

Parish: West Itchenor	Ward: West Wittering
--------------------------	-------------------------

WI/16/03543/FUL

Proposal Demolition of existing dwelling and construction of a replacement dwelling.

Site Inglewood Itchenor Road West Itchenor Chichester West Sussex PO20 7DA

Map Ref (E) 480326 (N) 99485

Applicant Mr And Mrs J Dunn

RECOMMENDATION TO REFUSE



	<p>NOT TO SCALE</p>	<p>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</p>
---	----------------------------	--

1.0 Reason for Committee Referral

Red Card submitted by Cllr Barrett

2.0 The Site and Surroundings

2.1 The application site is located to the east of Itchenor Road (a C class road), within the designated Countryside as defined by policies 1 and 2 of the current CLP and also within the designated Chichester Harbour Area of Outstanding Natural Beauty (AONB). There is a Public Right of Way (PROW) running along and parallel to the western boundary of the application site.

2.3 The closest neighbouring properties are known as; Trees, which lies to the north of the application site; and Henley Croft to the southwest, beyond the PROW and Common land. The site shares a vehicular access from Itchenor Road with the dwelling known as Trees. To the east of the site the land comprises of open flat arable farmland.

2.4 The existing property is a detached dwellinghouse sited at an angle and centrally within a rectangular plot. The plot includes gardens to the front, sides and rear with parking and turning to the north access via a gravel driveway.

2.5. The roof form of the dwelling comprises gable ended roof with a cat slide to the principle elevation (facing northwest) and a true two stories to the rear elevation (facing southeast), in contrast to the principle elevation. The roof is covered in concrete tiles and the walls comprise of bricks and stone. An integral single storey garage is located to the northeast of the existing dwellinghouse which is served by a gravel driveway and turning area.

3.0 The Proposal

3.1 The proposal involves the demolition of the existing property and its replacement with a two storey three bedroom dwelling with the principle elevation facing west towards the road with single storey element projecting to the west and comprising of an office and WC.

3.2 The proposed property would measure;

Main property;

Ridge height; 7.7m

Underside of eaves; 5.45m

Length; 22.8m

Depth; 8.65m

Single storey element;

Ridge height; 4.1m

Underside of eaves; 5.45m

Length; 7.1m

Depth; 7.4m

3.3 The proposal also includes;

- A garden and bike store located to the northwest of the plot
- 2m high brick garden walls forming a walled garden (to the west of the main house) with screened openings.

- Bin store

3.4 The original site plan included a new vehicular access however this has been removed from the proposal.

4.0 History

16/00336/FUL

WDN

Replacement dwelling.

5.0 Constraints

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

6.0 Representations and Consultations

6.1 Parish Council

West Itchenor Parish Council has no objection to this application.

6.2 Chichester Harbour Conservancy

No objection subject to the approval of the precise sand coloured through render and other external building materials.

6.3 7 x Third party support

- Design is an improvement over the existing
- Form and orientation would enhance the countryside
- Respects local area and pattern of development
- Would fit comfortably within the site traditional features
- Empathetic design with local values
- Positive benefit to hamlet of Itchenor Green and wider AONB

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 West Itchenor Parish Council is not proposing a Neighbourhood Plan at this time.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029 (CLP)

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 39: Transport, Accessibility and Parking

Policy 40: Sustainable design and construction

Policy 42: Flood Risk and Water Management

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

Policy 45: Development in the Countryside

Policy 47: Design and Heritage

Policy 48: Natural Environment

Policy 49: Biodiversity

National Policy and Guidance

7.3 Government planning policy comprises the National Planning Policy Framework (NPPF). 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. This means unless material considerations indicate otherwise development proposals that accord with the development plan should be approved without delay.

7.4 Consideration should also be given to paragraph 17 (Core Planning Principles), together with Sections 4, 7, 10 and 11 generally.

Other Local Policy and Guidance

7.5 There is no Neighbourhood Plan for West Itchenor

7.6 West Itchenor Village Design Statement is an adopted document (adopted January 2004) and the application site is located within character area 5.

