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| Parish:<br>Sidlesham | Ward:<br>Sidlesham |
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**SI/16/03631/FUL**

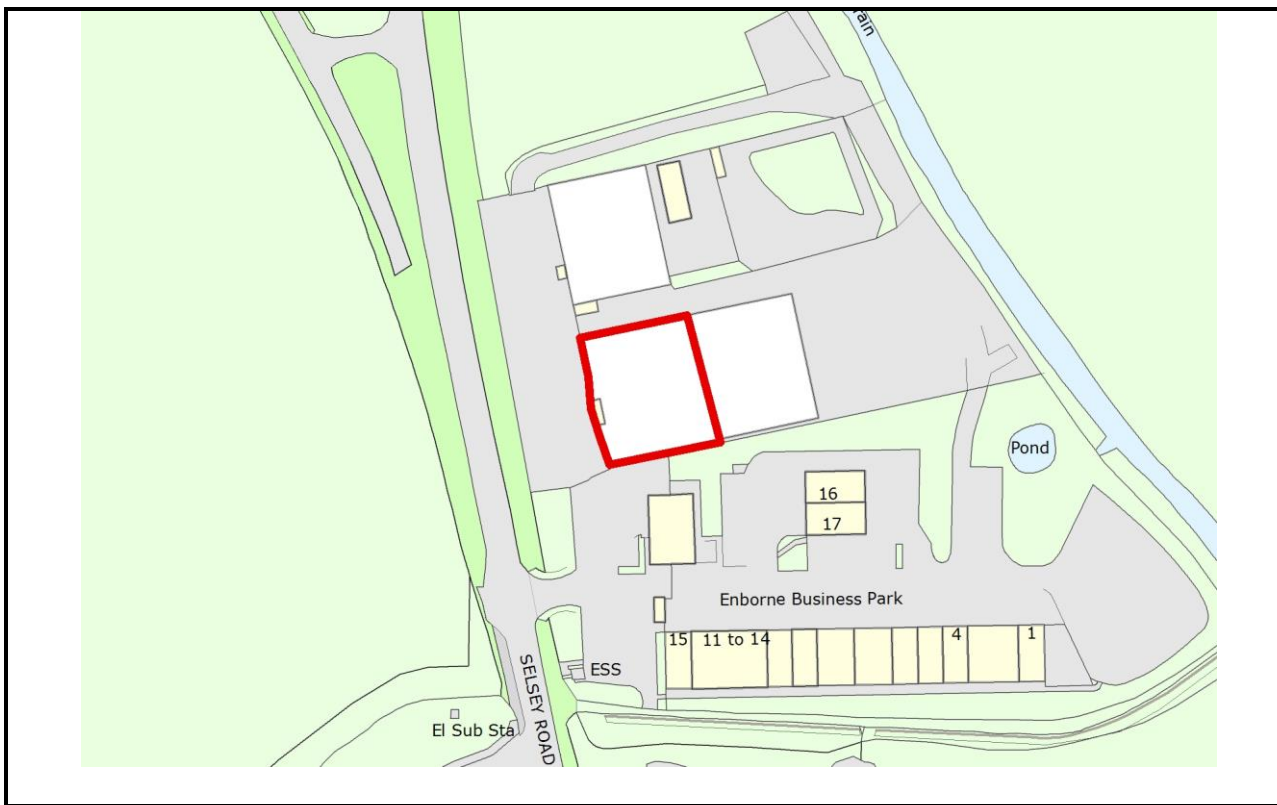
**Proposal** Amendments to planning permission SI/15/03343/FUL replacement dwelling - to include single storey side extension.


**Site** Enborne Business Park Selsey Road Sidlesham West Sussex PO20 7NE

**Map Ref** (E) 485668 (N) 96715

**Applicant** Mr I Fewings

**RECOMMENDATION TO PERMIT**



|   |                            |  |
|---|----------------------------|--|
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**1.0 Reason for Committee Referral**

Parish Objection - Officer recommends Permit

## **2.0 The Site and Surroundings**

2.1 The application site is located within the designated countryside on the southern edge of Sidlesham, a dispersed settlement without a settlement boundary approximately 2.5km north of Selsey. The application site currently comprises the building site for the development of 1 no. dwellinghouse approved at committee under planning permission 15/03343/FUL.

2.2 Immediately to the south of the site is a business park with a range of industrial units and a café, beyond this lies the Paghham Harbour Nature Reserve and visitor centre. To the north and east there are further dis-used glasshouses, beyond which are paddocks and agricultural land. The eastern side of Selsey Road is bounded by open agricultural fields and to the west are a number of dwellings, approximately 170m north of the application site. A solar farm is located to the west of the site.

## **3.0 The Proposal**

3.1 Planning permission is sought for a 3 bedroom detached dwelling which retains the existing dimensions as approved scheme 15/03343/FUL. The proposals detail a single storey side extension with crown roof, in addition to the previously permitted development. The proposal includes an open plan kitchen/dining/living room, study, utility and wc at ground floor level and 3 bedrooms and a bathroom at first floor level.

