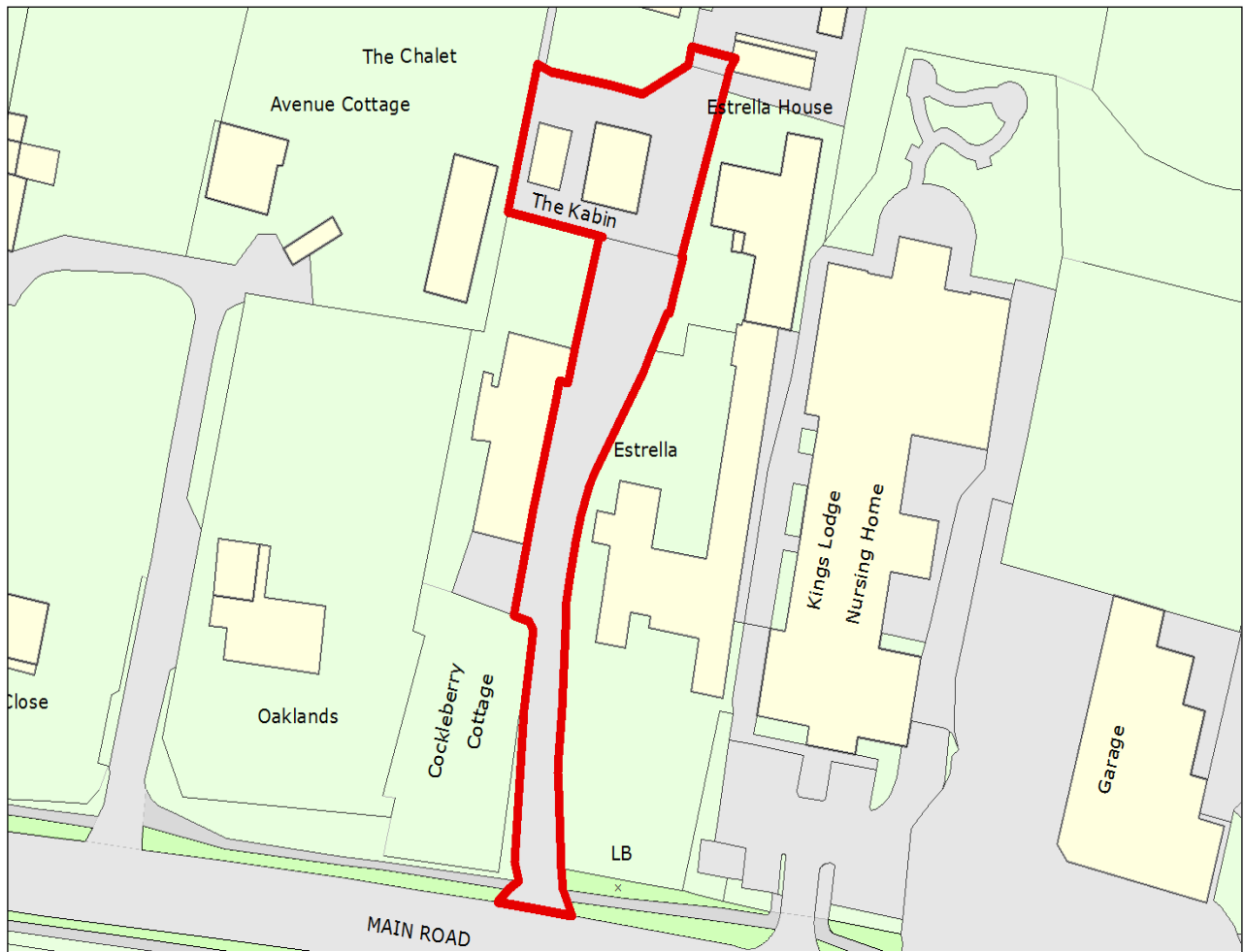
Proposal Replacement dwelling.

Site The Kabin, Main Road, Bosham, West Sussex, PO18 8PN

Map Ref (E) 479550 (N) 105387

Applicant Ms L Gower

RECOMMENDATION TO PERMIT



**NOT TO
SCALE**

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1.0 Reason for Committee Referral

1.1 Parish Objection – Officer recommends Permit

2.0 The Site and Surroundings

2.1 The application site is located to the north of the A259, in a set-back position from the road. The vehicular access track leading to the application site is approximately 78m long and also serves Cockleberry Farm and five other residential properties. The application site itself is a modest rectangular plot located to the west of the access track.

2.2 The existing bungalow is a detached timber construction one bedroom property.

3.0 The Proposal

3.1 The proposal is for a replacement dwelling which would include the demolition of the existing detached bungalow.

3.2 The replacement bungalow would include an entrance hall/utility room, leading to an open plan kitchen diner and living area, W.C., a bathroom and a bedroom with en-suite. A porch over the main door is proposed on the east elevation facing the access track. Vaulted windows to the gable end of the north elevation would be above the open plan living areas.

3.3 The bungalow would be orientated with the principle elevation facing east and the ridge line of the gable end roof running from north to south. Externally, the walls are proposed to be clad with timber featheredge boarding and the roof covered in clay plain tiles. One vehicular parking space is proposed to the south of the proposed bungalow.

3.4 The property is currently open to the vehicular access track with on boundary treatment between the house and the track.

3.5 The use of The Kabin as a dwellinghouse was established under appeal decision APP/L3815/C/7/2058649 and this application is a revised scheme from refused application reference 15/01440/FUL for a larger replacement dwellinghouse.

3.6 This application has been amended through the course of the application process resulting in a smaller footprint for the replacement house and orientated in a different manner. All necessary parties have been re-consulted on the revised scheme. The Parish Council have not commented on the revised plans and therefore their original comments stand.

