

Parish: Westbourne	Ward: Westbourne
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WE/18/00607/FUL

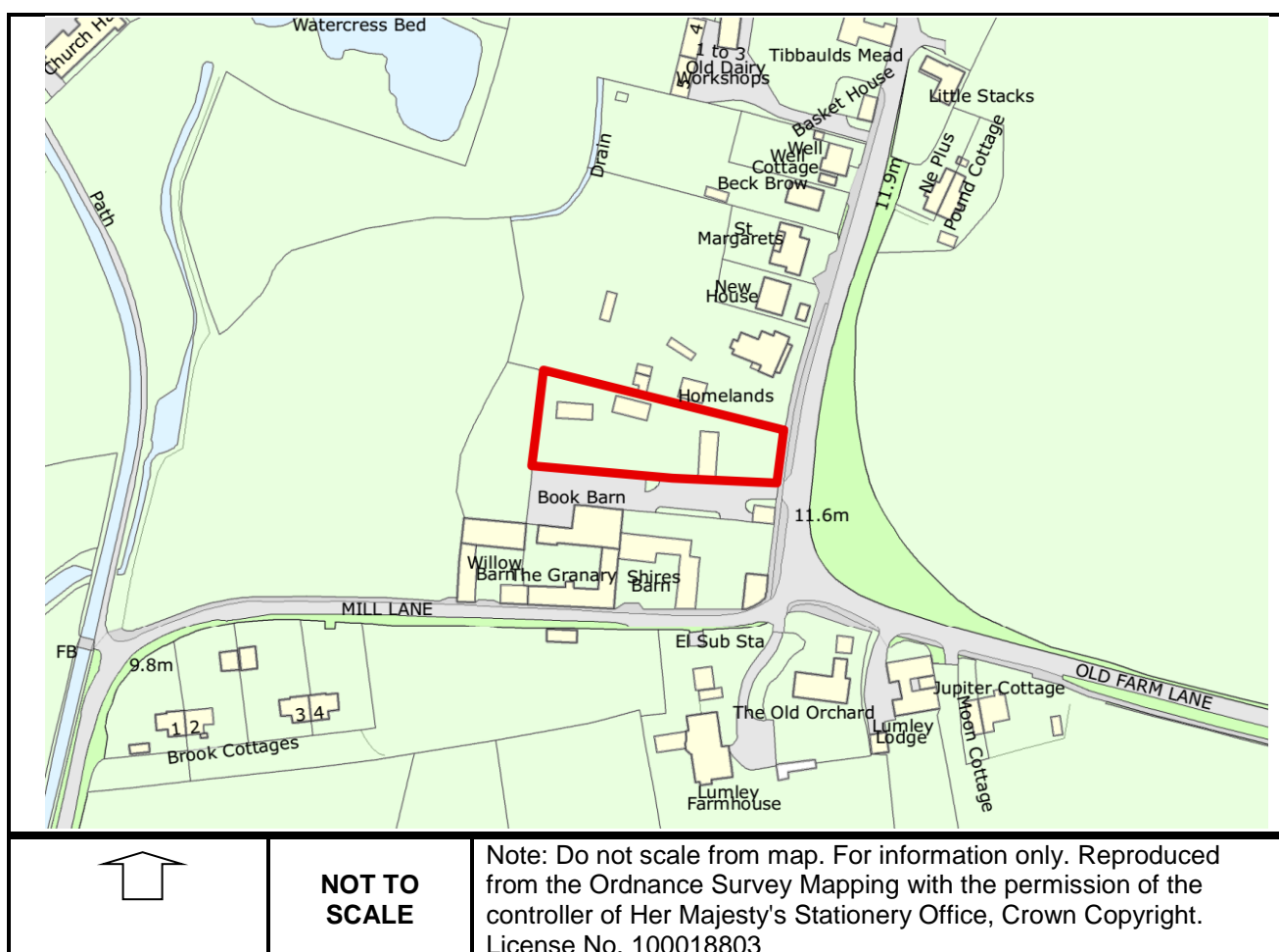
Proposal Creation of a part two storey house with basement and separate carport/garden store. Variation of conditions 2 and 3 from permission WE/16/00721/FUL, to incorporate amendments to various plans and external materials.

