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A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 6 April 2022 at 9.30 am**

MEMBERS: Mrs C Purnell (Chairman), Rev J H Bowden (Vice-Chairman),
Mr G Barrett, Mr B Brisbane, Mr R Briscoe, Mrs J Fowler,
Mrs D Johnson, Mr G McAra, Mr S Oakley, Mr H Potter, Mr D Rodgers,
Mrs S Sharp and Mr P Wilding

SUPPLEMENT TO AGENDA

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Agenda Update Sheet

Planning Committee
Wednesday 6 April 2022

ITEM: 5

APPLICATION NO: WE/21/02985/FUL

COMMENT:

Supporting information from agent/applicant

The document submitted provides information regarding the use of the existing and proposed garages for the storage of antique/classic cars. It states that the existing garage is currently used for the storage of smaller cars and the proposal would allow for the storage of larger cars. It highlights that the garage is not currently being used to provide parking for local residents and would therefore not impact parking for local residents. In addition, it provides some photographs of the cars currently stored within the existing garage and cars that would likely be stored within the proposed garage.

Amendments to conditions

Condition 3 should be amended to read:

3) No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during demolition and construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors' vehicles and the loading and unloading of vehicles and waste management associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Additional condition:

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the garage hereby approved shall only be used for the non-commercial purpose of parking private motor vehicles and private storage, and for no other purpose whatsoever without a separate grant of planning permission.

Reason: To maintain planning control in the interests of amenity of the site.

ITEM: 7

APPLICATION NO: 21/00620/FUL

COMMENT:

Supporting information from applicant/agent

The document submitted includes a summary of the case officer's conclusion, the relevant site constraints and provides further context relating to the historic use of the site. It notes the inspector's previous conclusion in respects of the viability of the site for marine related industries. The document provides some recent photographs of the site, illustrating its poor state of repair. It highlights there would be a 68% reduction in footprint, relative to the current shipyard buildings, providing some aerial images for comparison. It notes the site's initial inclusion within the draft Bosham Neighbourhood Plan.

In addition, it provides some further images of the site, with a comparison of the proposal overlaid. It reiterates the Conservation and Design Officers' supportive comments, and the improvements to the Bosham Conservation Area.

Finally, it advises of the flood mitigation measures, notably the raising of finished floor levels, the absence of an objection from the Environment Agency nor the Council's Drainage Engineer.

Addendum to Planning History

The following applications are relevant planning history:

13/01846/FUL - Demolition of existing buildings and structures, erection of employment floor space (Use Class B1) and four dwelling houses (Use Class C3), with associated car parking and hard and soft landscaping works, including formation of a new footpath across Mill Meadow and associated works. - Application refused September 2013. Appeal dismissed September 2014.

Additional third-party representation

One additional representation of objection has been received, concerning the level of overlooking upon the amenity space of shipyard cottage from Plot B.

Addendum to the report:

Amendment to paragraph 8.13 to read:

In views from the south, from within the Conservation Area, the ridge height of the proposed dwellings would broadly align with adjoining dwellings in Windward Road, Whilst

the proposed dwellings are larger in scale, they would incorporate appropriate detailing and architectural elements to add interest and reduce their overall mass and bulk. As a result of the increase in land levels plots A and B are higher than the plot C to the north and south of the site (Shipyard Cottage and Burneside), with the proposed dwellings appearing more prominent when viewed from the water. The additional height of plots A and B would be mitigated through the use of a shallow roof pitch, and the level of separation between the plots which would help to break up the total massing of the development when viewed from the west. As such, it is considered that these dwellings would not be unduly prominent when viewed from wider vantage points to the west and south of the site. Therefore, the proposal is not considered to be of scale which would be of detriment to the special qualities of the Chichester Harbour AONB or that character and appearance of the Bosham Conservation Area.

Amendments to conditions

22) The development shall be carried out in accordance with the submitted flood risk assessment (Project number 23140, approved on 9 March 2021) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 5.45 metres above Ordnance Datum (AOD)
- No sleeping accommodation shall be placed below the first floor, which shall be set at 5.64 m AOD
- Electrical switchgear shall be placed no lower than 5.34 m AOD
- Flood resilient and resistance construction methods shall be implemented
- All occupants should sign up to the Environment Agency's flood warning service

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

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

ITEM: 8

APPLICATION NO: SDNP/21/04759/FUL

COMMENT:

Consultations and representations

Lodsworth Parish Council Comments (received 21 February 2022)

Thank you for your email dated 16th February 2022 and explanation of the amendments and revised proposal and plans submitted by Whaleback on 10th January 2022.

Lodsworth Parish Council decision still stands as per its letter submitted on 12th November 2021 and the email further sent on 1st December 2021.

It welcomes the environmental considerations and the change of materials responding more to the local vernacular and parish plan. However, the parish plan clearly states:

- Buildings should follow the grain of those in the vicinity
- Respect the scale of existing adjacent buildings
- Reflect the existing layout, grouping and scale of buildings in the immediate vicinity
- Avoid increasing the local density of buildings and/or sense of overcrowding
- Limit the visual impact so as to preserve the characteristics of the parish
- Re-development should be unobtrusive and in keeping with the local setting and character

The Parish Council feels the amendments do not address previous concerns raised with regard to size and height. The ridge height and the overall bulk of the proposed replacement dwelling still dwarfs neighbouring properties. The proposal is nearly double the original footprint and would dominate the locality.

