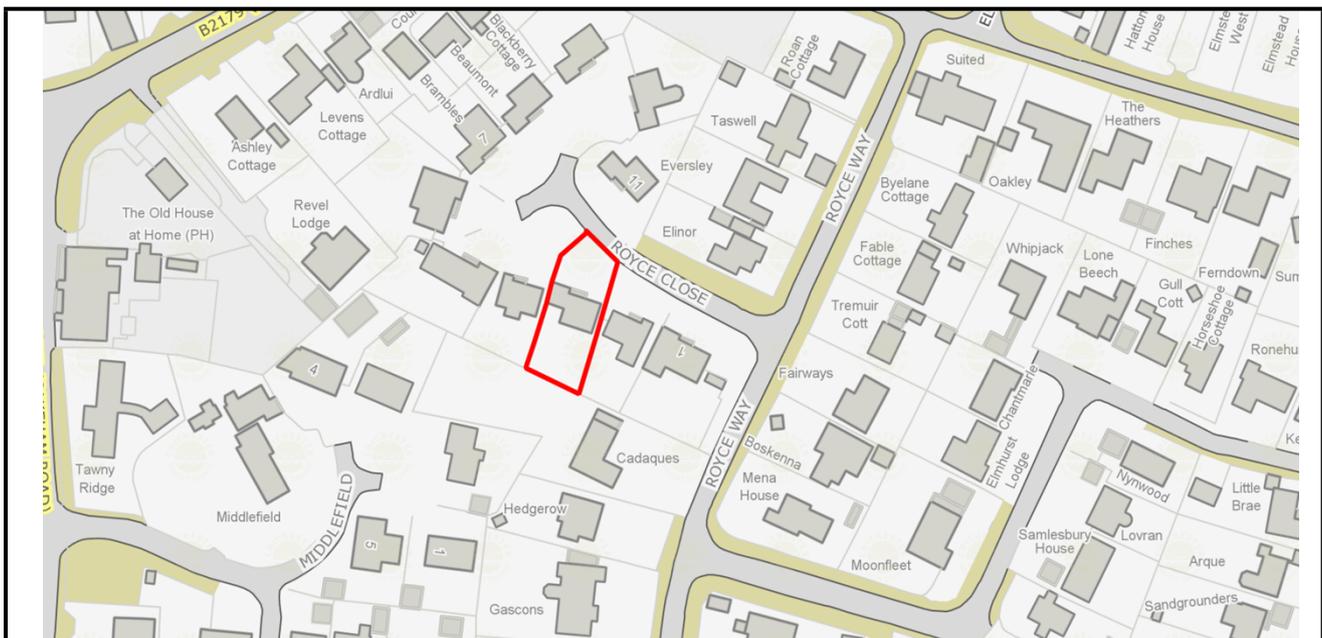


Parish: West Wittering	Ward: The Witterings
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WW/20/00359/DOM

Proposal	Two storey side extension and single storey extensions to front and rear.		
Site	3 Royce Close West Wittering PO20 8ND		
Map Ref	(E) 478101 (N) 98424		
Applicant	Miss Langmead & Mr Creighton	Agent	Mrs Kerry Simmons

RECOMMENDATION TO PERMIT



	<p>NOT TO SCALE</p>	<p>Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803</p>
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1.0 Reason for Committee Referral

- 1.1 Red Card: Cllr Elizabeth Hamilton: Exceptional level of public interest & could set precedent for similar developments.

2.0 The Site and Surroundings

- 2.1 The application site is located on the south side of the Royce Close, a residential cul-de-sac within the West Wittering settlement boundary.
- 2.2 The application property is a detached two storey brick built dwelling with a red tile hung upper storey, white upvc windows and a tiled roof. The property includes a single storey garage side extension on the west elevation, which adjoins a porch on the front north elevation. To the east of the porch there is also a bay window.
- 2.3 The neighbouring properties are of similar height, scale, mass and design, though they vary slightly in appearance and include a range of materials including render finishes.

3.0 The Proposal

- 3.1 The application seeks planning permission to remove the existing single storey side extension garage and porch and to replace it with a two storey side extension, single storey front extension and a two storey rear extension. Also proposed is a single storey, monopitch roof front extension for the remaining width of the front elevation and a single storey flat roof rear extension with associated fenestration changes.
- 3.2 The two-storey side extension would project approximately 4m from the existing west elevation with a dual pitch tiled roof that would sit slightly lower than the existing ridge line, at a ridge height of 6.65m, with a height to eaves of 4.35m.
- 3.3 The garage element of the proposed single storey front extension, to the north elevation, would extend 3.0m from the front elevation, with a width of 4.3m, a ridge height of 3.2m and height to eaves of 2.5m. The remaining element of the single storey front extension would extend the entire width of the dwellinghouse projecting, 1.55m forward, with a ridge height of 3.1m and a height to eaves of 2.25m and a dual pitch roof porch that would feature in the centre.
- 3.4 The proposed two storey rear extension would project approximately 2.5m from the rear of the dwellinghouse, the southern elevation, with ridge height of 5.95m and a height to eaves of 4.35m. The proposed single storey flat roof rear extension would project 2.5m from the rear of the property and would feature a flat roof with a ridge height of 2.7m.

