

Parish: Bosham	Ward: Harbour Villages
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BO/20/02707/DOM and BO/20/02708/LBC

Proposal	Proposed single storey orangery extension and link to garage/annexe.		
Site	Church Cottage High Street Bosham PO18 8LX		
Map Ref	(E) 480444 (N) 103853		
Applicant	Mr Howard Thomson	Agent	Robert Dalton

RECOMMENDATION TO PERMIT



	NOT TO SCALE	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
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1.0 Reason for Committee Referral

1.1 Parish Objection – Officer recommends Permit

2.0 The Site and Surroundings

2.1 The application property is a Grade II Listed two storey residential dwelling located on the south side of High Street, Bosham and situated within the settlement boundary of

Bosham, the Bosham Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty. The site is surrounded by heritage assets, including the Grade I Listed Holy Trinity Church to the north and a number of Grade II listed dwellings to the east, west and south of the site.

- 2.2 The dwelling was originally two cottages and is constructed of brickwork and stone with a hipped thatched roof. The property is built up to the road north of the site, and its entrance is via the side of the building on its east elevation. The site is bounded by a combination of brick and stone walls with a fence to the eastern boundary, and part of the southern boundary comprises the neighbouring dwelling. Within the rear garden of the application property there is a detached garage constructed with brickwork, cladding and a clay tiled roof, beside which there is a brick store. The ground floor of the garage has a single car parking space and a shower room and there is ancillary accommodation in the roofspace. Additional parking is provided within a gravelled area to the rear of the house, and there is also a paved garden area adjacent to the west boundary of the site.

3.0 The Proposal

- 3.1 The application seeks planning permission for the erection of a single storey orangery extension and link to the garage/annexe comprising a bootroom, sunroom and snug area. The walls of the extension would be timber framed and rendered in Farrow and Ball colour Blue Green, most of the east elevation would comprise sliding glazed doors and opening casement glazed doors whilst the roof would be a lean-to zinc metal roof with standing seam detailing, glazing and four rooflights. The doors would be powder coated aluminium. The west boundary wall to which the extension would be attached is proposed to be retained as a feature wall to the extension and would not be painted or plastered.

4.0 History

13/04198/DOM	PER	Addition of new window to south elevation, alterations to drainage and Internal alterations.
13/04199/LBC	PER	Addition of new window to south elevation, alterations to drainage and internal alterations.
15/02278/DOM	PER	Garage external doors / windows additions and alterations.
15/02279/LBC	WDN	Garage external doors / windows additions and alterations.
15/03919/DOC	DOCDEC	Discharge of condition 3 and 4 for permission BO/15/02278/DOM.
20/01953/PREHH	PRE	Proposed orangery extension to a listed building.

5.0 Constraints

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

6.0 Representations and Consultations

6.1 Bosham Parish Council

Further comments (11.02.21)

The Bosham Parish Council Planning Committee met last night and in regards to planning applications 20/2707/DOM & 20/02708/LBC AGREED that they would like to maintain their objection.

Original comments (09.12.20)

Bosham Parish Council objects to this application as it threatens the integrity of the listed building by virtue of the proposed building materials and design concept. We are concerned with the impact on the historic wall and the increase in footprint exceeds the CHC recommended guidelines. Should the council be minded to approve we would ask that a full archaeological assessment be done; and a condition be imposed for appropriate blinds be fitted to protect the CHC dark skies policy.

6.2 Conservation and Design

Thank you for consulting Conservation and Design on the application at the above property. The site is Grade II listed and lies within the Bosham Conservation Area, in close proximity to the Grade II* listed Parish Church of Holy Trinity.