Site Woodbury House Whitechimney Row Westbourne PO10 8RS

Map Ref (E) 475769 (N) 107149

Applicant Mr Paula and Alastair Sperring

RECOMMENDATION TO DEFER FOR SECTION 106 THEN PERMIT



1.0 Reason for Committee Referral

1.1 Parish Council Objection - Officer recommends Permit

2.0 The Site and Surroundings

- 2.1 The application site is located on the west side of Whitechimney Row some 300m south of the centre of Westbourne. The northern boundary of the site adjoins the southern edge of both the Settlement Policy Area for Westbourne and also the Westbourne Conservation Area. Lying outside the settlement boundary area, the site falls within the 'rural area' and is outside of Flood Zone 2, directly to the east. Directly north of the application site is a drive and outbuilding serving Homelands, a Grade II listed building, which is the last in a row of detached dwellings on the west side of Whitechimney Row. To the south, across a gravelled driveway and parking area, is a range of former agricultural buildings which have been converted to residential and office use. Directly adjacent the site, on the opposite side of Whitechimney Row, is open countryside. To the west is garden land, beyond which are open fields.
- 2.2 The site itself is irregular in shape including a frontage onto Whitechimney Row of some 22m and a depth of approximately 75m. The site widens at its western boundary to 35m. The application site is empty of any structure (bar a temporary storage container) and is relatively flat. Historically, the site accommodated three buildings - the largest of which was a 15m by 6m ridged roof timber hut set about 18m west of the road frontage.
- 2.3 The eastern and northern boundaries of the site are defined by a 1.2m high flint wall. The west boundary comprises post and rail with a variety of complementary hedging. The southern boundary, which separates the development area from a gravelled access and car park, is defined by a mix of mature shrub planting.
- 2.4 Access to the site is from an existing vehicular crossover from Whitechimney Row located in the sites south east corner. This access is just north of a 90 degree bend in the road where Whitechimney Row merges with Old Farm Lane. A gravelled access separates the site from a collection of former agricultural buildings that have been converted to residential and office uses. In 2016 permission was granted under application 16/00721/FUL for the erection of a part two storey house with basement and separate carport/garden store.

3.0 The Proposal

- 3.1 The application proposes the variation of conditions 2 and 3 from permission WE/16/00721/FUL, to incorporate the following amendments to the approved plans:
- Substitution of previously approved ramped driveway and replacement with attached garage measuring 8.5m deep x 6.5m wide and 3.6m high. Addition of 1 no. window on the south elevation.
 - Raising of the roof of the car barn to the rear, from 4m to 4.7m.
 - Insertion of black stained timber frame with lead cladding to the 'French doors to lounge' section on the southern elevation and insertion of basement light well.
 - Increase to the size of the balcony from 1.8m to 2.5m on the western elevation.
 - Re-arrangement of fenestration in eastern elevation to include 2 no. central square windows with two glazing panels to either side.

4.0 History

13/02254/OUT	PER	Demolition of wood framed barn and nissen hut and erection of up to 2 no. dwellings with access and parking.
15/00234/FUL	PER	Adapt the existing eastern boundary wall to provide a private vehicular access to the site from White Chimney Row.
16/00721/FUL	PER106	Creation of a part two storey house with basement and separate carport/garden store.
17/01928/DOC	DOCDEC	Discharge of Conditions 4,5, and 10 from Planning Permission WE/16/00721/FUL.
17/02061/NMA	PER	Non-material Amendment to 16/00721/FUL - add no. obscure glazed window to garage rear elevation and omission of rear window to kitchen and replace with an extension of the rear glazed doors.
17/02115/DOC	DOCDEC	Discharge of Condition 11 from Planning Permission WE/16/00721/FUL.
18/00226/DOC	DOCDEC	Discharge of condition 3 from planning permission WE/16/00721/FUL.
18/00328/NMA	REF	Non-material amendments to planning permission WE/16/00721/FUL- Change of materials used brick plinth to front elevation to be extended to side elevations, extend rear balcony to 2.5m deep southern light well updated to accommodate brick staircase to ground level with southern window widen and car barn to rear updated with new configuration.

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
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6.0 **Representations and Consultations**

Parish Council

- 6.1 Objection - Extension of the rear balcony would create privacy issues for neighbours. The increased height of the car barn would have a detrimental effect to the amenity. Increases in the light well sizes would have a detrimental effect on light pollution in the local area.

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 Westbourne at this time. The principal planning policies of the Chichester Local Plan 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 42: Flood Risk and Water Management
 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 7, 14, 17 generally.

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

Other Local Policy and Guidance

7.6 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 development
- ii. Design and Impact upon Visual Amenity/ Character of Area
- iii. Impact upon the amenity of neighbouring properties

i) Principle of development

8.2 The principle of development at this site has been established under the planning permission issued under application 16/00721/FUL, by the Planning Committee.

8.3 The key considerations are the impact of the proposed alterations, as described in Section 3.1, on the character and appearance of the area and neighbour amenity.

ii) Design and Impact upon Visual Amenity/Character of Area

8.4 Policy 33 requires that development proposals respect or enhance the character of the site and surrounding area with regards to proportion, form, massing, siting, layout, density, height, size, scale and detailed design

8.5 The substitution of the approved ramped access, with a single storey attached garage along the northern boundary would create a new addition to the approved dwelling. However the proposed garage would relate sympathetically in size, scale and design with the existing dwelling. In addition this amendment would represent an improvement to the overall appearance of the site by removing the need to excavate land around the building to create an engineered parking area. On this basis the attached garage would be an acceptable amendment.

