


Parish: West Itchenor	Ward: The Witterings
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WI/19/01353/FUL

Proposal	Alterations to existing access, parking areas and front boundary at 'Dobbies' and 'The Shieling', and installation of timber pergola for boat store attached to garage of 'Dobbies'.		
Site	Dobbies & The Shieling Itchenor Road West Itchenor PO20 7AA		
Map Ref	(E) 479937 (N) 100778		
Applicant	Mr & Mrs Taylor	Agent	Mr Garry Mount

RECOMMENDATION TO PERMIT



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1.0 Reason for Committee Referral

1.1 The Applicant is a Member of the Council.

2.0 The Site and Surroundings

- 2.1 The application site comprises a pair of neighbouring detached houses situated on the eastern side of Itchenor Road and at the southern section of West Itchenor. The two dwellings, which comprise 'Dobbies' to the north and 'The Sheiling' to the south, share a central access in addition to their own separate vehicle access points at the northern and southern corners.
- 2.2 The site lies outside of the defined settlement boundary and located within the West Itchenor Conservation Area and Chichester Harbour Area of Outstanding Natural Beauty (AONB). The site is also within Flood Zones 2 and 3.

3.0 Proposal

3.1 The application proposes alterations to the access and front boundaries of two properties; Dobbies and The Shieling, including their central shared access. The following changes are proposed:

Shared Access

- Widening of the shared access from roughly 6m to 8.5m at its narrowest, through removal of a section of wall and hedging

Dobbies

- Provision of a wider (3.5m) vehicular gate, set-back further into the site, with the use of inward opening electric 'field type' gates
- Formation of an 'in and out' drive/access
- Provision of a timber field gate adjacent to shared access
- Provision of a timber screened bin storage area adjacent to the access
- Erection of a timber pergola attached to garage for use as boat store

The Sheiling

- Replacement of existing boundary fence with 1500mm high brick and flint wall;
- New 900mm high curved section of brick wall adjacent to shared access
- Replacement of existing gates at south west corner of the site

3.2 The application has been amended, and subsequently re-advertised, to include a timber pergola for use as a boat store; attached to the side of the garage within Dobbies. Additionally, the height of the curved brick wall has been confirmed as 900mm, opposed to 1100mm, and an area of bound hardstanding within the driveway closest to the road has been included within the proposals.

4.0 History

99/00733/DOM	PER	Conservatory.
07/04813/DOM	PER	Two storey rear extension, first floor front extension, raising of roof and new dormer windows.
09/01268/DOM	PER	Two storey extension to existing dwelling.
12/04349/DOM	PER	Single storey extension to front of property and extension to porch.
19/01353/FUL	PDE	Alterations to existing access, parking areas and front boundary at 'Dobbies' and 'The Shieling', and installation of timber pergola for boat store attached to garage of 'Dobbies'.
07/04813/DOM	PER	Two storey rear extension, first floor front extension, raising of roof and new dormer windows.
08/02906/DOM	PER	Two storey rear extension, first floor front extension, raising of roof and new dormer windows. Resubmission of WI/07/04813/DOM.
13/01187/DOM	PER	Extension and alterations to existing annexe building.
18/00041/DOM	PER	Single and double storey extension and alterations to dwelling house.
18/02979/DOM	PER	Single and two storey extension and alterations.

5.0 **Constraints**

Listed Building	NO
Conservation Area	West Itchenor
Rural Area	YES
AONB	YES
Tree Preservation Order	NO
EA Flood Zone	Flood Zones 2 and 3
Historic Parks and Gardens	No

6.0 **Representations and Consultations**

6.1 Parish Council

West Itchenor Parish Council has no objection to this application.

Notwithstanding this, the Parish Council would like to see the following conditions imposed to protect the amenity of the local area.

It is recommended, in the interest of neighbour amenity and public safety, that the applicant should ensure that all materials, machinery, equipment and vehicles associated with the approved development should be contained within the application site at all times. Measures to minimise dust should be implemented throughout the construction process.

There should be no increase in surface water run-off and plans for the harvesting and re-use of rainwater should be submitted before development takes place.

Measures to reduce the amount of light pollution should also be required.

6.2 Environment Agency

We have no objection to the proposed development as submitted.

6.3 WSCC Highways

This proposal is for alterations to existing access, parking areas and front boundary. The site is located on Itchenor Road, a C-class road subject to a speed limit of 30 mph.

Access and visibility:

An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest the existing arrangements are operating unsafely.

The existing vehicular access serving Dobbies to the north west of the site is to have a new electric gate fitted. The gate will be 3.75m in width and open inwards. The proposed gate will be set back 1.81m from the edge of the highway.