The proposed layout immediately abuts the curtilage wall to the western side of the site, sitting back within the plot and encompassing a small section of the visible courtyard space. The overall plan form of the extension is narrower near the listed cottage and expands to make use of existing dead space on the far side of the modern garage, minimising the potential for the footprint to compete with that of the cottage in terms of scale and dimension. The use of a contemporary palette in this location has several advantages over that of a traditional design;

1. A vernacular extension would be very limited in scope without appearing contrived
2. Contemporary materials allow slimmer and shallower profiles to the main structural elements and insulation etc, reducing the overall mass of the structure

3. A contemporary extension clearly demarcates the extent of the main listed building and emphasises its historic quality by virtue of the contrasting styles
4. The high quantity of glazing to the front allows the continued appreciation of the historic rear wall of the courtyard – were this to be covered up by a development it would be harmful in conservation terms

At pre application stage the applicant was very willing to work closely with officers and I note that they have made several alterations to the proposals to accommodate suggestions I made as part of that process. The immediately adjoining section to the listed building is now in frameless glass. This provides a visual gap between the extension and listed building. The applicant has also reduced the thickness and weight of the glazing bars throughout the proposals which further recommend its light and transparent qualities – a key characteristic of the scheme.

The wall that the extension will abut is of historic interest in itself. It provides a clear historic boundary to this part of the site and is typical of historic walls found throughout the conservation area. It should not be plastered or painted as part of the scheme and left visible in its entirety. I accept of course that some repairs and loose matter stabilisation may have to take place. A controlling condition could specify this. A detailed section and methodology statement should be conditioned that precisely describe how the structure will tie into the historic wall.

Due to the contemporary palette and slim profile of the frame and roof I think the design is respectful of the special architectural and historic interest of the listed building. By virtue of its modern appearance it more clearly showcases the special interest of the main listed cottage and does not seek to compete with it. It will be visible from the public realm and in private views but due to its withdrawn position and use of high quality muted materials it will occupy a modest and coherent position in the overall streetscene and in views into and around the local area.

Recommendation: The scheme is acceptable in Conservation and Design terms

Suggested conditions:

1. The rear courtyard wall to which the extension is to be attached should remain free of paint, plaster or any other wall covering and should remain exposed and well maintained.

Reason: In the interests of preserving the historic and special architectural interest of the Listed Building

2. Notwithstanding any details submitted no works shall commence on the main courtyard wall until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a. Methodology and detailed 1:5 section showing the joint / flashing of the new structure to the main boundary / courtyard wall

Reason: In the interests of preserving the historic and special architectural interest of the Listed Building

6.3 Archaeology

It is unlikely that a development on this scale and in this location would affect the important archaeological deposits associated with the medieval college. The possibility that it might would justify the safeguard of a suitable access condition such as the following:

The District Planning Authority shall be informed in writing immediately of any items known or suspected to be of archaeological interest unearthed during the building operation and given a reasonable opportunity for an examination of the artefact and the site where it was found. Should the District Planning Authority so decide, the developer shall make appropriate and satisfactory provision for the excavation and recording of remains, and subsequent publication of the results.

6.4 Environmental Protection

Bats: Following submission of the PEA (Nov 2020), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

We require that a bat box is installed on the buildings onsite facing south/south westerly positioned 3-5m above ground.

Hedgehogs: Any brush pile, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid- October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Nesting Birds: Due to the risk of disturbance to overwintering birds, construction works must avoid the winter months (October Feb) to ensure they are not disturbed by any increase in noise and dust.

Due to requirement to avoid the winter months because of the over wintering birds, there may be a need to undertake vegetation clearance during the bird nesting season (1st March - 1st October). If works are required during this time an ecologist will need to check to ensure there are no nesting birds present on the site before any works take place (max 24 hours prior to any works commencing).

A check will also be required for birds nests within the building prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

We require that a bird box to be installed on the building / and or tree within the garden of the site.

6.5 Chichester Harbour Conservancy

Summarised:

Chichester Harbour Conservancy Recommendation – No objection

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms, plans and drawings / to match existing
- the glazed fenestration should employ tinted glass panels where appropriate, and these should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies) in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the visual horizontal aspect of the new window openings
- any and all roof lights / skylights / ridge-lights / roof lantern / clerestory lights / glazed gable windows, should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies) in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the vertical, skyward, aspect of the new window openings

The proposal would have a localised impact on the character and appearance of the building and the immediate surrounds. The proposal would have a visual impact on the AONB protected landscape, but this is acceptable to the area and the wider AONB protected landscape environment setting.

Given its setting, the proposal is considered not to be unduly prominent to be detrimental to the character or the appearance of the AONB.

The proposal is unlikely to have any significant impact or effect on the AONB in terms of landscape character or in relation to wildlife conservation and protection.

