

Parish:
North Mundham

Ward:
North Mundham

NM/16/03948/FUL

Proposal Demolition of existing dwelling and erection of 1 no. two storey five bedroom dwelling.

Site Camic Cottage South Mundham Road South Mundham PO20 1LU

Map Ref (E) 487848 (N) 100790

Applicant Mr William Allen

RECOMMENDATION TO PERMIT



**NOT TO
SCALE**

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1.0 Reason for Committee Referral

Parish Objection – Officer recommends Permit

2.0 The Site and Surroundings

The application site is located within the Parish of North Mundham, to the south of Runcton Lane. The existing detached dwelling has a degree connection to the surrounding farm buildings to the south and west.

The character of the area is rural, there are no pavements or streetlamps which provides for a tranquil and understated presence of residential development. The application site is elevated by approximately 1m from the road level and there are existing mature trees and hedges to the boundaries of the site.

3.0 The Proposal

It is proposed to replace the existing dwelling with a new building, located in a similar position, but alternative orientation, to the existing.

The new property would include 5 bedrooms and 3 bathrooms with a 'T' shape form and single storey flat roof element to the north elevation - with two central ridge lines and gable ends to the roofs.

4.0 History

14/04286/DOM	PER	Proposed extension and internal alterations to existing house and replacement garage.
15/02842/PE	C	2 storey 5 bedroom house with garden space and off road car parking.
16/00083/PRE	B	Demolition of existing dwelling and erection of a two storey 5 bedroom dwelling.

5.0 Constraints

Listed Building	No
Conservation Area	No
Rural Area	Yes
AONB	No
Strategic Gap	No
Tree Preservation Order	No
EA Flood Zone	
- Flood Zone 2	No
- Flood Zone 3	No
Historic Parks and Gardens	No

6.0 Representations and Consultations

Parish Council

6.1 We have no difficulty with the general principle of replacing the existing building with a new one of the size proposed. However we have the following comments which reflect our reservations. While we acknowledge that the site is well-screened by hedges at the moment, we understand that one of the features of the proposed new building is "Emphasising the excellent views North through the use of glazing in the North facade" (Design and Access Statement - Section 3.1 - Design Objectives). If the building is to enjoy the views to the North, it follows that the North elevation of the building is likely to be easily visible from outside the site. The appearance of the building is therefore a significant consideration. We acknowledge that the design attempts to use a palette of materials which generally reflect those used in other buildings in the parish, and which reflect the rural environment. However we are concerned about their piecemeal application which does not reflect the structure of the building. For example the use of flint as panelling rather than as a structural material looks incongruous where it is used to separate the glazed elements, and where one would expect to see a lighter weight cladding material. We find that the proposed form of the windows, while it may achieve the objective of breaking up the massing of the proposal (Design and Access Statement - Section 3.3 - Design Objectives), presents an uncomfortably aggressive appearance more suited to an urban environment than a rural one.

6.2 We also have concerns about the proposed method of disposal of foul sewage and surface water. Section 11 of the application form shows an intention to discharge to the main sewer. However there is no main sewer serving this part of the parish. The nearest main sewer is adjacent to May Cottage in Runcton Lane approximately 800 metres north of the application site. As regards surface water, section 12 of the application form shows an intention to discharge surface water to the main sewer. Even if this were feasible, we believe it to be unacceptable. The proposals for discharge of foul sewage and surface water need to be re-addressed.

WSCC Highways

6.3 Punches Lane / Runcton Lane is a D class road with a 60mph speed limit in this location.

6.4 The application form and Proposed Site Layout Plan demonstrates that Camic Cottage shares an existing access onto Punches Lane / Runcton Lane with a neighbouring barn and agricultural outbuildings. The access onto the public highway will not be altered. Alterations within the site will retain the existing two parking spaces and an additional double garage which has previous planning consent. This is suitable for the size of the proposed new dwelling.

6.5 It is not anticipated that there will be a significant increase in traffic movements resulting from this like for like proposal.

6.6 The LHA does not consider that the proposal for a replacement dwelling at the above address would cause detrimental impact on the safe operation of the Highway network, therefore, is not contrary to the National Planning Policy Framework (paragraph 32) and there are no transport grounds to resist the proposal.

