

Parish:
Southbourne

Ward:
Southbourne

SB/16/01092/FUL

Proposal Variation of Condition 2 of planning permission SB/15/02260/FUL - to allow minor amendments to the planning permission by way of a conservation rooflights to the rear elevation and use of roof space for storage and life style /home office space.

Site 5 Salterns Reach Prinsted Emsworth West Sussex PO10 8FQ

Map Ref (E) 476519 (N) 105177

Applicant Junnell Homes Ltd

RECOMMENDATION TO PERMIT



**NOT TO
SCALE**

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1.0 Reason for Committee Referral

1.0 Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

2.1 The site is located on the western side of Prinsted Lane and accessed via a private road.

2.2 The Saltners Reach development of 5 houses was permitted by Planning Committee in July 2014 and has been subject to various amendments since this time. The 5 houses have been constructed and are water tight and first fixture of the internal works are underway. None of the properties are occupied.

2.3 The application site is on the southern-most dwelling of the Saltners Reach development, now known as 5 Saltners Reach. The dwelling is a brick built property; two stories to the principle elevation and one and a half to the rear (cat slide roof) including dormers. The principle elevation faces north and the roof is plain, clay tiles. The attention to detail to the external brickwork and high quality of the finish materials is pleasing.

2.4 Parking and access is to the north of the main house with an integrated single storey garage offset to the north- east of the principle elevation. The property is framed by its surrounding garden and their primary private outdoor space is to the south.

2.5 The boundary treatments include featheredge fencing (1.8m high), trees and shrubs - the landscaping for this site had not been started at the time of the Case Officer's site visit (May 2016).

3.0 The Proposal

3.1 The proposed amendment to no. 5 includes the insertion of rooflights to the loft space in the south elevation to serve a room to be used for incidental purposes to the main house. The application details refer to this room as a lifestyle space. A store is also proposed to the opposite end of the roof space with no openings.

4.0 History

13/01180/FUL	PER106	Demolition of 2 no. dilapidated outbuildings and the erection of 5 no. family dwellings, together with associated access and landscaping.
15/00187/DOC	DOCDEC	Discharge of conditions 7, 9, 16, 18 and 20 of permission SB/13/01180/FUL.
14/04289/DOC	DOCDEC	Discharge of conditions relating to SB/13/01180/FUL, conditions 11,13,14 and 15.
15/00218/OBG	WDN	Application to modify planning obligation by removing affordable housing obligation.

15/01064/FUL	PER106	Erections of 5 dwellings with garages with associated access. Revision of SB/13/01180/FUL.
15/02258/NMA	PER	Non material amendment to permission SB/15/01064/FUL. Extending chimney down to ground level on plot 2 and plot 3.
15/02259/FUL	PER	Addition of orangery style ground floor extension to dining room to approved dwelling.
15/02260/FUL	PER	Proposed amendments to dwelling previously approved under SB/15/01064/FUL comprising conservation roof light to stairwell void and addition of small window to west elevation at first floor.
15/02261/FUL	PER	Proposed amendments to dwelling previously approved under SB/15/01064/FUL comprising 2 new roof light reposition study to loft space and extension to dining room.
16/00092/FUL	REF	Proposed two bedroom gatehouse dwelling with car parking.

5.0 Constraints

Listed Building	No
Conservation Area	Yes
Countryside	Yes
AONB	Yes
Strategic Gap	No
Tree Preservation Order	No
South Downs National Park	No
EA Flood Zone	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
Historic Parks and Gardens	No

6.0 Representations and Consultations

Parish Council

Objection on the grounds of un-neighbourly development and loss of privacy.

Third Party Objection - 6 x letters from 4 households

- Overlooking to private gardens and properties
- Oppressive due to height
- Accommodation proposed above the garage

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. The Southbourne Neighbourhood Plan was made on the 15th December 2015 and forms part of the Development Plan against which applications must be considered.

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 33: New Residential Development

Policy 43: Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Policy 44: Development around the Coast

Policy 45: Development in the Countryside

Policy 47: Heritage

Policy 48: Natural Environment

7.3 Southbourne Parish Neighbourhood Plan 2014-2029 (September 2015):

Policy 4: Housing and Design

Policy 7: Environment

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 paragraph 17 (Core Planning Principles) alongside paragraphs 56, 58, 59, 64, 115 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)
- Design Guidelines for New Dwellings and Extensions Chichester Harbour AONB Revised August 2010 - CDC, Havant BC and Chichester Harbour Conservancy

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. Additional impact on neighbouring amenities
- ii. Additional impact on visual amenities and character and appearance of the AONB

Assessment

- i. Additional impact on neighbouring amenities

8.2 The roof-lights would be located below eye level and would be clear glazed and opening. They are not to a side elevation and would be to the rear of the property within the roof slope that already includes dormer windows and a rooflights.

