

Parish: Chichester	Ward: Chichester West
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**CC/20/02907/FUL**

<b>Proposal</b>	Demolition of existing dwelling and construction of two replacement one and a half storey detached dwellings.		
<b>Site</b>	20 Sherborne Road Chichester PO19 3AA		
<b>Map Ref</b>	(E) 485090 (N) 105004		
<b>Applicant</b>	Mr A Pal	<b>Agent</b>	Mr Fred Randall

**RECOMMENDATION TO REFUSE**

	<p><b>NOT TO SCALE</b></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 Plowman - Important information/opinion to raise in debate regarding nitrate mitigation measures.

## **2.0 The Site and Surroundings**

- 2.1 The application property is a detached bungalow, with rooms in the roof, located on the east side of Sherborne Road within the settlement boundary of Chichester. The property is constructed of brickwork with tiles to the roof which is hipped with a flat roofed dormer to the rear and there is an integral garage to the north side elevation of the dwelling. The property is set back from the boundaries with a gravelled parking area and lawn to the front of the dwelling. Boundaries to the front of the site comprise a mix of walls, hedges and fencing, whilst to the rear there is a lawn, an outbuilding and some planting with a fence to the rear and north side boundaries.
- 2.2 Residential dwellings surround the site, the neighbouring dwellings to the north are two storey properties, directly to the south are bungalows, then the dwellings revert back to being two storeys. Directly to the west of the site is a two storey dwelling. The properties to the east of the site in Cedar Drive are two storey dwellings. Materials used for the neighbouring properties include brickwork, tile hanging and render.

## **3.0 The Proposal**

- 3.1 The application seeks planning permission for the demolition of the existing dwelling and construction of two detached one and a half storey four bedroom dwellings. The dwelling would be a modern design with wide overhanging eaves, glazed areas to the front gable wall and an in-set balcony at the rear. The dwellings would be constructed of flint at ground floor with tile hanging above and a slate roof. A new access would be created to afford each dwelling with a vehicular access and 3 car parking spaces.
- 3.2 The ground floor of each dwelling would consist of a hallway, sitting room, open plan kitchen and dining room, a utility room, an ensuite double bedroom, a WC and storage space. At first floor level the dwellings would provide three double bedrooms (one of which would be an ensuite and have two dressing rooms), a bathroom and a study. As well as a staircase, a lift is also proposed to connect the two floors.
- 3.3 The application also proposes a detached garden lodge/home office in each rear garden and a bin store to the side of each property. Each dwelling would have solar panels and an air source heat pump.

## **4.0 History**

10/01677/DOM	PER	Rear extension, replacement dormer window to rear. New dormer window to front and internal alterations.
20/00907/PREOT	PRE	Demolish existing bungalow located on a double plot, (20 & 22) replacing it with 2 no. 4 bed detached dwellings.

## 5.0 Constraints

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

## 6.0 Representations and Consultations

### 6.1 Parish Council

No objection subject to appropriate sustainability measures, such as solar panels and provision for electric car charging.

### 6.2 WSCC Local Highway Authority (summarised)

The application site is located on Sherborne Road a publicly maintained, low trafficked, 'C' classified road subject to a 20-mph speed limit. As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

#### Access

The applicant proposes to use the existing 9 metre Vehicle Crossover (VCO) for Plot 2. The applicant proposes to implement a new VCO to allow access onto plot 1. Details have not been provided. The applicant should be made aware that VCO's under 4.5 metres or over 6.4 metres are generally not accepted at the licensing stage. The applicant is recommended amending the plans to demonstrate a kerbside VCO of between 4.5 – 6.4 metres. Details of which can be secured via a suitably worded condition.

The LHA would not anticipate that the proposal would generate a highways safety concern at the proposed or existing access.

#### Vehicle Parking

The LHA raises no concerns over the Vehicle Parking.

#### Cycle Parking

As per the WSCC Sustainability policy, the LHA wish to see cycle storage implemented in the form of lockable covered storage. Details of which can be secured with a suitably worded condition found below.

