

Parish: Bosham	Ward: Bosham
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BO/16/02667/DOM

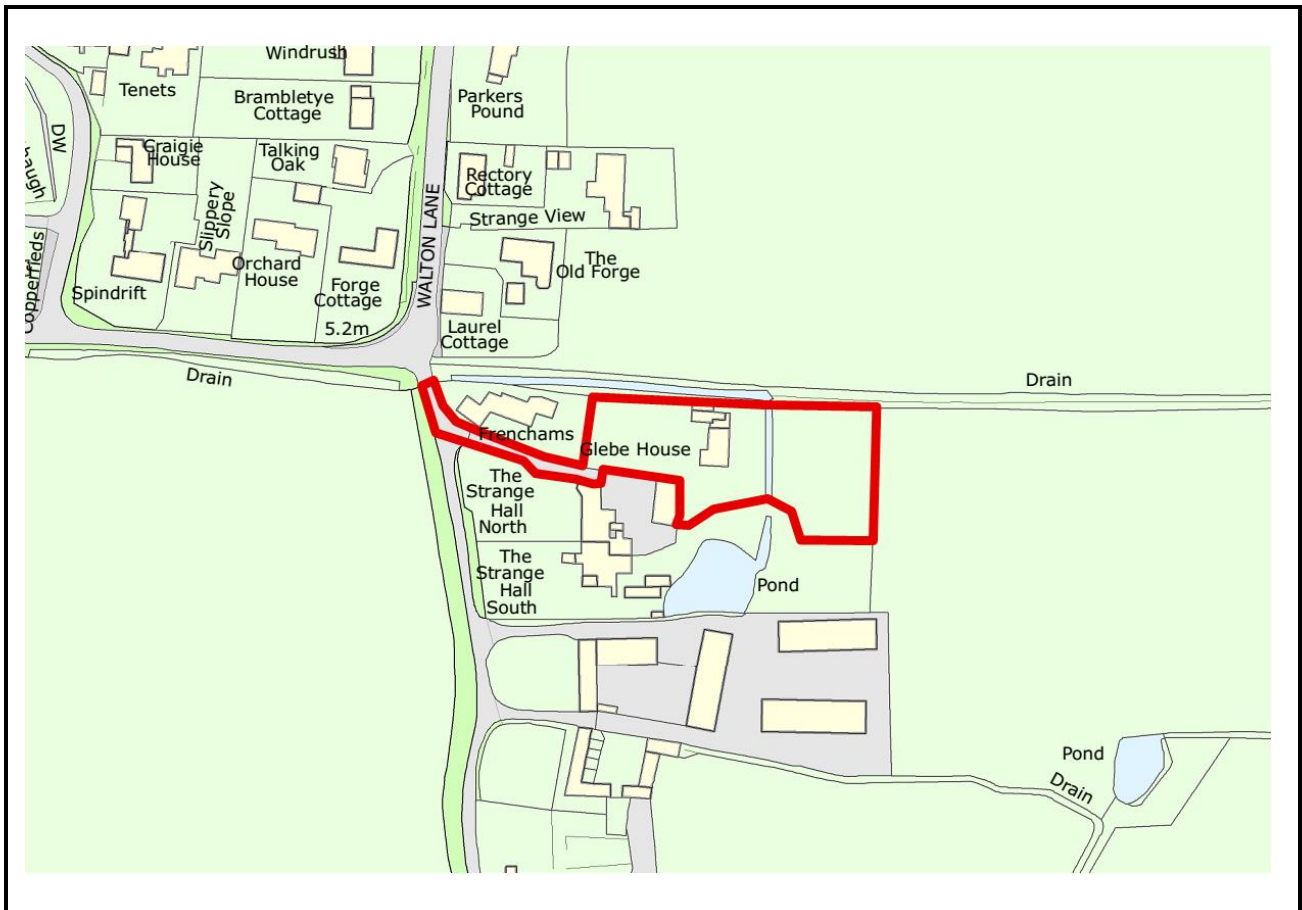
Proposal Garage and garden store alternative proposals to approval BO/16/00397/DOM.


Site Glebe House Walton Lane Bosham Chichester West Sussex PO18 8QB

Map Ref (E) 481535 (N) 104359

Applicant Mr & Mrs WJ & PC Plant

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

Applicant is a Member/Officer of Council, or spouse/partner

2.0 The Site and Surroundings

2.1 The application site is within an existing established residential curtilage of Glebe House, Bosham, which comprises 1 no. 2 storey dwelling. The existing dwelling features a U shape footprint and features 2 no. gable ends. The dwelling is finished in horizontal timber cladding to first floor level and brick and render to ground floor level. The building features both hipped and gable ends in the roofline.

2.2 Located to the north and east of the application site are agricultural fields. Located to the west of the site is a residential property known as Frenchams. Located to the south of the application site is a grade II listed building known as The Strange Hall North and the Strange Hall South.

2.3 The application site is located outside the settlement boundary of Bosham but within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). There are no other local or statutory designations that would affect development within this area.