3.2 The extension will be built onto the existing development being undertaken on site which was permitted under planning permission 15/03343/FUL.

## **4.0 History**

|              |        |  |
|--------------|--------|--|
| 14/01762/ELD | PER    | Use of part of glasshouse as a single dwellinghouse  |
| 15/01304/FUL | REF    | Demolition of greenhouse and existing dwelling and erection of replacement dwelling.   |
| 15/03343/FUL | PER    | Demolition of greenhouse and existing dwelling and erection of replacement dwelling.   |
| 16/01576/FUL | PER    | Variation of condition 11 from planning permission SI/15/03343/FUL - amendment to floor levels within flood risk assessment. |
| 16/02355/DOC | DOCDEC | Discharge of conditions 4, 6, 8, 12 and 13 from planning permission SI/15/03343/FUL.   |
| 16/02469/FUL | PER    | Erection of double garage.   |

## **5.0 Constraints**

|                            |     |
|----------------------------|-----|
| Listed Building            | NO  |
| Conservation Area          | NO  |
| Rural Area                 | YES |
| AONB                       | NO  |
| Strategic Gap              | NO  |
| Tree Preservation Order    | NO  |
| South Downs National Park  | NO  |
| EA Flood Zone              |     |
| - Flood Zone 2             | YES |
| - Flood Zone 3             | NO  |
| Historic Parks and Gardens | NO  |

## **6.0 Representations and Consultations**

### Sidlesham Parish Council

Sidlesham Parish Council discussed this Planning Application at its Planning Committee Meeting on 16th November 2016. The Parish Council maintains its objection to this dwelling on an industrial site but has no objection to the extension.

### West Sussex County Council Highways

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for single dwelling under planning application SI/15/03343/FUL to which no objections was raised. A double garage on the site has also previously gained planning permission.

The current proposal is for side extension to existing permitted dwelling. From an inspection of the plans the side extension does not interfere with previously approved access, parking and turning arrangements. The LHA would therefore not wish to raise any highways concerns to the proposals.

### Third party representations

No third party comments have been received.

## **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 Sidlesham 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 33: New Residential Development

Policy 39: Transport, Accessibility and Parking

Policy 42: Flood Risk

Policy 48: Natural Environment

Policy 51: Development and Disturbance of Birds in Pagham Harbour Special Protection Areas

### **National Policy and Guidance**

7.3 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.*

7.4 Consideration should also be given to paragraph 17 (Core Planning Principles), together with Sections 6, 7, 10 and 11 generally

7.5 The government's New Homes Bonus (NHB) which was set up in response to historically low levels of housebuilding, aims to reward local authorities who grant planning permissions for new housing. Through the NHB the government will match the additional council tax raised by each council for each new house built for each of the six years after that house is built. As a result, councils will receive an automatic, six-year, 100 per cent increase in the amount of revenue derived from each new house built in their area. It follows that by allowing more homes to be built in their area local councils will receive more money to pay for the increased services that will be required, to hold down council tax. The NHB is intended to be an incentive for local government and local people, to encourage rather than resist, new housing of types and in places that are sensitive to local concerns and with which local communities are, therefore, content. Section 143 of the Localism Act which amends S.70 of

the Town and Country Planning Act makes certain financial considerations such as the NHB, material considerations in the determination of planning applications for new housing. The amount of weight to be attached to the NHB will be at the discretion of the decision taker when carrying out the final balancing exercise along with the other material considerations relevant to that application.

### Other Local Policy and Guidance

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

#### Planning Obligations and Affordable Housing SPD

7.7 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Support communities to meet their own housing needs
- Promote and increase sustainable, environmentally friendly initiatives in the district
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

## **8.0 Planning Comments**

8.1 The main issues arising from this proposal are:

- i) Principle of development
- ii) Design and impact upon character of the surrounding area
- iii) Impact upon amenity
- iv) Highway safety
- v) Ecological considerations
- vi) Flood Risk

### Assessment

#### Principle of Development

8.2 The application site lies in the designated countryside where new development is generally restricted to development that requires a countryside location or meets an identified local need, in accordance with policy 2 and 45 of the Local Plan. However, there is an existing dwelling on the site and the dwelling benefits from planning permission 15/03343/FUL which was granted at committee. The proposed dwelling is therefore a replacement dwelling, which is considered to be acceptable in principle within the designated countryside.

#### Design and Impact upon Character of the Surrounding Area

8.3 The proposed dwelling would sit alongside a range of horticultural and commercial buildings which vary in height from 5.2m to 6.8m. The proposed dwelling is higher than the surrounding buildings but not significantly so. The dwelling would be of lesser massing than the surrounding buildings when viewed as a whole; having a far smaller footprint than the

surrounding buildings and the appearance of a chalet bungalow. It is therefore considered that the scale and massing of the proposed dwelling would not result in an incongruous form of development and would be in keeping with the loose-knit and informal arrangement of buildings that forms the rural character of the area.