6.7 If the LPA are minded to approve the application then the following conditions should be secured:

6.8 Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

6.9 Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Agent's Supporting Information

The agent has confirmed in email correspondence sent on the 3rd February 2017 that a septic tank will be utilised for foul waste and soakaways for surface water. Some initial details have also been submitted regarding the flint blocks and cladding.

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 North Mundham, 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 6: Neighbourhood Development Plans
Policy 8: Transport and Accessibility
Policy 12: Water Resources in the Apuldram Wastewater Treatment Catchment
Policy 33: New Residential Development
Policy 39: Transport, Accessibility and Parking
Policy 40: Sustainable Design and Construction
Policy 45: Development in the Countryside
Policy 47: Heritage and design
Policy 48: Natural Environment
Policy 49: Biodiversity

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:

{i 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), sections 4, 7 and 11.

Other Local Policy and Guidance}

7.5 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)

7.6 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:

- 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. Impact on visual amenities
- ii. Impact on the amenities of neighbouring properties
- iii. Implications for highway safety
- iv. Water management
- v. Biodiversity implications

8.2 The new dwelling would be of a size and height that respects the existing property and site and surroundings. Sufficient space would remain around the building so that the site would not appear cramped and/or overdeveloped. The siting of the proposed building is similar to that of the existing and also that recently permitted.

8.3 Whilst the overall form and massing of the proposal would reflect a traditional approach the fenestration of the building would feature a more modern design. The finish materials would consist of mostly brick walls and a clay tiled roof and there would be elements of flint blocks and grey timber cladding. It is considered that careful selection of materials will be imperative to the successful integration of this scheme into its countryside setting and therefore a condition is proposed to ensure the exact detail of materials are agreed by the LPA prior to commencement.

8.4 Whilst the concerns of the Parish Council are noted it is considered that with careful assessment of the external finish materials and finishes the development would respect the architectural quality and character of the site and surroundings as required by policies 40, 47 and 33 of the current Local Plan and section 7 of the NPPF.

8.5 Officers acknowledge that the building would be the largest in the vicinity however, the size of the site is proportionate to the scale and massing of the proposed and the height of 7.45m (to the highest ridge line) and 5.2m to the eaves would not be excessive for a two storey property. Furthermore, the existing mature landscaping would assist with the visual integration of this development - its retention, protection and enhancement is recommended to be sought through the imposition of a suitable landscaping condition.

8.6 Overall and on balance; it is considered that the proposal would respect the visual character and quality of the site and surroundings and would be appropriate within its immediate setting.

Impact on the amenities of neighbouring properties

8.7 The site is separated from the neighbouring buildings and sited, orientated and designed so has not to have an adverse impact on the amenities of neighbouring properties. The closest buildings to the application site are to the south and west and are formed by farm buildings of various orientations and sizes that are within the Applicant's ownership and appear to be associated with South Mundham Farm.

Implications for highway safety

8.8 The existing vehicular accesses would be utilised to serve the proposed replacement dwelling (one off the main road and one within the site) and a minimum of 3 parking spaces would be available on site. Additional vehicular movements as a

result of the proposal would be minimal and would not have a significant impact on the safety or function of the highway network; having regard to the existing use of the site for residential use. WSCC Highways have not raised an objection and have requested conditions regarding parking and turning and a cycle store that have been accommodated to form part of this recommendation.

Water management

8.9 The agent has provided additional information confirming that soakways are proposed and that there is an existing septic tank that would be utilised by the replacement dwelling. A condition is proposed to ensure any septic tank is of sufficient capacity to serve a dwelling of this size. Connection to the mains is not possible as the mains are too far from the application site.

8.10 A condition to ensure management of additional surface water run-off is proposed; to ensure that surface water is managed within the site; the agent has confirmed that soakways are proposed. New external surfaces should be comprised of porous materials; a condition is recommended to secure this detail.

Biodiversity implications

8.12 Given the existing residential use of the site, the existing level of biodiversity value is likely to be relatively low. However, due to the rural nature of the location it is important that any vegetation clearance be carried out outside the bird nesting season and demolition undertaken with care in order to ensure protected species are not harmed. The absence of external lighting in the area is of significant benefit to the biodiversity habitat and any further lighting should be limited so not to cause disturbance to protected species. Biodiversity enhancement would also be encouraged through a landscaping scheme. It is recommended that the above matters are secured via appropriate conditions.