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

7.8 Design Guidelines for New Dwellings and Extensions Chichester Harbour AONB Revised August 2010 - CDC, Havant BC and Chichester Harbour Conservancy

7.9 Chichester Harbour AONB Management Plan

7.10 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2021 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 issues arising from this proposal are:

- i. Principle of the development
- ii. Design and Impact on visual amenity
- iii. Impact upon residential amenity
- iv. other matters

Assessment

i) Principle of the development

8.2 The principle of the demolition of an existing dwellinghouse and its replacement is supported by policies 1, 2 and 33 of the current CLP. Whilst the principle of a one-for-one replacement may be acceptable, in this case, there are strong concerns regarding the; siting, height, form, bulk, mass, size and scale of the replacement house and the harmful visual impact this would have on the undeveloped countryside setting, character and appearance of this designated AONB landscape.

ii) Design and Impact on visual amenities

8.3 The design policies of the CLP relevant to this case (33 and 47) require development to respect the distinct local character and sensitively contribute to creating places of high architectural and built quality that provide a high quality living environment in keeping with the character of the surrounding area and its setting in the landscape. Furthermore, development for replacement dwellings must; 'respect and where possible enhance the character of the surroundings area and site, its setting in terms of its proportion, form, massing, siting, layout, density, height, size, scale, neighbouring and public amenity and detailed design' (policy 33).

8.4 The proposed development would replace the existing dwelling with a new detached house, situated immediately east of its current position adjacent to, and parallel with, the eastern boundary. The proposed house would be two stories with an eaves height of 5.45m and ridge height of 7.7m. The main property would be of a rectangular and continuous form, with principle elevation facing west into a walled garden. The principle elevation would measure approximately 22.8m in length. The proposal would be similar in architectural style to the neighbouring dwelling known as Trees but notably larger than both the existing property and the neighbouring properties. The proposed dwelling would result in approximately 29% increase in silhouette, which is within acceptable limits in respect of the AONB guidance, however as a result of the continuous form of the building and unrelieved roofscape combined with its orientation within the site the building would be dominant in, and unsympathetic to, the site, surroundings and existing group of buildings. This in turn would be to the detriment of the character and appearance of the immediate locality.

8.5 The application site is particularly prominent from public viewpoints along the road and the PROW that passes along the western boundary of the site. From those viewpoints the new dwelling would be apparent, particularly the additional height and scale of its walls and roof due to the unbroken form of the building. Whereas the existing property is modest and respect the scale of the neighbouring properties and offers space between the built form and the boundaries it is considered that the increased scale and massing of the proposal would result in a development that would

detract from the visual amenity of and character of the locality. For these reasons, it is considered that the proposed development would be detrimental to the character and appearance of the area.

8.6 In respect of the detailed design of the proposal, the traditional Georgian endeavours of the proposed design are appreciated, however the design mixes traditional features and proportions with alternative more modern elements, such as the two storey fully glazed feature on the west elevation and the Juliette balconies serving the ensuite and dressing room, both of which appear to be at odds with the traditional proportions of the fenestration on the remainder of the proposed dwelling. Within the locality there is a range of architectural styles, however buildings predominantly have an 'arts and crafts' influence, they are of a modest scale, make use of traditional materials and finishes and where alterations have taken place they have for the most part been sensitive to the character of the area. The west elevation of the proposed dwelling would face a public right of way, and therefore the glazed feature elements of the building would be highly visible. It is considered that the design features on the proposed west elevation of the proposed Georgian style property would appear discordant and would fail to provide a high quality design that respects local distinctiveness. It is considered that the proposal would be reasons of its design and appearance e unsympathetic to the low key, spacious and undeveloped character of the site and surroundings. The resultant assertive and formal building would dominate the landscape and the grandeur of the property with large glazed features would fail to respect or enhance local distinctiveness.

8.7 A significant section of the garden to the west of the main house would be enclosed by a walled garden comprising of 2m high brick walls (measurements take from submitted elevations). This in combination with a house of this size would increase the amount of development and the formality of the site in what is currently an undeveloped, informal and modest countryside setting.

iv) Impact upon the AONB

8.8 All elevations would be viewed from the wider landscape and from the road, PROW and across the open field to the east. The published guidance titled; Design Guidelines for New Dwellings and Extensions Chichester Harbour AONB Revised August 2010 - CDC, Havant BC and Chichester Harbour Conservancy sets out that; in assessing whether the site is capable of accommodating the increased size the LPA must ensure that in addition to the limits set out in the guideline (50% footprint increase and 25% silhouette) that the development would still respect the local character by reflecting the surrounding pattern of development, spaces between buildings, siting, silhouette, height, massing and articulation, particularly of roof lines, setting of the site within the landscape, and the design, materials and finishes employed.

8.9 The application details state that the east elevation would propose a 29% silhouette increase. The silhouette increase would exceed the guidance of 25%, however not significantly and the Harbour Conservancy is satisfied that the proposal would not harm the scenic beauty of the wider AONB.

8.10 Notwithstanding the limited harm to the scenic beauty of the wider AONB, it is considered that the proposal would not be acceptable in respect of its detailed design, and its scale and massing combined with its orientation due to the harm it would cause the visual amenity of the locality.