Preferably, gates should be set back 5m to allow for vehicles to remain off the carriageway whilst the gate is in operation. However, the Local Highway Authority appreciates that the proposed gate is an improvement upon the existing gate which operated safely without prior incident. New gates measuring 4.1m in width are also to be installed for the existing access into The Shieling.

The shared access drive is to be widened, with the western boundary being positioned further back from the edge of the carriageway. This will be replaced with a 1.5m high wall. The existing hedge is to be cut back, allowing for improved visibility at this access.

The driveway for Dobbies is to be laid with gravel. This may result in material being dispersed onto the public highway affecting the surface of the road. The applicant should provide a gravel trap or area of block paving, or other bound material, at the point of access onto Itchenor Road on land within the applicant's control.

Parking and turning:

The realignment of the boundary wall will allow for an "in-out" driveway to be formed via the existing accesses for Dobbies, allowing vehicles to exit the site in a forward gear. On-site turning will still not be achievable for vehicles exiting The Shieling from the south-west access, so vehicles may have to exit the site in a reverse gear.

Conclusion:

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Gravel:

No development shall be first occupied until the vehicular access serving the development has been constructed (including a bound material from the back edge of the highway boundary to prevent gravel overspill) in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

6.4 CDC Drainage Officer

Flood risk- the application does not propose any alterations which will affect flood risk.

Surface water drainage- due to the small scale of external alterations and the application location we have no conditions to request.

6.5 Chichester Harbour Conservancy (CHC)

Recommendation - No objection, subject to the County Highways Authority being satisfied in terms of highway safety and subject to agreeing the materials for the new wall and use of native species planting in accordance with a detailed planting plan to be submitted, planted out in the first planting season following completion of the hard landscaping/enclosure works.

Following a site visit made 11.6.19 and having regard to the Policy framework* below, I make the following assessment.

The site is located on the approach to a difficult bend in the carriageway, with no footways, within the West Itchenor Conservation Area (Area 3 of the VDS).

This part of the street has a pleasing verdant character which contributes positively to the AONB and Conservation Area, notwithstanding non-native species Laurel hedging at 'Dobbies'. The boundary to 'Shieling' has rather austere close-boarded fencing, which is somewhat at odds with the rural village character and boundary hedging to most properties. The brick and flint wall that will replace that fence will be more in keeping with the character of the area (albeit interestingly at variance with general design guidance in the VDS (3/4.5, page 58/but at least in tune with materials set out on page 60).

I note new soft planting behind that is intended, although no detailed planting plan is submitted. That should be conditioned. If the Laurel hedge to Dobbies were to be replaced using native species hedging, that would be encouraged by the Conservancy (see p. 60 of the VDS).

The existing access is indeed difficult to use and I have witnessed this on my way to and from the Harbour Office in the course of my work. The proposal to allow circulation through Dobbies' forecourt would seem allow cars to leave in a forward gear.

I note that sight lines would improve by modifying the alignment of boundary treatments to the street. I am somewhat surprised that the application is not supported by a proportionate transport statement to comment in detail on highway safety improvements driving these proposals. Anything improving the safety of walkers/cyclists along the carriageway will be supported in principle by the Conservancy.

There would be no overall adverse impact to the AONB and the character and appearance of the West Itchenor Conservation Area would not be harmed.

6.6 Third Party Representations

No third party comments have been received.

7.0 Planning Policy

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans.

Chichester Local Plan: Key Policies 2014-2029

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

- o Policy 1: Presumption in Favour of Sustainable Development
- o Policy 2: Development Strategy & Settlement Hierarchy
- o Policy 33: New Residential Development
- o Policy 39: Transport, Accessibility & Parking
- o Policy 42: Flood Risk and Water Management
- o Policy 43: Chi Harbour AONB
- o Policy 45: Development in the Countryside
- o Policy 47: Heritage & Design
- o Policy 48: Natural Environment

National Policy and Guidance

7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF) 2019, with the sections relevant to this application and considered being: 2, 4, 12, 15 & 16.

7.4 Section 2 (Achieving sustainable development), paragraphs 10 and 11 state:

"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development..."

"...For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

7.5 Section 4 (Decision making), Section 12 (Achieving well-designed places), Section 15 (Conserving and enhancing the natural environment) and Section 16 (Conserving and enhancing the historic environment) should also be considered generally.