6.6 Third party objections comments

1 no. letter has been received concerning;

- a) The proposal is for a significant addition to a listed building in the oldest part of the Conservation Area but it does have very little impact upon the visual amenity and pleasure of the ensemble of building that constitute the medieval core of such a historic location.
- b) Whilst it adds significantly to the original footprint of the buildings, it is unobtrusive and shielded by existing built structures.
- c) Concerned that the extensive glazing and rooflights may contribute adversely to the dark skies enjoyed in the vicinity and if permitted an automated screening should be conditioned.

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. The Bosham Parish Neighbourhood Plan was made in June 2015 and forms part of the Development Plan against which applications must be considered.

Chichester Local Plan: Key Policies 2014-2029

- 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 39: Transport, Accessibility and Parking

Policy 42: Flood Risk

Policy 43 Chichester Harbour AONB

Policy 47: Heritage

Policy 49: Biodiversity

Bosham Parish Neighbourhood Plan

- 7.3 The policies of the Bosham Parish Neighbourhood Plan relevant to this application are:

Policy 1: The Settlement Boundary

Policy 5: Conservation of the Historic Environment

Policy 6: Landscape and the Environment

Policy 7: Ecology, Wildlife and Biodiversity

Policy 8: Flooding and Drainage

Policy 9: Transport and Highway

Chichester Local Plan Review Preferred Approach 2016 - 2035

- 7.4 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

- 7.5 Government planning policy now comprises the February 2019 National Planning Policy Framework (NPPF), paragraph 11 of which states:

At the heart of the NPPF 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.

7.6 Consideration should also be given to Sections 4 (Decision-Making), 12 (Achieving well-designed places), 15 (Conserving and enhancing the natural environment) and 16 (Conserving and enhancing the historic environment).

7.7 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Other Local Policy and 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

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

- CDC PGN3: Design Guidelines for Alterations to Dwellings and Extensions
- CDC Advice Note on External Alterations to Listed Buildings in Chichester District
- Bosham Village Design Statement
- Bosham Conservation Area Character Appraisal
- Adopted Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document 2017
- CHC Chichester Harbour AONB Management Plan (2014-2029)

8.0 Planning Comments

8.1 The main issues arising from this application are considered to be:

- i. Principle of development
- ii. Design and impact upon visual amenity/character of area/heritage assets/landscape
- iii. Impact upon amenity of neighbouring properties
- iv. Impact upon highway safety and parking
- v. Archaeology
- vii. Trees
- viii. Biodiversity
- ix. Flooding

i. Principle of development

8.2 The application site is located within the 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 visual amenity/character of area/heritage assets/landscape
- 8.3 Policy 33 of the Local Plan refers to new residential development and sets out that the scale, form, massing and siting, height and design of development must respect and enhance the character of the surrounding area and site. Policy 43 requires that the natural beauty and locally distinctive features of the AONB are conserved and enhanced; and that proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities of the AONB. Policy 47 of the Local Plan requires that development proposals conserve or enhance the special interest and setting of heritage assets.
- 8.4 The proposed extension would be approximately 14m in length, which is deeper than the existing house when measured north to south, however it is not considered that the extension would dominate the property or the site. The extension would be single storey with a shallow pitched roof, the front elevation would be set back from the front elevation of the dwelling, and it would in part be set behind the existing garage building. The width of the extension is not significant, leaving space for an outside patio area within the garden. In combination with its length, the design and overall scale of the extension, would not appear incongruous and it would respond well to the features of the site.
- 8.5 An existing external door in the south elevation of the dwelling would connect to the extension, ensuring no loss of fabric would be required to facilitate the extension. The part of the extension attached to the dwelling would be frameless glass in order to provide a visual gap between the extension and the dwelling. The extension is proposed to be of a lightweight contemporary design to show that it is a later addition to the historic dwelling, and it is considered that this would not detract from the visual amenity and character of this heritage asset due to its design and materials.
- 8.6 The west boundary wall of the site, which the extension would abut, is of historic interest as it provides a clear historic boundary to this part of the site and is typical of historic walls found throughout the Conservation Area. Apart from repairs and loose matter stabilisation, the wall should not be painted, plastered or covered and should remain exposed and well maintained. It has been confirmed in the application that the wall is proposed to be retained as it currently exists as a feature of the property and it would not be plastered or painted. In addition, the glazing to the front elevation of the extension would allow the continued appreciation of the historic west boundary wall from the courtyard, and therefore it is an important element of the design approach. A condition is recommended to ensure that the west wall would remain free from being covered in perpetuity, and it is also recommended that a condition also be added requiring that no works shall commence on the wall until a methodology and detailed 1:5 section plan showing the joint/flashing of the extension to the wall is submitted in order to ensure that the historic and special architectural interest of the site is preserved. Subject to conditions it is considered that the extension would be an appropriate addition to the dwelling and the site.
- 8.7 Whilst the increase in footprint to the dwelling from the proposed extension would exceed the Harbour Conservancy's recommended guidelines, it is important to note that the Harbour Conservancy has not objected to the application. They stated in their consultation that as the visual character and appearance of the architectural style of the dwelling would be retained and not compromised by the subservient glazed light-weight extension and the extension being set back from the front elevation of the extension, it would represent a minimal visual change from the streetscene. In addition they stated that the silhouette increase from the extension would fall within their guidance, therefore although the