8.6 It is considered that the re-orientation of the northern elevation of the car barn would not have a detrimental impact upon the overall design of the previously approved scheme, given that its footprint would not change and the previously approved design of the car barn would be replicated. The addition of 1 no. window is proposed in the south elevation, which would be located centrally. In terms of the design, this alteration is considered to have minimal impact on the character and appearance of the building. Furthermore, the application proposes to increase the height of the car barn from 4m in height to 4.7m. Whilst this has caused some concern from the Parish Council, this increase would not fundamentally change the size, shape or design of the previously approved scheme and the car barn would retain its appearance as a subservient building to the host dwelling with regards to size, mass and scale.

- 8.7 On the southern elevation, the application proposes a black stained timber frame with lead cladding, measuring 2m in width and approx. 1.8m in height. Whilst this element is considered to be acceptable, it is recommended that a condition be imposed to ensure that a high quality stained timber and lead cladding are used. In addition a light well is proposed to serve the basement, the basement, which would not be visible to from public vantage points or significantly alter the appearance of the dwelling.
- 8.8 The previously approved scheme included a balcony that projected 1.8m from the rear elevation. The proposals would increase this projection to 2.5m to the rear, which would not be a significant alteration or harmful to the appearance of the dwelling.
- 8.9 The alterations to the east elevation include the reconfiguration of the fenestration on the front door to include 2 square windows positioned centrally with 2 larger glazing panels on either side. It is considered that this alteration would be acceptable in terms of design.
- 8.10 Overall it is considered that the proposed changes would be sympathetic and proportionate and would not undermine the quality of the development approved under the previous application. On this basis the proposals would accord with Policy 33 of the Chichester Local Plan and are therefore considered to be acceptable.

iii) Impact upon the amenity of neighbouring properties

- 8.11 Concerns have been raised by the Parish Council relating to the increase in the size of the rear balcony and its impact on neighbour amenity.
- 8.12 The proposals would increase the depth of the balcony from 1.8m deep to 2.5. Residential properties are located to the north (Homelands) and the south (Book Barn). Between the extended balcony and Homelands is the first floor accommodation of the approved dwelling which would obscure views to the north. The proposed balcony would be positioned approx. 23 away from Book Barn, with a driveway and boundary landscaping in between. This distance, coupled with the proposed landscaping to be planted as part of the previously approved scheme would appropriately mitigate any adverse impact on the neighbouring property in terms of overlooking and loss of privacy.
- 8.13 No other proposed alterations are considered to impact upon the neighbouring amenities and are therefore considered to be acceptable in this regard.

Conclusion

- 8.14 The application proposes changes and alterations to a previously approved scheme for the erection of a two storey dwelling and car barn. It is considered that the proposed changes would remain sympathetic and proportionate to the previously approved scheme and would have no adverse impact on the character and appearance of the area or neighbouring amenity. The use of appropriate conditions would ensure that potential impacts are mitigated. The proposal is considered to be in compliance with the policies contained within the development plan, 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

DEFER FOR SECTION 106 THEN PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before 16 December 2019.

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

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

- 180218-01 – Location Plan
- nb01468:01j - Ground Floor Plan
- nb01468:02i - First Floor Plan
- nb01468:03i - Roof Floor Plan
- nb01468:04g - Front Elevation: East
- nb01468:05E - Side Elevation: North
- nb01468:06f - Basement Floor Plan
- nb01468:07C - Section A-A
- nb01468:08C - Ground Floor Site Plan
- nb01468:09C- Front Elevation
- nb01468:12d - Elevations: Car Barn and Courtyard
- nb01468:13c - Side Elevation: South
- nb01468:14d - Rear Elevation: West

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

3) The development shall be carried out in accordance with the materials submitted and approved under application 18/00226/DOC on 15/03/18.

Reason: In the interests of visual amenity.

4) The development shall be carried out in accordance with the hard and soft landscaping scheme submitted and approved under application 17/01928//DOC on 14/12/17.

Reason: In the interests of amenity and of the environment of the development and to comply with the Natural Environment and Rural Communities Act 2006.

5) The development shall be carried out in accordance with the refuse bin storage and secure cycle storage scheme approved under application 17/01928/DOC on 14/12/17.

Reason: To ensure that these measures are incorporated sensitively into the scheme and to encourage non car modes of transport and to ensure proper provision for refuse disposal.

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

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

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting or amending that Order) no additions to, or extensions or enlargements of, or alterations affecting the external appearance of, the building(s) hereby approved shall be made or erected without a grant of planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargements/alterations of the building(s) in the interests of the proper planning and amenities of the area.

9) The construction of the development and associated works shall not take place on Sundays or Public Holidays or any time otherwise than between the hours of 0800 hours and 1700 hours
Mondays to Fridays and 0800 hours and 1230 hours on Saturdays.

Reason: In the interests of residential amenity.

10) The development shall be carried out in accordance with the surface water drainage scheme approved under application 17/01928/DOC on 14/12/17.

Reason: To ensure satisfactory surface water drainage.

11) The development shall be carried out in accordance with the principles approved under application 17/02115/DOC on 18/09/17.

Reason: In the interests of highway safety and the amenities of the area.

For further information on this application please contact Summer Sharpe on 01243 534734