Neighbourhood Plan

7.6 There is no adopted neighbourhood plan for the area at this time.

Other Local Policy and Guidance

7.7 The following local policy and guidance is considered to be relevant:

- CDC Design Guidelines for Alterations to Dwellings and Extensions 2009
- Chichester Harbour AONB Design Guidelines for New Dwellings & Extensions 2010
- Joint Chichester Harbour AONB SPD 2017
- Chichester Harbour AONB Management Plan 2014-2019
- West Itchenor Conservation Area Character Appraisal 2010
- Surface Water and Foul Drainage SPD 2016
- CDC Waste Storage and Collection Guidance

7.8 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 considerations are as follows:

- i) Principle of residential alterations
- ii) Design and impact on character and appearance of the conservation area and AONB
- iii) Amenity of neighbouring properties
- iv) Highway safety and parking
- v) Drainage and flood risk
- vi) Other matters and material considerations

- i) Principle of residential alterations

8.2 The application site comprises two lawful residential dwellings with existing access on to Itchenor Road. The principle of residential alterations and access are considered acceptable subject to the assessment of design, amenity, heritage and landscape impact, highways, any other material considerations, and compliance with development plan policies.

- ii) Design and impact on character and appearance of the conservation area and AONB

- 8.3 Local Plan Policies 33 and 47 relate to alterations to residential properties, and require development to be of high-quality design and respect the surrounding area, including conservation areas. Local Plan Policy 43 requires the natural beauty and distinctive features of the AONB to be preserved, and Local Plan Policy 48 seeks to ensure there will be no adverse impact on the designated landscape, countryside and tranquil and rural character of the area.
- 8.4 In relation to boundary treatments, the West Itchenor Conservation Area Character Appraisal states that "*flint or brick walls or varying heights, or hedges, are the traditional boundaries.*" There are a variety of boundary treatments within the immediate street scene including walls, fencing and hedging, although the area is also verdant in its character. The existing front boundary treatment along The Shieling's frontage consists of mostly 1.8m high close-boarded fencing, albeit with some hedging, which does not relate sympathetically to traditional brick boundary treatments within the area. The proposals for a lower flint and brick boundary wall are therefore considered to be more sympathetic and in-keeping with the street scene and conservation area. It is also proposed to retain the existing front boundary treatment to Dobbies, which comprises rail and post fencing, within hedging. Low-level brick walls are proposed within the site; to the side of the shared access driveway and curving around to the roadside and linking with the brick & flint wall on The Shieling side. It is on this basis that the boundary treatments are considered to be appropriate in terms of their scale, materials and appearance and would match the existing low level wall currently in similar positions either side of the shared driveway (which are to be removed).
- 8.5 The application proposes three gates to replace two similar gates at the individual access points at either far end of the two properties, and introduce a new gate adjacent to the shared access. The additional gate would accommodate the 'in and out' access point for Dobbies. This new gate would be of a field type style, timber, open gate; approximately 1.5m in height. The existing gate at the far end of The Shieling proposes the replacement of a 1.8m high close-boarded timber gate with a similar, albeit more ornamental gate of the same width and broadly the same height. The proposed replacement gate at the far end of Dobbies would result in a slightly taller (2m opposed to 1.7m), albeit set-back (by 900mm), close-boarded gate. Given their size, siting and design, the proposed and replacement gates are considered to be appropriate and in-keeping with the frontage of the site and the surrounding area and are of an appropriate scale, materials and design.
- 8.6 Additionally, a modest bin store is proposed adjacent to the new gate, which is next to the shared access. This comprises appropriate timber materials, is set-back from the frontage and angled, and would provide a more formal and somewhat neater storage space for an area which is currently utilised for the open storage of bins. This element of the proposal is therefore considered to be acceptable.
- 8.7 Within the site it is proposed to erect a timber pergola, attached to the existing garage for Dobbies. The structure would be timber and relatively lightweight in terms of its design, use of trellis, and spacing of beams. It would also be lower in height than the attached single-storey garage and of a similar footprint. The pergola would also be sited to the side of the existing garages, whereby views of the pergola would be limited to directly in front of the site's entrance, and subsequently there would be little impact on the street scene and

surrounding area. On this basis the size, siting and design of the proposed pergola is considered to be acceptable in the context of the locality, countryside and conservation area.

8.8 The proposals are therefore considered to be of an acceptable scale, form and design, would be in-keeping with the street scene and surrounding conservation area, and would not be to the detriment of the countryside; thus complying with Local Plan Policies 33, 43, 47 and 48, and other local guidance. Conditions can be attached requiring specific details and samples of materials, specifically for the walls, in order to ensure the appearance and materials are appropriate for their conservation area location.

iii) Amenity of neighbouring properties

8.9 By virtue of the minor scale of development and distance to neighbouring properties, there is not considered to be any material impact on neighbouring dwellings with regards to loss of light, outlook or privacy.