3.5 During the course of the application the proposal has been amended to address officer's concerns, including:

- the introduction of pitched roofs to front extension and garage extension
- reduction in size of fenestration to balance the appearance of the dwelling
- removal of balcony
- size of two storey rear extension has been reduced
- ridge height of additions lowered to reduce mass of extensions
- dormer window introduced to the front elevation to provide a more traditional approach to side extensions to reflect other extended properties in Royce Close
- cladding changed from vertical to horizontal in order to tie in with the surrounding properties within Royce Close and others located on Wells Farm Estate
- the block plan has been amended to show the correct position of no. 4 Royce (different to the location shown on the OS map)

4.0 History

00/02527/TPO	PER	Reduce 2 Scots pines by 25%.
13/01637/TPA	PER	Removal of lowest 3 no. limbs (on the east, north and north-east sectors) on 1 no. Pine tree (T1) (overhanging Royce Close). Removal of the lowest eastern limb and thin by 15% the lowest south-east limb on 1 no. Pine tree (T5) (overhanging front garden of 2 Royce Close). Both trees subject to WW/79/01132/TPO.
19/02891/DOM	WDN	Erection of two storey side extension and single storey extensions to the front and rear.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Countryside	NO
AONB	NO
Tree Preservation Order	YES
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 Parish Council

Amended plans (26/06/2020)

Parish Council appreciate the efforts of the planning agent and owners for their attempts to ameliorate the impact of the design of this development but despite alterations made their objections remain. Objection on the grounds of overdevelopment of the site and that the mass and bulk of the building is out of character with the surrounding area and the street scene. The loss of space between the buildings is contrary to Policy 34 of the Village Design Statement which protects such spaces between buildings. This is one of the smaller sites in this area. Note whether there is adequate parking on site for a six bedroom house.

Original plans (29/04/2020)

Objection on the grounds of excessive bulk which also closes the space between the houses which is contrary to Policy 34 of the Parish Council Village Design Statement. The extension is forward of the line of the adjacent houses and overshadows the neighbour. its proximity to the house to the west and the balcony overlooking the garden are unneighbourly features.

6.2 Third party objection comments

5 third party representations of objection have been received concerning the following matters:

- a) Overdevelopment
- b) Unneighbourly to number 4
- c) Massing between application property & number 4
- d) Insufficient car parking space
- e) Out of character (black windows frequently mentioned)
- f) Trees

6.3 Third party support comments

No third party representations of support have been received

6.4 Third party other comments

No representations neither supporting nor objecting have been received.

6.5 Applicant/Agent's Supporting Information

The applicant/agent has provided the following support information during the course of the application: frequently willing to change plans to improve design of the proposal, addendum planning statement summarises

7.0 Planning Policy

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. There is no made neighbourhood plan for West Wittering at this time.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Development Strategy and Settlement Hierarchy
Policy 33: New Residential Development

Chichester Local Plan Review Preferred Approach 2016 - 2035

- 7.3 Work on the review of the adopted Local Plan to consider the development needs of the Chichester Plan Area through to 2036 is now well underway. Consultation on a Preferred Approach Local Plan has taken place and following detailed consideration of all responses to the consultation, it is intended that the Council will publish a Submission Local Plan under Regulation 19 in March 2021. Following consultation, the Submission Local Plan will be submitted to the Secretary of State for independent examination. In accordance with the Local Development Scheme, it is anticipated that the new Plan will be adopted by the Council in 2022. However, at this stage, it is considered that very limited weight can be attached to the policies contained within the Local Plan Review.

National Policy and Guidance

- 7.4 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2019), which took effect from 19 February 2019. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and 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 of 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.*

Other Local Policy and Guidance

7.6 The following documents are material to the determination of this planning application:

- CDC PGN3: Design Guidelines for Alterations to Dwellings and Extensions.
- West Wittering Village Design Statement

7.7 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:

- Support communities to meet their own housing needs
- 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 character of the surrounding area
- iii. Impact upon amenity of neighbouring properties
- iv. Impact upon highway safety and parking

i. Principle of development

8.2 The application site is located within the West Wittering settlement boundary, where development is generally supported, providing that the proposal respects the setting, form and character of the settlement. The general principle of the development is therefore acceptable.

ii. Design and impact upon character of the surrounding area

8.3 Paragraph 127 of the NPPF states that new development should be visually attractive, sympathetic to the character of the area, and add to the overall quality of an area. The overall appearance of the dwelling would be altered by the proposals, however the site does not lie within a conservation area or an area of outstanding natural beauty and it is considered that as amended, with the use of a more traditional horizontal weatherboarding, the combination of the timber boarding, render and dark coloured windows would not detract from the visual amenity or over-riding verdant character of the surrounding area.

