

Parish: Bosham	Ward: Bosham
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BO/16/02832/DOM

Proposal Rear single storey extension, two storey side extension, front porch and internal alterations.


Site 1 Colner Cottages, Newells Lane, Bosham, Chichester, West Sussex, PO18 8PU

Map Ref (E) 480184 (N) 105546

Applicant Mr & Mrs Green

RECOMMENDATION TO PERMIT



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1.0 Reason for Committee Referral:

Applicant is an Officer of Council.

2.0 The Site and Surroundings

2.1 The application site comprises 1 no. semi-detached two storey dwelling. The building is two storeys with exposed red brick and quoin detailing and has a dual-pitched roof with regular fenestration. Window and glazing surrounds are finished in white uPVC. The application building has been extended to its northern elevation with a flat roof extension. The application site is well screened on all elevations by existing established vegetation.

2.2 The application site is outside the defined settlement boundary. The building forms a set of cottages along Newells Lane. To the north of the application site is a train line, beyond which lies another dwelling of larger proportions situated closer on the site to the train line than the application site. To the west of the application site are a series of agricultural buildings.

3.0 The Proposal

3.1 The application proposes the erection of a rear single storey extension, two storey side extension, front porch and internal alterations.

3.2 The rear single storey extension features a cross gabled roof form occupying a T-shape footprint. The extension extends beyond the existing footprint to the rear and side of the existing rear projection.

3.3 The two-storey side extension builds over and beyond the existing single storey side extension. The extension retains the existing fenestration and eaves height but features a lower ridge height than the main roof of the existing building. The side extension has a depth of approximately three quarters of the main depth of the house.

4.0 History

There is no relevant planning history.

5.0 Constraints

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

6.0 Representations and Consultations

6.1 Bosham Parish Council

No objections.

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 Bosham Parish Neighbourhood Plan was made by the Council at its meeting on 22 November 2016. It forms part of the development plan for the area and carries full weight for the purposes of decision taking.

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 33: New Residential Development

7.3 Bosham Parish Neighbourhood Plan (2014 – 2029)

- Policy 1: The Settlement Boundary
- Policy 2: Criteria for Housing Development

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). Paragraph 60 requires that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Other Local Policy and Guidance

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

- Chichester District Council Planning Guidance Note 3 (Design Guidelines for Alterations to Dwellings and Extensions) (Revised September 2009)

7.7 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2012 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 main issue arising from this proposal is the effect of the proposals on the character and amenities of the existing dwelling and surrounding area.

8.2 The application proposes residential development within an existing residential curtilage. Policy 33 (New Residential Development) of the Chichester District Council Local Plan Key Policies (2014-2029) permits new residential development where it accords with the contained criteria. These are considered further below. .

8.3 The proportions of the proposed extensions allow the main host dwelling to appear as the dominant building on the site. The lower ridge height and dimensions of the two storey side extension, coupled with the single storey rear extension, ensures that the hierarchy of development on the site is retained.

8.4 The height and size of the proposed extensions results in an increased scale of development. However, given the siting and layout of the extensions in the context of the overall plot and location of the site, no issues in respect of over massing result.

8.5 The additional development on the site increases the overall density of development. However, this increase in development is easily accommodated given the expanse of amenity space and overall size of the plot. Further, the layout of the site makes use of the amenity space to the north of the site, which is otherwise of limited amenity value.

8.6 The plans submitted lack detail in respect of materials and finishing. However, given the lack of a definitive vernacular and defined streetscape, materials to match the existing would be appropriate. Therefore, a condition has been recommended requiring the materials and external finishing to match the existing.

8.7 Taking the above into account, and having regard to the detailed conditions, no impacts upon neighbouring or public amenity would result.

Significant Conditions

- Materials to match the existing

Conclusion

8.8 Based on the above it is considered the proposal complies with the development plan policies and therefore the application is recommended for approval.

Human Rights

8.9 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 TO PERMIT

Conditions

- 1 U08101 - Time Limit
- 2 U08102 - Plan Reference
- 3 U08103 - Materials to Match Existing

Informatives

- 1 U08104 - Positive and Proactive Statement

For further information on this application please contact James Cross.