3.0 The Proposal

3.1 The application proposes the erection of a single storey outbuilding within the curtilage of Glebe House, Bosham. The outbuilding is to be situated to the south of the main dwellinghouse, to the immediate east of the common boundary with The Strange Hall North and to the immediate north of the common boundary with The Strange Hall South. The outbuilding is to be used for a garage and garden store that is ancillary to the main dwelling.

3.2 The building would have a 33 sqm footprint, with dimensions of 2.4 metres to eaves and 3.7 metres to ridge. The pitched roof would be oriented north-south with a gable at each end. To the northern elevation a garage door is proposed whilst to the eastern elevation French doors and two small window units are proposed; the west and south elevations would be blank.

3.3 The garage would be constructed of facing brick with boarding to the upper gables and slate roof tiles to match those of the existing property. UPVC windows and UPVC and aluminium doors are also proposed.

3.4 The proposal represents an alternative scheme to the domestic garage and garden store proposed for the application site under application BO/16/00397/DOM. The current application proposes a garage and garden store of smaller footprint, revised design and in a different location to the previously approved outbuilding.

4.0 History

04/04306/DOM	PER	Demolition of single storey utility room/lean-to and replacement with two storey side extension. Conversion of existing garage to form utility room, new single storey sun room, alterations to existing elevations and new summer house to garden.
14/03848/DOM	PER	Alterations and extensions.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	YES
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	YES
- Flood Zone 3	YES
Historic Parks and Gardens	NO

6.0 Representations and Consultations

Parish Council

6.1 No objections.

CDC Archaeology Officer

6.2 It is unlikely that works associated with the proposal would impinge on archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

Chichester Harbour Conservancy

6.3 No objection, subject to use of specified external materials. Following a site visit made 17.8.16 and having regard to the Policy framework* below, the repositioned domestic garage and store proposed, owing to the property's siting within the AONB, just outside Bosham's defined settlement boundary, would now be harder to see from a public footpath immediately outside the site's northern boundary. The proposals would not have an adverse effect on the AONB, nor the purposes of its designation.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for Chichester District outside of the South Downs National Park comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. Bosham Neighbourhood Plan has been through examination and will be the subject of referendum on the 16 November 2016. As such the plan should be afforded significant weight.

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 33 (New Residential Development)
- Policy 39 (Transport, Accessibility and Parking)
- Policy 43 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
- Policy 47 (Heritage and Design)

Bosham Neighbourhood Plan (2014-2029):

- Policy 6 (Conservation of the Historic Environment)
- Policy 7 (Landscape and the Environment)
- Policy 10 (Transport and Highways)

National Policy and Guidance

7.3 Government planning policy 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.

7.4 Consideration should also be given to paragraph 17 (Core Planning Principles), together with paragraphs 56, 59, 61 and 65.

Other Local Policy and Guidance

7.5 The following documents are material to the determination of this application:

- Chichester Harbour Conservancy Design Guidelines for New Dwellings and Extensions (Chichester Harbour Area of Outstanding Natural Beauty), revised August 2010
- Chichester Harbour Area of Outstanding Natural Beauty Management Plan (2014-2029)
- Chichester Harbour AONB Landscape Character Assessment (2005)
- Bosham Village Design Statement (November 2011)

7.6 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

The aims and objectives of the Chichester in Partnership Community Strategy 2016-20121 which are relevant and material to the determination of this planning application are:

- Support communities to meet their own housing needs
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

Assessment

8.1 The main issues arising from this proposal are:

- i) Principle of Development
- ii) Design;
- iii) Impact on the Chichester Harbour Area of Outstanding Natural Beauty;
- iv) Impact on Adjacent Grade II Listed Heritage Assets; and
- v) Transport, Accessibility and Parking.

i) Principle of Development

8.2 This application proposes new residential development within an existing established residential curtilage. Policy 33 (New Residential Development) of the Chichester District Council Local Plan: Key Policies (2014-2029) supports new residential development in such circumstances. Furthermore, a garage and garden store was previously permitted (though not implemented) for the application site. The principle of development has therefore been established.

ii) Design

8.3 Policy 33 (New Residential Development) of the Chichester District Council Local Plan: Key Policies (2014-2029) requires development to meet the highest standards of design in relation to the proportion, form, massing, siting, layout, density, height, size, scale, neighbouring and public amenity and detailed design.

8.4 The building is situated adjacent to the vehicular access serving the existing dwelling and therefore its layout and siting is appropriate for an ancillary and subordinate garage building. The building's proportions are smaller than the main host dwelling which reiterates its ancillary and subordinate use to the main dwelling.

8.5 The pitched roof structure would not appear out of keeping in its style, form or overall character and appearance in relation to the host dwelling, neighbouring dwellings and their related outbuildings, or the surrounding rural area setting.

8.6 Owing to the distance between the proposed outbuilding and neighbouring properties, and the presence of existing intervening outbuildings and mature trees, there would be no significant impacts upon the residential amenities of any surrounding development.

8.7 The provision of an additional 33 sqm of floor space will result in an increase of the overall built form on development of the site. However, the structure would not appear overlarge relative to the main dwelling, application site or surrounding development.

