



## **2.0 The Site and Surroundings**

- 2.1 The application site forms a semi-detached 2 storey dwelling located to the south of York Road within a residential part of Chichester and the Chichester Conservation Area. It is set back from the main road by a front garden area and is aligned on its western side by a private driveway to residential properties to the rear. The dwelling has flint walls with brick detailing and white upvc window units under a pitched roof constructed with slate roof tiles. A single storey brickwork extension has been added to the rear, which is generally well screened from the main road. The site lies within the Chichester City Conservation Area.

## **3.0 The Proposal**

- 3.1 This application seeks a first floor extension above the existing single storey addition to the rear, and a single storey utility porch to the rear. The first floor extension is defined by the measurements of the single storey addition at 4.2m in width and 4.5m in depth and would have ridge and eave lines that would tie into those of the main house (at 5.8m and 4.0m respectively).
- 3.2 The porch addition would measure 2.1m in width by 1.5m in depth and would feature a lean-to roof standing 2.5m in height.
- 3.3 Both additions would be constructed with slate roof tiles and brickwork with upvc window units.

## **4.0 History**

16/02684/PA1A	NOPA	Single storey rear extension (a) rear extension 4.5m (b) maximum height - 3.2m (c) height to eaves - 2.7m.
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## **5.0 Constraints**

Listed Building	NO
Conservation Area	CC
Rural Area	NO
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 Parish Council**

No objection.

## 6.2 CCAAC

The Committee objects to this application. The use of uPVC windows is unsuitable for the Conservation Area and does not comply with the Article 4 Directive.

## 6.3 Third Party Representations

1 third party letter of objection has been received from the Chichester Society concerning;

- a) The proposed uPVC windows are unsuitable for the Conservation Area
- b) Insufficient information has been submitted to fully assess the proposals

## 6.4 Agent/Applicant's supporting information

- a) The existing house already has uPVC windows throughout
- b) The existing flat roof extension to the rear of the house incorporates uPVC window and door units
- c) The only public views of the works will be from a very oblique angle and at a distance from York Road
- d) The proposed first floor plan is left blank to show the limited internal alterations that will be carried out

## 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 Chichester 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 47: Heritage and Design

### 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), and sections 7 and 12 generally.

#### Other Local Policy and Guidance

- 7.5 Consideration has also been given to:  
CDC PGN3: Design Guidelines for Alterations to Dwellings and Extensions

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**

The main considerations are:

- i) Principle of development
- ii) Impacts on visual amenities and character and quality of site and surroundings
- iii) Impact on amenity of neighbouring properties

### i) Principle of Development

- 8.1 This site is located within the settlement boundary and is an existing residential dwelling. Extensions to such properties are considered acceptable, in principle, subject to other considerations within the Chichester Local Plan, which in this case includes the impact of the proposal on the Conservation Area.

### ii) Impacts on visual amenities and character and quality of site and Conservation Area

- 8.2 Policy 33 of the Chichester Local Plan states that development proposals should meet the highest standards and be of a design, scale and appearance that is in keeping with the surrounding area and considerate of local character and neighbouring amenity. Policy 47 of the Local Plan establishes that proposals should conserve and enhance the special interest and settings of designated and non-designated heritage assets, including Conservation Areas.

- 8.3 The proposed development would be located to the rear of the property and as such would not have a significant effect on the visual amenity of the host building when viewed from York Road. The proposal would be visible in passing through the opening to the private residential lane to the west of the building, but the use of materials to match the existing ground floor extension and brick detailing of the main house will ensure that it would not look out of the place or stand out within the street-scene. The

ridge and eaves height of the proposal would match the existing profile of the dwelling which would also help to assimilate the extension with the current built form.

8.4 The Chichester Society and The Chichester Conservation Area Advisory Committee have objected to the proposal due to the use of uPVC window units; that it is contrary to the Article 4 direction recently issued in relation to the Chichester Conservation Area and out of character with the area. However, the purpose of the Article 4 direction is to bring alterations to windows in to the control of the Local Planning Authority, and for proposals to be judged on their merits and the use of alternative, more traditional materials should be normally be required where it would be appropriate to do so in order to preserve or enhance the conservation area. The dwelling already features uPVC units, and given that the new windows would not be visible from the main road, and only glimpsed from the private drive to the rear the impact upon the character and appearance of the conservation area would not be significant and therefore this would not warrant refusal of the application.

8.5 As such, it is considered that the proposed addition would not detract from the visual amenity of the host dwelling, and it would preserve the character and appearance of the Conservation Area. It is therefore deemed to be in accordance with Policies 33 and 47 of the local plan.

iii) Impact on amenity of neighbouring properties

8.6 The dwelling shares a rear building line with the adjacent 42 York Road, and as such light availability and outlook of neighbouring windows is an important consideration. When visiting the site it was noted that No. 42 also has a single storey addition and as such, the proposed addition would be unlikely to be harmful in terms of loss of light to the ground floor. A rear bedroom window is located 2m from the addition, but as shown on the submitted plans a 60 degree angle would be maintained from this window to preserve an acceptable outlook and minimise the impact upon light to this window. One of the windows within the west facing side elevation of the proposed extension would serve a bathroom. It is deemed appropriate to recommend that a condition be attached to any permission requiring this window to be obscure glazed. There are no other amenity concerns.

8.7 Overall, it is therefore considered that the proposed additions would not result in significant harm to the privacy or residential amenity of the occupiers of neighbouring dwellings, and is therefore in accordance with Policy 33 of the Local Plan in terms of amenity impacts.

Conclusion

8.9 Based on the above assessment, it is considered the proposal preserves the character and appearance of the conservation area, and would not have a significant adverse impact upon the amenities of neighbours and therefore the proposal complies with the Development Plan. There are no material considerations that indicate otherwise therefore, subject to conditions, permission should be granted.

## Human Rights

- 8.10 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 submitted on 15<sup>th</sup> March 2018: 1, 2, 3, 4 and 5

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

3) 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), **the development hereby permitted shall not be first occupied until** the first floor bathroom window in the west elevation of the extension hereby permitted shall be glazed with obscure glass. It shall be retained at all times and shall not at any time be replaced by clear glazing.

Reason: To protect the privacy of the occupants of the dwelling and neighbouring residents

4) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

### **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.

For further information on this application please contact Luke Simpson on 01243 534734