extension would exceed the Harbour Conservancy's recommended guidelines on the increase in footprint, due to the siting, size and design of the extension, subject to conditions it would not have a harmful impact on the AONB. Glazing and rooflights are proposed to part of the roof of the extension. In order to protect the AONB from light pollution, a condition is recommended to ensure that internal dusk-dawn screen blinds shall be installed on the proposed rooflights and roof glazing.

8.8 The extension would be lower in height than the west boundary wall and set back from the front elevation of the dwelling. Due to this and that the extension would be mostly obscured from the streetscene by the application dwelling and the garage of the neighbouring dwelling to the east, the extension would have limited impact on the streetscene. In addition to its limited visual impact, due to its sympathetic design, it is considered that the extension would not have a harmful impact on the character of the conservation area, the setting of the surrounding listed buildings in the area, or the special qualities of the AONB.

8.9 In conclusion, due to the proposed siting, scale, sensitive treatment of the historic fabric of the listed building and the lightweight contemporary design which responds well to the context of the existing dwelling the proposal would be an acceptable form of development that would not have a negative impact on the surrounding landscape and character of the area or heritage assets. The proposal would therefore be in accordance with policy 47 of the Local Plan, sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and section 16 of the NPPF.

iii. Impact upon amenity of neighbouring properties

8.10 The NPPF states in paragraph 127 that planning should ensure a good quality of amenity for existing and future users (of places), and policy 33 of the Chichester Local Plan include requirements to protect the amenities of neighbouring properties.

8.11 Due to the existing boundary treatments and that the extension would be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of the neighbouring properties, the extension would not cause harm to their amenities in particular to their outlook, privacy or available light. The proposal would therefore be acceptable in this respect.

iv. Impact upon highway safety and parking

8.12 The proposal would not impact upon the existing parking arrangement for the site and therefore it is not considered that the proposed extension would have a harmful impact on highway safety and parking in the area.

v. Archaeology

8.13 The site is within an area of archaeological interest as a medieval college was sited in the area. The Council's Archaeologist has stated that it is unlikely that a development of the proposed scale and in the proposed location would affect the important archaeological deposits associated with the medieval college. However a condition is recommended that requires that the LPA is informed in writing immediately if any items known or suspected to be of archaeological interest are unearthed during the building operation and the LPA are given a reasonable opportunity for an examination of the artefact and the site where it

was found. If the LPA then so decide, the developer shall make appropriate and satisfactory provision for the excavation and recording of remains, and subsequent publication of the results. It is considered that this is a proportionate approach to ensure that the proposal would not result in any harm to archaeology.

vii. Trees

8.14 There is a Yew tree near to the east boundary of the site which is subject to a Tree Preservation Order as well as being sited within the Conservation Area. An Arboricultural Impact Assessment was submitted as part of the application and the Yew tree is proposed to be retained and protected during construction through the installation of protective fencing and there shall be no storing of materials within 10m of the trunk of the tree. The protective measures proposed would also protect the tree at the neighbouring property to the east which also has a Preservation Order. Subject to the proposed conditions it is considered the proposal would not result in harm to the protected trees within or close to the application site.

viii. Biodiversity

8.15 The site is close to a bat network, a Preliminary Ecological Appraisal was submitted as part of the application. The appraisal found that due to the extension being proposed to abut the dwelling and garage and its size, it would not impact on potential roosting features for bats. If the applications are permitted it is advised that it be conditioned that the works are undertaken in accordance with the appraisal and that additional biodiversity enhancements for the site are also conditioned.

ix. Flooding

8.16 A small part of the south-east corner of the site is within Flood Zone 2. As the extension would not be within the Flood Zone, a Flood Risk Assessment was not considered to be required to be submitted.