8.11 Whilst the footprint increase may or may not exceed the 50% what is clear is that the siting (for a dwelling of this size), form, silhouette, height, massing and setting of the site in the landscape would be visually dominant and harmful to a degree that would appear unsympathetic in this undeveloped part of the AONB.

8.12 The WI Village Design Statement sets out design guidelines and character areas for the village. The application site is located within character area 5. This area is identified as the most rural part of the village hosting some of the oldest properties. The roads have established tree corridors that should be protected and open fields beyond the tree lines.

8.13 The Common land to the west and further north of the application site is said to be;

‘a special feature of the village and any widening of houses that encircle the Common will reduce the open nature of this part of Itchenor’.

8.14 The VDS also requires development of houses to be at the back rather than to the sides that would result in loss of space between buildings and to the Common land. The width of the two storey element of the house would be increased by 7.5m (from 15.3 to 22.8m) and whilst the dwelling may not be located next to the widest parts of Common land (found further north) it does have an immediate connection to some Common land, a PROW, the road and field (to the east). This reduction of space is also of concern in terms of the significant reduction to the open nature of this part of Itchenor.

8.15 In accordance with the submitted plans opportunities would be taken to enhance the landscaping. Whilst this is commendable, the development must first be acceptable and then the landscaping then used to enhance the development. The VDS supports the retention of the open character of this area, retention of the existing Common land vegetation and certifies that no new planting to Common land would be supported. It is acknowledged that it would be very difficult and impractical to landscape the eastern boundary with any meaningful landscaping given the close proximity of the two storey house to this boundary and the field drainage ditch immediately east of the proposed house. The submitted Design and Access Statement confirms that the existing planting would be retained and enhanced. Boundary treatments of close board and post and rail fencing and a walled garden are proposed. The VDS sets out specific requirements for boundary treatments; which generally encourages a natural and sympathetic approach to boundaries. The proposed walled garden would be contrary to this objective and would as a result of their location and height detract from the natural appearance and openness of the application site.

8.16 Whilst the endeavours of the re-development of this site are appreciated the new house it is considered that the proposed siting in combination with the design and the significant height, bulk, mass, size and scale of the proposal would be harmful to the visual amenities of the site and locality, contrary to the Development Plan, and there are no material considerations that would outweigh the identified visual harm.

iii) Impact upon residential amenity

8.17 The proposed dwelling would be a sufficient distance from the neighbouring properties to ensure that it would not give rise to an unacceptable level of overlooking, nor would it result in loss of light or be overbearing. It is therefore considered that the

relationship between the proposed dwelling and the neighbouring properties would be such that the proposal would not have a detrimental impact upon residential amenity.

iv) Other matters

Water management

8.18 The additional surface water from the new property would be required to be managed within the site in a suitable manner for the soil type, and this could be managed by a planning condition.

Waste management

8.19 Main foul connection would be utilised and therefore the proposal would be acceptable in this respect.

Biodiversity

8.20 The land affected by this development is unlikely to support protected species due to the short nature of the lawns and the existing residential use around the dwellings. Subject to conditions to manage the impact of the development it is considered unlikely that this development would cause harm to wildlife and protected species.

Highway safety

8.21 No changes are proposed to the existing vehicular access and the number of vehicular movements would not increase significantly by this development. WSCC Highways do not consider that the proposed would have 'severe' impact on the operation of the highway network, therefore the proposal would not be contrary to the National Planning Policy Framework (para 32), and there are no transport grounds to resist the proposal.

Sustainable Construction

8.22 The demolition of the existing property and its replacement would be required to meet current building and waste disposal regulations to ensure that the development would incorporate sustainable construction techniques and minimise waste during construction.

Conclusions

8.23 It is considered that the proposed scheme would not respect the character and appearance of the site and surroundings, rather the proposal by reasons of its siting, design, size, height, form, bulk, mass and scale would be detrimental to the visual amenity and character of the locality and is therefore recommended for refusal. There are no material considerations that indicate otherwise.

Human Rights

8.24 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 refuse is justified and proportionate.

RECOMMENDATION

REFUSE for the following reasons:

1) The proposed replacement dwelling by reason of its siting, design, height, form, scale, bulk and mass would result in a visually harmful form of development to the detriment of the visual amenities of the site and surroundings. As such the proposal would be contrary to paragraphs 17, 59, 60, 61 and 64 of the National Planning Policy Framework and policies 33, 40 and 47 of the Chichester Local Plan 2014-2029.

2) INFORMATIVE

This decision relates to plans: 3611.01 13, 14, PL12A and 13A.

3) INFORMATIVE

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

For further information on this application please contact Maria Tomlinson on 01243 534734