8.3 The roof-lights would be positioned side by side and would total measurements of 1.5m (wide) by 1.3m (high), including the frames. The room which these roof-lights would serve is stated to be a 'lifestyle space', and is considered to be a secondary space. The application has received objections from surrounding residential properties known as Le Four, Claybourne, Harbourside and 2 Marsh Cottages, Le Four and Claybourne being the closest neighbours to the south and east of 5 Salterns Reach.

8.4 The roof-lights could be expected to be open more often in the summer months and thereby having a greater adverse impact on the amenities of neighbouring dwellings. However, given the distance from the boundary with Claybourne (18.5m), the detached outbuilding to Claybourne, including a 3m+ brick wall on the boundary, and the trees and planting along the boundary with Claybourne, any views would be obstructed and is considered to be less than those from the approved first floor windows, even at this increased height. In addition, the dormer directly below the roof-lights would also provide some obstruction. The main vista from the roof-lights would be towards to sea and shoreline further southwards.

8.5 In winter months, although deciduous trees and shrubs would have lost their leaves, there would be less opportunity for the rooflights to be open (i.e. if the heating is on inside the rooflights are likely to be closed) and therefore the opportunity for overlooking would be less.

8.6 Le Four lies to the east of the application site therefore there would be no direct overlooking of Le Four or rear private garden. Any possible overlooking would be at an oblique angle and considering the angle/parallel alignment of the rooflights with the roof slope it would be very difficult to obtain a view of Le Four and its garden.

8.7 The rear boundary of Harbourside is approximately 40.5m south of the sill of the proposed roof-lights and such a distance is considered sufficient to alleviate any additional overlooking in this direction.

8.8 Number 2 Marsh Cottages is to the north-east of the application site; far removed from the south elevation which is the elevation under consideration in this case. Green Meadows and Swallows lie to the north-west and south-west of the application site (these neighbours' have not raised objections). Some removed and oblique views may be possible towards Swallows. However, the separation distance and oblique angle would mean that the additional impact would be limited and would not be harmful to their amenities.

8.9 Overall, the proposed rooflights, although higher in the roof, would not add any additional harmful overlooking/loss of privacy or perception of such to the immediate neighbouring properties and their rear private gardens, nor to those beyond.

ii. Impact on visual amenities and character and appearance of the AONB

8.10 The roof-lights would be located within the existing roof slope and would be formed by black framed conservation rooflights that would hinged from the top opening outwards. The style of this rooflights proposed in this case have the appearance of one single unit from the outside. However, from the inside, there are two openings forming two smaller rooflights.

8.11 The ridge and eaves heights would not be increased and the rooflights would match those already permitted to this plot and others within the new Salterns Reach development, as a whole.

8.12 The appearance of the roof-lights would be sympathetic to the appearance of this residential environment and would not harm the character and appearance of the countryside. It is also considered the natural beauty of the AONB landscape would be conserved.

Additional matters

8.13 For clarification the rooflights and accommodation to the first floor of the garage (within the roof space) were permitted under application references; 13/01180/FUL, 15/01064/FUL and 15/02260/FUL and therefore do not form part of this case.

8.14 The light from the rooflights would not, on balance, be significant enough to cause harm from light pollution to the dark character of the locality or to wildlife and protected species - given the modest size within the roof slope and residential nature of the environment.

Significant Conditions

8.15 Conditions are proposed in order to ensure a conservation rooflights are implemented in accordance with the approved plans.

Conclusion

8.16 Based on the above, it is considered the proposal complies with the development plan and any material considerations and therefore the application is recommended for approval.

Human Rights

8.17 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 A01F Time Limit - Full
- 2 B01G No Departure from Plans
- 3 U02178 - Conservation rooflights
- 4 U02320 - Materials as Stated
- 5 U02321 - No Extensions without Approval
- 6 U02322 - No Windows
- 7 U02323 - Garage
- 8 U02324 - Landscaping
- 9 U02325 - Landscaping
- 10 U02326 - Bin and Cycle Store
- 11 U02327 - Flood Risk
- 12 U02328 - Surface Water
- 13 U02329 - Construction Hours
- 14 U02330 - Construction Method Statement
- 15 U02331 - Wheel Washing
- 16 U02332 - Driveway Porous
- 17 U02333 - Fencing
- 18 U02334 - Retained Tree
- 19 U02335 - Trees
- 20 U02336 - Tree trenches

INFORMATIVES

- 21 U02337 - Sewerage
- 22 U02338 - Wildlife
- 23 U02339 - Tree
- 24 U02340 - Application Approved Without Ame

For further information on this application please contact Maria Tomlinson.