8.8 No details surrounding materials and finishing have been submitted within the plans. However, details have been submitted within the application form. The imposition of a pre-commencement condition that requires details to be submitted to, and approved in writing, by the Local Planning Authority, will ensure a suitable finish is achieved.

8.9 In light of the above, the development achieves a high quality design that takes account of the proportion, form, massing, siting, layout, density, height, size, scale, neighbouring and public amenity and detailed design. Therefore, the outbuilding accords with the criteria contained within Policy 33 (New Residential Development) of the Chichester District Council Local Plan: Key Policies (2014-2029).

iii) Impact upon the Chichester Harbour Area of Outstanding Natural Beauty (AONB)

8.10 Policy 43 (Chichester Harbour Area of Outstanding Natural Beauty (AONB)) requires development proposals to conserve and enhance the natural beauty and locally distinctive features of the AONB.

8.11 The application site, whilst being bounded by open agricultural fields to the north, does not occupy a visually prominent position within the Chichester Harbour AONB. However, the application site does comprise a position within the AONB where the defining flat open agricultural fields meet the line of built development and therefore this transition point requires special attention.

8.12 The garage would be sited to the south of the application site where it would not be immediately visible from the footpath or open agricultural land to the north of the site. The existing border treatments, including close board fencing and mature trees, as well as existing surrounding development, would provide a good level of screening of the proposed building in the round, mitigating any potential impact of the building upon the visual amenity of the AONB.

8.13 Subject to appropriate finishing, the general form, scale and massing of the building would not appear incongruous in this location within the context of the surrounding environment and development, including the existing dwelling and surrounding properties.

8.14 In light of the above, and subject to agreed detailed design, the building would conserve and enhance the natural beauty and locally distinctive features of the Chichester Harbour Area of Outstanding Natural Beauty. The proposal therefore accords with the contents of Policy 43 (Chichester Harbour Area of Outstanding Natural Beauty (AONB) of the Chichester District Council Local Plan Key Policies (2014-2029).

iv) Impact upon the Setting of the Adjacent Grade II Listed Buildings

8.15 Policy 47 (Heritage and Design) of the Chichester District Council Local Plan Key Policies (2014-2029) requires proposals to conserve and enhance the special interest and settings of designated heritage assets.

8.16 Located to the south of the application site is a cluster of 2 no. grade II listed buildings known as The Strange Hall North and The Strange Hall South. From reviewing the historical

maps the application site fell within the historical curtilage of this building. Therefore, the application site comprises the historical setting to the grade II listed building.

8.17 There has been significant modern development undertaken in the erection of Glebe House which utilises a modern materials palette in contrast to the designated heritage asset; but in accordance with the AONB setting. The significance of development undertaken around the asset, facilitated through its subdivision of plots, has meant that there is a clear inward looking focus to the setting of the heritage asset; rather than a wider open setting.

8.18 The garage building would be sited in close proximity to the common boundaries with two Grade II Listed properties. However, the siting, size, form, scale and massing of the building, coupled with its intervening development and mature tree border, would ensure that the building would not be immediately visually prominent within the historic setting of the listed building.

8.19 In light of the above, the proposed garage building does not adversely impact upon the historic setting of the adjacent grade II listed heritage asset. The siting of the building to the confines of the existing residential curtilage ensures that the historical residential setting and curtilage is maintained. Therefore, the proposals accord with the contents of Policy 47 (Heritage and Design) of the Chichester District Council Local Plan: Key Policies (2014-2029).

v) Transport, Accessibility and Parking

8.20 Policy 39 of the Chichester District Council Local Plan Key Policies (2014-2029) requires development proposals to provide safe and adequate means of access and internal circulation/turning arrangements for all modes relevant to the proposal.

8.21 The facilitation of a garage building in this location will ensure that a sufficient level of parking is achieved on the site. The existing driveway space forward of the main host dwelling ensures that vehicles would have sufficient turning space and would therefore be able to enter and exit the application site in a forward gear. The garage building would therefore not result in any demonstrable impacts upon highway safety.

8.22 In light of the above assessment, the development achieves a safe and adequate means of access and internal circulation/turning arrangements and therefore accords with the contents of Policy 39 (Chichester District Council Local Plan: Key Policies (2014-2029)).

Significant Conditions

8.23 It is recommended that a condition is imposed to ensure that materials are agreed with the LPA prior to the implementation of any external finish materials on site.

Conclusion

8.24 Based on the above assessment the development achieves a high quality design that is appropriate in the historic setting of a grade II listed heritage asset and Chichester Harbour AONB. The proposal therefore accords with the policies contained within the Chichester District Council Local Plan: Key Policies (2014-2029). The use of conditions ensures that a high quality design is achieved which will mitigate any potential harm of nearby heritage assets or the Chichester Harbour AONB. There has been no material considerations submitted throughout the course of the application that outweighs the compliance with the

development plan. Therefore, planning permission is recommended for approval subject to conditions.

Human Rights

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 U06353 - Materials
- 4 H17F - Domestic Garage Only

INFORMATIVES

- 1 W01F - Disclaimer - Other Consents
- 2 W44F - Application Approved Without Amendment

For further information on this application please contact Rachel Ballam on 01243 534734