Further concern of late is the stability of the trees with TPOs which stand adjacent to Eastview. One of the three beech trees which are located SW of Eastview fell in the recent storm and another has been deemed unsafe by a visit from a tree surgeon. There is concern that building near to these will disturb the roots further and any works to reduce or remove these must be agreed first and foremost.

Therefore, the Parish Council wishes to OBJECT to the proposal.

CDC – Tree Officer

There are 4 no. Beech trees (T1-T4) to the north-west of the site subject to LD/00/00608/TPO. These are back drop trees but due to their large sizes and their crowns have developed as one large mass/canopy area they have fair amenity/importance within the locality.

The proposed replacement dwelling seems to extend into an old outbuilding (so root disturbance has already happened in the past- unsure of the original foundation type) as the new dwelling extends into the outbuilding location and not clear what foundation type going to be used - could use piles or pads to reduce impact on the adjacent trees' rooting systems as within their root protection areas.

In the submitted Arb report the proposed protective fencing has been shrunk to enable the build but appropriate ground protection measures have been created around the proposed section of the new dwelling to protect the trees' rooting systems. There is also proposed reduction on 1 no. Beech trees (quoted as T4 and T5, TPO'd nos. T1 and T2) by 2m (noted to clear powerlines) on the south/south-east sectors - these works could be carried out in accordance with BS 3998 (2010) Pruning standard.

The only issue could be in the demolition of the outbuilding should not be carried out until the ground protection and protective fencing has been installed and the ground of the old foundations is carefully hand dug out.

As there has already been construction within the area proposed to be extended into, with the proposed mitigation within the Arb report/methodology in accordance with BS 5837 (2012) (which could be conditioned) and proposed/required tree works on the 2 no. TPO'd

southern Beech trees will intrude on the trees' rooting/presence but seems unlikely to be a detriment towards and sustainability of these TPO'd trees. Or you may consider it is over-development of the site with the proposed new dwelling and as such could reduce the section of building near to the TPO'd trees to ease the potential impact.

Amendment to the report

Executive Summary

Planning permission is sought to demolish the existing dwelling and to erect a replacement dwelling. The existing property is single storey with a dual-pitched roof situated within the Lodsworth settlement boundary. Although the dwelling is outside of the Lodsworth Conservation Area, it is in close proximity to the conservation area boundary which includes the dwellings opposite on the **east** side of The Street. The proposed replacement dwelling is two storey and of a greater size and bulk compared to the existing. However, the proposed replacement dwelling is not considered to be harmful to neighbour amenity and is of a design appropriate to the character of the location. The proposal complies with both local and national planning policy and is recommended for conditional approval.

1.0 Site Description

The application site consists of single storey dwellinghouse and associated outbuildings within a plot of approximately 1350 sqm on the **west** side of The Street in the village of Lodsworth. The site is within the Lodsworth settlement boundary and although outside the Lodsworth Conservation Area, it is in close proximity to the conservation area boundary which includes the dwellings opposite on the **east** side of The Street. The site has a **northeast** to **southwest** incline resulting in a 4.5m fall in levels toward the highway. Access is via a driveway which runs along the northern boundary of the site and ends in a bellmouth where it joins the street.

The existing dwelling is single storey with a dual-pitched roof. The walls are of painted brick and the roof is clad in play clay tiles. The windows, doors and rainwater goods are of uPVC. There are 5 no. steps up to the front entrance of the dwelling owing to the slope of the site.

Also on the site is a collection of outbuildings arranged along the north boundary comprising timber stable/shed, outbuilding on a concrete base and a large metal shed.

Recommendation

Additional condition (Obscure glazing to bathroom window):

Notwithstanding any indication shown on the approved plans, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) hereby approved, **the dwelling shall not be first occupied until** the first floor northern most dormer window (which serves the ensuite bathroom) in the east elevation of the development hereby permitted shall be permanently:

(i) glazed with obscure glass with a glass panel which has been rendered obscure as part of its manufacturing process to Pilkington glass classification 5 (or equivalent of glass supplied by an alternative manufacturer)

(ii) non-opening below 1.7 metres from the finished floor level of the room in which the window is installed.

Reason: To protect the privacy of the occupants of the adjoining residential property

ITEM: 9

WESTBOURNE CONSERVATION AREA APPRAISAL

COMMENT:

Following authorisation from the Cabinet member for planning, Susan Taylor, the draft appraisal and management proposals and recommendations for modification of the existing conservation area boundary are proposed to be the subject of public consultation between 7 April and 6 May 2022.

As part of this consultation the views of the planning committee are sought regarding the proposed updates to the appraisal and the proposed extension.

Addendum to recommendation:

That the Committee:

- a) Note the contents of the report, and
 - b) Provide any comments or feedback regarding the updated Westbourne Conservation Area Appraisal (2022) including the recommendation for extending the conservation area to cover the site of the historic Westbourne Cemetery.
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ITEM: 10

COURT AND OTHER MATTERS

COMMENT:

6. High Court Hearings

Site: Land at Flat Farm, Broad Road, Hambrook, West Sussex PO18 8FT

Matter: Appellant's challenge of Planning Inspectorate's decision letter dated 14th January 2022.

Stage: Application lodged 24th February 2022 and Grounds of Defence lodged on behalf of the Planning Inspectorate on 25th March 2022.

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