- 8.4 The proposed development would increase the overall size of the building however it is considered that given the size of the plot the proposals would be accommodated comfortably without the site appearing cramped or over-developed. Although the extensions would wrap around the existing property all of the elements have been designed to be subservient to the existing dwelling. The overall width of the dwelling's footprint would be reduced, and the separation distance between the application property and the dwelling to the northwest would be increased. The proposed two storey side extension would also sit at a lower ridge height to the main dwelling, ensuring it would appear subservient, and this, combined with the distance between the properties, would ensure that the proposal would not create a terracing effect or overdevelopment of the site.
- 8.5 There is a slightly varied building line within the street, and with the combination of the front porch and the projecting garage, it is considered that the extensions to the front would not appear incongruous within the streetscene. The siting of the proposed extensions to the rear would not have a significant impact upon the character or appearance of the surrounding area.
- 8.6 The application site lies within Area 4 'South West' as set out in the West Wittering Village Design Statement (VDS). The VDS states that in this area new development should maintain spaces between buildings, maintain hedges and use brick and tile materials. However, the VDS also identifies that within Area 4 commonplace materials include render, timber weatherboarding, brick, painted brick and flint whilst windows can be upvc, metal or timber. It is considered that the proposal would maintain the spaciousness of the of the streetscene, because although a 2 story side extension is proposed it would be narrower in footprint than the existing property, which has a wide double garage built close to the shared boundary with the neighbouring property. Given the eclectic mix of materials within the area it would be unreasonable to resist the use of render and natural weatherboarding and dark coloured windows. In addition, there are trees to the front of the site and these would not be impacted upon by the proposed development. A tree report has been submitted with the application and measures are proposed to ensure that the works would not affect the trees.
- 8.7 It is considered that the proposed development would not detract from the character and visual amenity of the surrounding area, and that subject to conditions to ensure the tree protection measures are implemented and the materials are acceptable the development would accord with the NPPF and also the West Wittering VDS which is a material consideration.
- iii. Impact upon amenity of neighbouring properties
- 8.8 The NPPF states in paragraph 127 that planning should ensure a good quality of amenity for existing and future users. The proposed two storey rear extension would not breach the 45 degree angle taken from the nearest neighbouring window to the west, number 4, and due to the orientation of the dwelling and the size of the extension it is considered that the proposals as a whole would not result in significant impact upon light and would not be overbearing. The single storey extensions would also not intersect with a 60 degree angle taken from the nearest neighbouring window, in accordance with the Council's design guidance, and therefore it is considered that these elements too would not have a significant impact upon the amenity of neighbouring properties.

8.9 Overall the extensions would be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of the other neighbouring properties, in particular to their outlook, privacy or available light and therefore the proposal would accord with paragraph 127 of the NPPF.

iv. Impact upon highway safety and parking

8.10 The proposed garage would reduce from two parking spaces to one though in combination with the 14m by 5.4m drive is considered sufficient parking space for the resultant dwelling and no alterations are proposed to the access arrangements. The proposal would therefore comply with policy 39 in this respect.

Conclusion

8.11 Based on the above it is considered the proposals are acceptable. The proposal therefore complies with development plan policies 1, 2 and 33 and therefore the application is recommended for approval.

Human Rights

8.12 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account 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 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 commence on site, including demolition, until protective fencing has been erected around all trees, shrubs and other natural features not scheduled for removal in accordance with the recommendations of BS5837:2012 and the development shall not be carried out other than in accordance with the protection measures details on the submitted Tree Retention and Protection Plan drawing no. LLD1946-ARB-DWG-100 Rev. 00. Thereafter the protective fencing shall be retained for the duration of the works, unless otherwise agreed in writing by the Local Planning Authority. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area; soil levels within the root protection area of the trees/hedgerows to be retained shall not be raised or lowered, and there shall be no burning of materials where it could cause damage to any tree or tree group to be retained on the site or on land adjoining at any time.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

4) Prior to any works being carried out above slab level full details of the proposed materials for the walls and roofs, including photos of sample materials, shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall not be constructed other than in accordance with the approved materials unless otherwise agreed in writing via a discharge of condition application by the Local Planning Authority.

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

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 - Tree location/site plan.	07		28.02.2020	Approved
PLAN - Tree protection plan.	LLD1946-ARB-DWG-100		20.03.2020	Approved
PLAN - SUBSTITUTE PLAN 12/6/20 EXISTING SITE & LOCATION PLANS (A3)	01	REV 2	12.06.2020	Approved
PLAN - SUBSTITUTE PLAN 12/6/20 PROPOSED SITE PLAN (A3)	02	REV 2	12.06.2020	Approved

PLAN - SUBSTITUTE PLAN 12/6/20 PROPOSED FLOOR PLANS (A3)	04	REV 2	12.06.2020	Approved
PLAN - SUBSTITUTE PLAN 12/6/20 PROPOSED ELEVATIONS (A3)	06	REV 2	12.06.2020	Approved

For further information on this application please contact Oliver Naish on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5BUKOERFJY00>