Conclusion

8.14 Based on the above assessment it is considered the proposal complies with the development plan and there are not material considerations that indicate otherwise and therefore the application is recommended for approval.

Human Rights

8.15 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:-

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

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

2) The development hereby permitted shall not be carried out other than in accordance with the approved plans: YO141-0005, 0010, 2000 and 1200

Reason: To ensure the development complies with the planning permission.

3) Notwithstanding any details submitted **no development/works shall commence** until; a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls, roofs, windows, doors, soffit and fascia of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

4) Notwithstanding any details submitted **no development/works shall commence** until; full details of the proposed septic tank and specifications demonstrating the capacity of the tank is suitable for the size of the dwelling hereby permitted have first been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest pollution mitigation and sustainability objectives.

5) **Prior to first occupation of the dwelling hereby permitted** details of the existing (those to be retained) and proposed boundary treatments shall be provided in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include;

- (a) a scaled site plan showing the location and lengths of the boundary treatments and scaled elevations, and
- (b) details of the materials and finishes.

Thereafter the boundary treatments shall be maintained as approved in perpetuity.

Reason; in the interest of visual amenities and the ensure a development of high quality that respects the character and the area.

6) **No part of the development hereby permitted shall be first occupied** until details for refuse and recycling storage have been provided in accordance with plans and details that shall first have been submitted to and approved by the Local Planning Authority. Thereafter the storage shall be retained for that purpose in perpetuity.

Reason: To ensure suitable space and storage is provided for such facilities in the interest of visual amenities and to encourage sustainable waste management.

7) No part of the development hereby permitted shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details that shall first have been submitted to and approved by the Local Planning Authority. Thereafter the cycle parking shall be retained for that purpose in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

8) The development hereby permitted shall not be first brought into use until; full details of the hard and soft landscaping have been submitted to and agreed in writing by the Local Planning Authority.

The details shall include;

a scaled site plan indicating the planting scheme for the site showing the; schedule of plants and positions, species, plant sizes (at time of planting) and proposed numbers/densities. In addition, the scheme shall include details of all existing trees and hedgerows on the land including details of any to be retained, together with measures for their protection during the course of the development. The scheme shall make particular provision for the conservation and enhancement of biodiversity on the application site.

The landscaping scheme shall also include full details of any proposed hard landscaping showing any external hardsurfaces and their positions, materials, finishes and ability to allow for the infiltration of surface water.

The works shall be carried out in full accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice.

Any approved vegetation clearance shall only be carried out outside the bird nesting season (bird nesting season is considered to include; March to September inclusive).

The approved scheme shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality and to enable proper consideration to be given to the impact of the proposed development on existing trees and to conserve and enhance biodiversity.

9) No surface water shall be discharged to the road, neighbouring land, public foul or combined sewer systems.

Reason: To provide mitigation against possible pollution by reducing any potential increase in flows from the new development to the sewer network.

10) Any proposed hard surfaces shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site and thereafter shall be maintained as such in perpetuity.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

11) 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 visual amenity and biodiversity conservation.

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

INFORMATIVES

1) 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.

2) The developer's attention is drawn to the provisions of the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats etc) Regulations 1994, and to other wildlife legislation (for example Protection of Badgers Act 1992, Wild Mammals Protection Act 1996). These make it an offence to kill or injure any wild bird intentionally, damage or destroy the nest of any wild bird intentionally (when the nest is being built or is in use), disturb, damage or destroy and place which certain wild animals use for shelter (including badgers and all bats and certain moths, otters, water voles and dormice), kill or injure certain reptiles and amphibians (including adders, grass snakes, common lizards, slow-worms, Great Crested newts, Natterjack toads, smooth snakes and sand lizards), and kill, injure or disturb a bat or damage their shelter or breeding site. Leaflets on these and other protected species are available free of charge from Natural England.

The onus is therefore on you to ascertain whether any such species are present on site, before works commence. If such species are found or you suspected, you must contact Natural England (at: Natural England, Sussex and Surrey Team, Phoenix House, 32-33 North Street, Lewes, East Sussex, BN7 2PH, 01273 476595, sussex.surrey@english-nature.org.uk) for advice. For nesting birds, you should delay works until after the nesting season (1 March to 31 August).

For further information on this application please contact Maria Tomlinson