8.10 It is noted that the Parish Council have suggested the inclusion of a condition to require the implementation of measures to minimise dust, in addition to specifying the location for storage of materials and equipment. However, physical operations are limited to the removal of fencing/gates and small section of wall, and replacement with wall and gates. These works are not considered to result in significant levels of dust or any other form of disturbance, and it is therefore not deemed necessary to impose additional measures or restrictions.

8.11 Both the proposed development and the carrying out of works are considered to preserve the amenity of neighbours; thus in accordance with Local Plan Policy 33.

iv) Highways safety and parking

8.12 The proposal includes the widening of the existing shared access, alterations to the access arrangements allowing cars to enter and leave in a forward gear at Dobbies, setting-back of access gate, removal of vegetation, and replacement boundary treatments which are all considered to contribute to improved visibility, parking and turning arrangements within the site, and subsequently would provide an improvement with regards to highway safety.

8.13 WSCC Highways has been consulted and raised no objection to the application on the grounds of highway safety; and considers that the proposal would not have a severe impact on the transport network and represents an improvement on the current arrangement. A condition is suggested to ensure loose gravel material does not spill on to the road from the driveway. Since these comments, the applicant has amended the plans to show a section of bound material closest to the road which would therefore satisfy WSCC Highways concerns. The proposal is therefore considered to improve the site's access and is acceptable in terms of highway safety and parking; thus complying with Local Plan Policy 39.

8.14 Given the constrained nature of the site, including the narrow road and limited space within the front driveway, it is deemed necessary to include a condition requiring clarification of where construction vehicles and materials will be parked/stored; to ensure they are contained within the site and do not cause unnecessary highway obstruction.

iv) Drainage and flood risk

8.15 Although the site is within Flood Zones 2 and 3, the proposal would not result in any material increase in hardstanding. Both EA and the Council's Drainage Officer were consulted and raised no objections to the proposal; also not requiring conditions or mitigation measures. It is therefore considered that the proposal would not have any drainage implications or increase flood risk to users of the site or elsewhere; thus according with Local Plan Policy 42.

v) Other matters and material considerations

8.16 It is noted CHC suggests a landscaping/planting condition should be secured to specify details and ensure native planting. However, given landscaping changes are minimal and predominantly limited to the removal of a small section of hedge and small area of re-planting, and the existing hedge is non-native, it is not deemed necessary or reasonable to require further details or require native hedging.

8.17 No third party comments have been received and there are not considered to be any other material considerations which would outweigh the recommendation.

9.0 Conclusion

9.1 The proposed access, parking and turning arrangements are considered to improve upon the existing situation and enhance highway safety, and the boundary treatments are also deemed to represent an improvement in comparison to the existing; thus enhancing the character and appearance of the conservation area in this regard. The remainder of the proposals are deemed to be acceptable and there are no significant implications for flood risk, drainage or neighbouring amenity. The proposal is therefore considered to be in accordance with local and national development plans, policies and principles, and is acceptable

Human Rights

9.2 In reaching this conclusion, the human rights of the applicants and nearby occupiers have been taken into account and it is deemed 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 3 years from the date of this permission.

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

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans"

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

3) No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The measures approved within the CMS shall thereafter be fully adhered to during the construction process. The CMS should provide for the following:

- a) provision for parking of vehicles within the site
- b) provision for storing of equipment, materials and waste within the site
- c) waste management, including prohibiting burning of materials/waste
- d) details of proposed external lighting to be used during construction, which should only be used for security and safety purposes, including measures to limit the disturbance from any lighting required.

Reason: In the interests of highway safety, and to ensure the use of the site does not have a harmful environmental effect.

4) Prior to the construction of the sections of brick wall hereby approved, details of materials including samples shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details 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, and to preserve the special character and appearance of the conservation area.

5) Prior to the construction of the sections of brick and flint wall hereby approved, details of materials including sample panels shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details 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, and to preserve the special character and appearance of the conservation area.

6) Notwithstanding the wall materials which are to be agreed in detail, 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, and to preserve the special character and appearance of the conservation area.

7) The parking, access and turning arrangements hereby approved shall not be implemented other than in accordance with the approved site plan, '1908 2.02 Rev C'.

Reason: In accordance with the consent and to ensure an adequate situation in terms of highway safety.

Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN - Block and Location Plan (A2)	1908 2.03		24.05.2019	Approved
PLAN - Proposed Gate Details (A2)	1908 2.04		06.06.2019	Approved
PLAN -	1908 2.02	C	19.07.2019	Approved
PLAN -	1908 2.05		19.07.2019	Approved

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 James Gellini on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PRSK6NERL4L00>