Conclusion

8.17 Due to the siting, size and design of the proposed extension subject to conditions it would be acceptable in terms of its design and impact upon the heritage assets, the surrounding area, amenity of neighbouring properties and biodiversity. Based on the above assessment it is considered the proposal complies with the National Planning Policy Framework, the Chichester Local Plan Key Policies; with particular reference to Policies 33 and 47, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the CHC Chichester Harbour AONB Management Plan (2014-2029) and there are no material considerations that indicate otherwise.

Human rights

8.18 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 for BO/20/02707/DOM

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 "Plans Referred to in Consideration of this Application".

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

3) Notwithstanding any details submitted no works shall commence on the west courtyard wall until the following details have been submitted to and approved in writing by the Local Planning Authority:

A methodology and detailed 1:5 section plan showing the joint / flashing of the new structure to the main boundary / courtyard wall.

The construction works shall be undertaken in accordance with the methodology and section plan.

Reason: In the interests of preserving the historic and special architectural interest of the Listed Building.

4) Prior to substantial completion or occupation of the works hereby permitted, which ever if the earlier, the following ecological enhancements shall be provided:

- a) A bat box integrated into the building facing south/south-westerly positioned 3-5m above ground.
- b) A bird box on a building onsite or a tree within the garden.
- c) A hedgehog nesting box installed within the site to provide future nesting areas for hedgehogs.

Thereafter the ecological enhancements shall be maintained in perpetuity.

Reason: To ensure that the protection of ecology and/or biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species.

5) Prior to the occupation of the works hereby permitted, internal dusk-dawn screen blinds (to block all internal light emissions) shall be installed on the proposed rooflights and glazed roof. Once installed, the blinds shall be closed every day, between dusk and dawn the following day. Thereafter, the blinds shall be retained and maintained as such, unless otherwise agreed by the Local Planning Authority.

Reason: In order to restrict internal light spillage from harming the surrounding landscape.

6) 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.

7) All new works and making good of the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, profile and style.

Reason: To safeguard the architectural and historic character of the Listed Building or to ensure the detailing and materials maintain the architectural interest of the building.

8) During the construction of the extension hereby permitted the LPA shall be informed in writing immediately of any items known or suspected to be of archaeological interest unearthed during the building operation and given a reasonable opportunity for an examination of the artefact and the site where it was found. Should the LPA so decide, the developer shall make appropriate and satisfactory provision for the excavation and recording of remains, and subsequent publication of the results.

Reason: The site is potentially of archaeological interest.

9) The implementation of this planning permission shall be carried out strictly in accordance with the recommendations and mitigation measures detailed in the submitted Arboricultural Impact Assessment and Statement produced by Phillip Alderwood Consulting Ltd. In addition to these mitigation measures during the construction of the extension hereby permitted foundations and any other ground works within the root protection area of the tree shall be hand dug only. Any roots over 40 mm in diameter shall not be severed without the prior agreement of the Local Planning Authority. No materials nor construction equipment shall be stored within the root protection areas of the trees.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area.

10) The development hereby permitted shall be carried out in strict accordance with the mitigation measures detailed in the Preliminary Ecological Appraisal produced by Ecosupport.

Reason: To ensure that the protection of ecology and/or biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species.

11) During construction should any brush pile, compost and debris piles be removed, they must first be checked for hedgehogs. These piles must only be removed outside

of the hibernation period mid-October to mid-March inclusive and undergo soft demolition only.

Reason: In the interests of protecting biodiversity.