8.4 The amended design introduces a single storey crown roof side extension. This extension is sited so that it appears subservient and subordinate to that of the main dwelling. As such, the additional side extension, beyond that of the previously approved dwelling, is assessed as being appropriate in this location.

8.5 The proposal by virtue of its scale, design and appearance accords with national and local planning policies that seek to ensure that new development respects and where possible enhances the character of the surrounding area and is therefore acceptable in this respect.

### Impact upon Amenity

8.6 There are no dwellings close to the application site and the surrounding buildings are either dis-used glasshouses or in commercial use including B1, B2 and B8 uses, therefore the proposal would not impact upon the amenity of any neighbouring properties.

8.7 Turning to the relationship between the proposal and the neighbouring commercial premises, it is proposed that there be no windows on the south elevation facing the commercial premises which would aid in mitigating the impact of any noise and activity from the commercial premises upon the future occupiers of the dwelling. A condition is recommended for the retention of proposed boundary treatment in perpetuity, so as to ensure that there is suitable protection for the amenities of future occupiers of the proposed dwelling. It is therefore considered that the proposal would be acceptable in terms of the impact upon amenity for the future occupiers.

### Highway Safety

8.8 Permission has been granted for a garage building located to the site elevation of the proposed dwelling. The Highways Authority has advised that the access arrangements are suitable. Therefore, the proposal is assessed as being acceptable in respect of highway safety.

### Ecological Considerations

8.9 The proposed development would not have an adverse impact upon any protected species subject to the timing of site clearance works and a limitation on external lighting. The proposed development would also not have a significant impact upon the Chichester and Langstone Harbours Special Protection Area or the Pagham Special Protection Area given that the proposal replaces an existing dwelling and therefore no net gain.

### Flood Risk

8.10 The application site lies within Flood Zone 2 where replacement dwellings are acceptable in principle subject to suitable flood mitigation measures as set out within an appropriate site specific Flood Risk Assessment (FRA). The application is accompanied by a FRA, which is considered acceptable by the Environment Agency (EA). In addition, the EA

has noted that the proposed replacement dwelling would, as a result of its design be a betterment when compared with the existing dwelling on the site. It is therefore considered that the proposal would be acceptable in respect of flood risk.

### Significant Conditions

8.11 Significant conditions required to make the development acceptable comprise:

- Time Limit
- Plan Reference
- Materials
- Parking Spaces
- Refuse and Cycle Storage
- No External Lighting
- Landscaping
- Vegetation Clearance
- Flood Risk Assessment
- Boundary Treatments
- Noise Mitigation Scheme

### Conclusion

8.12 Based on the above it is considered the proposal complies with development plan policies 1, 2, 33, 39, 42, 48 and 51 and therefore the application is recommended for approval.

### Human Rights

8.13 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** subject to the following conditions and informatives:-

### Conditions

1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby permitted shall be carried out in accordance with the approved plans:

- Drawing 1 - Location Plan
- Drawing 2A - Block Plan
- Drawing 3B - Proposed Site Plan
- Drawing 14B - Proposed Side Extension
- Drawing 15B - Side Extension

- Drawing 16B - Proposed Extensions

Reason: For the avoidance of doubt and in the interests of proper planning.

3) The development shall be undertaken using materials as agreed under discharge of condition application 16/02355/DOC.

Reason: To ensure a high quality residential design.

4) Prior to the first occupation of the dwelling hereby permitted, the refuse bin storage and secure cycle storage shall be provided in accordance with the provision detailed within approved drawing 3B and retained as such at all times thereafter in perpetuity.

Reason: To encourage non-car modes of transport and to ensure proper provision for refuse disposal.

5) No external lighting shall be installed either on the building or anywhere within the site. This exclusion shall not prohibit the installation of sensor controlled security lighting which shall be designed and shielded to minimise light spillage beyond the site boundary.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity.

Note: Any proposed external lighting system should comply with the Institute of Lighting Engineers (ILE) guidance notes for the Reduction of Light Pollution.

6) The landscaping surrounding the development hereby permitted shall be undertaken in accordance with the details submitted under discharge of condition application 16/02355/DOC; specifically in accordance with V2 document (submitted on 25 August 2016).

Reason: To ensure a sufficient level of amenity

7) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development.

8) Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March 1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

Reason: In the interests of protecting biodiversity



9) The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

(i) Finished floor levels are raised 300mm above the 1 in 200 year flood level (a minimum floor level of 4m AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

10) The boundary treatments shall be provided in accordance with the details agreed under discharge of condition application 16/02355/DOC; specifically in accordance with document V2 (submitted on 25 August 2016). Once provided on site, the boundary treatments shall be retained as approved in perpetuity.

Reason: In the interests of amenity.

#### INFORMATIVE

11) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact James Cross.