4.0 History

15/01440/FUL REF Replacement dwelling.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Countryside	YES
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
South Downs National Park	NO
EA Flood Zone	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 Chidham & Hambrook Parish Council

The Parish Council OBJECTS to this Application and makes the following COMMENTS:

This is a revision of application 15/01440/FUL, to which the Parish Council objected. The revised proposal does not change the essential deficiencies of the first proposal, as follows:

The existing dwelling, The Kabin, is a small structure on a small site. The proposed dwelling, much larger than the existing one, would be very cramped on its confined site.

The site is located in a setting comprised of a traditionally built bungalow (Cockleberry Cottage) to the south, a recently built brick house (Cockleberry Farm) to the north and further north a mixture of stabling, barns and commercial/light industrial units. All of these structures have a single point of access to the A259 and can be considered as being located on one Cockleberry site.

The Parish Council feels that an enlargement of the existing building would constitute overdevelopment of not only the individual Application site, but also the wider Cockleberry site.

The Parish Council asks that the Application be REFUSED.

6.2 CDC Health Protection and Environmental Management

As with the comments for application CH/15/01440/FUL, although the building has been in residential use for some time, it is adjacent to a former poultry farm which is now understood to be in commercial use. Condition N21G should be applied in order to ensure the site is suitable for the proposed use.

During demolition and construction, all waste arising must be disposed of in accordance with current Waste Regulations. There should be no on-site burning of wastes.

Cycle parking should be provided at the site in order to encourage the use of sustainable transport.

Please note: these comments are only in respect of contaminated land and air quality issues.

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 Chidham and Hambrook 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 6: Neighbourhood Development Plans
 - Policy 8: Transport and Accessibility
 - Policy 33: New Residential Development
 - Policy 39: Transport, Accessibility and Parking
 - Policy 40: Sustainable Design and Construction
 - Policy 44: Development around the Coast
 - Policy 45: Development in the Countryside
 - Policy 47: Heritage and Design
 - Policy 48: Natural Environment
 - Policy 49: Biodiversity
- 7.3 The Chidham and Hambrook Neighbourhood Plan is not made. The plan is going to referendum in September 2016.

National Policy and Guidance

- 7.4 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

- 7.5 Consideration should also be given to paragraphs 17 (Core Planning Principles), 29, 30, 35, 56, 58, 59, 64, 109, 117, 123 and 125.

Other Local Policy and Guidance

7.6 The following Supplementary Planning Documents are material to the determination of this planning application:

- Chichester District Council's Planning Guidance Note 3, Design Guideline for Alterations to dwellings and extensions (revised September 2009) (PGN3)

7.7 The aims and objectives of the Council's Sustainable Community Strategy are material to the determination of this planning application. These are:

B1 – Managing a changing environment

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i. Impact on visual amenities
- ii. Additional impact on neighbouring amenities

Assessment

- i. Impact on visual amenities

8.2 The site is located within the countryside. However, it is over 70m to the north of the A259 and is located in a position that is not generally prominent from the wider public realm. There are residential properties surrounding the site in the immediate vicinity.

8.3 The design, size, height, form, proportions, bulk, mass and scale of the development is considered to respect the character and size of the site and would be an improvement from the existing dwelling, which is somewhat dilapidated.

8.4 The external footprint of the proposed dwelling would measure 78.6sqm, in comparison to the existing dwelling which measures 70.84sqm. This would result in the proposal being approximately 7.76sqm larger than the existing. The eaves and ridge height would measure 2.4 and 4.9m; that is 0.3m higher than the existing eaves and 1.5m higher than the existing ridge. The rear private garden would measure 9m deep by 17.5m wide. The increased size and height of the bungalow would be modest and in keeping with the size of the plot and would also leave sufficient garden space.

8.5 On balance, it is considered that the proposal takes the opportunities available to improve the character and quality of the site and surroundings and would contribute to a positive improvement for the area.

- ii. Additional impact on neighbouring amenities

8.6 The scale and modest increase in height of the bungalow would mean that there would be no additional adverse impacts on the amenities of the neighbouring properties and their private gardens as a result of this development.

Additional matters

- 8.7 One parking space would be sufficient for a one bedroom bungalow. Turing would also be possible and given that the track only serves a limited number of properties and there would be no net gain of dwellings or increased number of bedrooms. The additional impact on highways safety would not be significant.

Significant Conditions

- 8.8 Conditions are suggested to;

- require details and samples of the finish materials to be agreed with the LPA prior to construction of the walls and roof for the new bungalow
- ensure the parking space is implemented
- ensure the bike store is implemented
- ensure surface water is managed within the site
- contaminated land condition as per the CDC Health Protection and Environmental Management specialist advice is proposed
- an informative highlighting that; demolition and construction waste arising must be disposed of in accordance with current Waste Regulations. There should be no on-site burning of wastes.

Section 106 Agreement

- 8.9 This development is liable to pay the Council's CIL charge.

Conclusion

- 8.10 Based on the above assessment, it is considered the proposal complies with the development plan and any materials considerations and therefore the application is recommended for approval.

Human Rights

- 8.11 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

- 1 Time Limit - Full
- 2 No Departure from Plans
- 3 Materials
- 4 PD removed - external alterations
- 5 PD removed boundary treatments
- 6 PD removed outbuildings
- 7 Parking implementation
- 8 Bin and bike stores
- 9 Landscaping details TBA
- 10 Landscaping implementation

- 11 Boundary treatment details TBA
- 12 Contaminated Land

INFORMATIVES

- 13 Waste informative
- 14 Wildlife informative
- 15 Application Approved Following Revisions

For further information on this application please contact Maria Tomlinson