12) Due to the risk of disturbance to overwintering birds, construction works must avoid the winter months (October Feb) to ensure they are not disturbed by any increase in noise and dust. Due to requirement to avoid the winter months because of the over wintering birds, there may be a need to undertake vegetation clearance during the bird nesting season (1st March - 1st October). If works are required during this time an ecologist will need to check to ensure there are no nesting birds present on the site before any works take place (max 24 hours prior to any works commencing).

A check will also be required for birds nests within the building prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

Reason: To ensure that the protection of ecology and/or biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species.

13) The west courtyard wall to which the extension is to be attached should remain free of paint, plaster or any other wall covering and should remain exposed and well maintained.

Reason: In the interests of preserving the historic and special architectural interest of the Listed Building.

14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, as amended there shall be no external lighting attached to the building other than in accordance with a scheme that shall first have been submitted to and approved in writing by the local planning authority. The lighting scheme shall include details of the proposed location, luminance and design of the lighting including measures to minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Reason: In the interests of protecting bats.

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 - Proposed Courtyard Elevations (A3)	DDCC-05C		22.10.2020	Approved
PLAN - Proposed Materials (A3)	DDCC-07A		22.10.2020	Approved
PLAN - Site Block Plan and Location Plan (A3)	DDCC-01D		02.11.2020	Approved
PLAN - Proposed Plan (A3)	DDCC-03D		02.11.2020	Approved
PLAN - Proposed Roof Plan (A3)	DDCC-06D		02.11.2020	Approved
PLAN - Existing and Proposed South and West Elevations (A3)	DDCC-08A		02.11.2020	Approved

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.

2) The developer's attention is drawn to the provisions of the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats etc) Regulations 1994, and to other wildlife legislation (for example Protection of Badgers Act 1992, Wild Mammals Protection Act 1996). These make it an offence to kill or injure any wild bird intentionally, damage or destroy the nest of any wild bird intentionally (when the nest is being built or is in use), disturb, damage or destroy and place which certain wild animals use for shelter (including badgers and all bats and certain moths, otters, water voles and dormice), kill or injure certain reptiles and amphibians (including adders, grass snakes, common lizards, slow-worms, Great Crested newts, Natterjack toads, smooth snakes and sand lizards), and kill, injure or disturb a bat or damage their shelter or breeding site. Leaflets on these and other protected species are available free of charge from Natural England.

The onus is therefore on you to ascertain whether any such species are present on site, before works commence. If such species are found or you suspected, you must contact Natural England (at: Natural England, Sussex and Surrey Team, Phoenix House, 32-33 North Street, Lewes, East Sussex, BN7 2PH, 01273 476595,

sussex.surrey@english-nature.org.uk) for advice. For nesting birds, you should delay works until after the nesting season (1 March to 31 August).

RECOMMENDATION for BO/20/02708/LBC

PERMIT subject to the following conditions and informatives:-

1) The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3) Notwithstanding any details submitted no works shall commence on the west courtyard wall until the following details have been submitted to and approved in writing by the Local Planning Authority:

A methodology and detailed 1:5 section plan showing the joint / flashing of the new structure to the main boundary / courtyard wall.

The construction works shall be undertaken in accordance with the methodology and section plan.

Reason: In the interests of preserving the historic and special architectural interest of the Listed Building.

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.

5) All new works and making good of the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, profile and style.

Reason: To safeguard the architectural and historic character of the Listed Building or to ensure the detailing and materials maintain the architectural interest of the building.

6) The west courtyard wall to which the extension is to be attached should remain free of paint, plaster or any other wall covering and should remain exposed and well maintained.

Reason: In the interests of preserving the historic and special architectural interest of the Listed Building.

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 - Proposed Courtyard Elevations (A3)	DDCC-05C		22.10.2020	Approved
PLAN - Proposed Materials (A3)	DDCC-07A		22.10.2020	Approved
PLAN - Site Block Plan and Location Plan (A3)	DDCC-01D		02.11.2020	Approved
PLAN - Proposed Plan (A3)	DDCC-03D		02.11.2020	Approved
PLAN - Proposed Roof Plan (A3)	DDCC-06D		02.11.2020	Approved
PLAN - Existing and Proposed South and West Elevations (A3)	DDCC-08A		02.11.2020	Approved

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 Vicki Baker on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QILZUOERHQ200>