To summarise the LHA raises no concerns over the Cycle Parking.

### Electric Vehicle (EV) Parking

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Chichester Local Plan policy. Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. Details of this can be secured via a suitably worded condition which is advised below.

### Turning

A turn on site would be preferred, though there is insufficient space to achieve this. However, other properties have similar arrangements. Balanced against this is the benefit of removing a vehicle parked on the highway, where the existing practice is on-street parking by residents of adjoining properties, with a noticeable narrowing of the existing available carriageway.

### Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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.

## 6.3 CDC Archaeology

It is unlikely that this proposal would affect deposits associated with the line of the earthwork (a Roman road?) that used to pass through this site to the extent that measures to mitigate impact would be justified.

## 6.4 CDC Environmental Strategy

*Further comments (07.06.21)*

Policy 40:

Following submission of the Sustainability Statement we are satisfied that the criteria detailed within policy 40 will be met. We are pleased to see the commitment by the applicant to implement measures to achieve a reduction in CO2 emissions of 37%. This will be achieved with a fabric first approach and installing PV panels onto the south facing roofs and Air Source Heat Pump technology in both houses.

## Nutrient Neutrality:

As detailed within the Nutrient neutrality and mitigation report (March 2021) the proposal will cause an increase in nitrogen of 0.7 kg/N/yr. Due to this increase we require that mitigation takes place. Please can the applicant provide there proposed mitigation strategy to deal with this.

### *Original comments (14.02.21)*

#### Bats

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

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.

#### 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

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24hours of any work). We would like a bird box to be installed on the building and / or tree within the site.

#### Recreational Disturbance

For this application we are satisfied that the HRA issue of recreational disturbance can be resolved as long as the applicant is willing to provide a contribution to the Bird Aware scheme, the standard HRA Screening Matrix and Appropriate Assessment Statement template can be used.

## Nutrient Neutrality

Due to the impacts of nutrients on Chichester and Langstone Harbour SPA and guidance from Natural England relating to the requirement for nutrient neutrality, a nitrogen assessment for the site will be required as part of this planning application. Current maps of Chichester show that this site will discharge to Apuldram which goes into Chichester and Langstone Harbour SPA. The assessment will need to calculate the nitrogen budget for the new development that would result in a net increase in population served by the wastewater system. This assessment will need to demonstrate that either the new development will avoid harm to Chichester and Langstone SPA or provide the level of mitigation required to ensure that there is no adverse effect. The applicant will need to follow the NE-approved methodology and more information relating to this can be found here; <https://www.chichester.gov.uk/nutrientneutrality>

### 6.5 CDC Drainage (Summarised)

Flood Risk: subject to satisfactory surface water drainage we have no objection the proposed use, scale or location based on flood risk grounds.

Surface water drainage: Due to the scale of the proposed development we have no conditions to request. Surface water drainage should be designed and constructed to meet building regulations.

### 6.6 Third party other comments

1 no. representation neither supporting nor objecting have been received concerning the following matters:

- a) There is a large tree in a garden to the north-east of the site which has a TPO. The development should not affect the tree but it is important to prevent inadvertent damage and consider if it is sufficiently close to require root protection during construction.
- b) Hedgehog holes should be required in boundary treatments as was done at the Whitehouse Farm development.

## 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 Chichester 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

Policy 39: Transport, Accessibility and Parking

Policy 40: Sustainable Design and Construction

Policy 48: Natural Environment

Policy 49: Biodiversity

Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours  
Special Protection Areas

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 2022. 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 2023. 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.*

7.5 Consideration should also be given to the following sections: 2, 5, 8, 9, 11, 12, 14, 15, 16 and Annex 1. The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

7.6 The Government's New Homes Bonus (NHB) which was set up in response to historically low levels of housebuilding, aims to reward local authorities who grant planning permissions for new housing. Through the NHB the government will match the additional council tax raised by each council for each new house built for each of the six years after that house is built. As a result, councils will receive an automatic, six-year, 100 per cent increase in the amount of revenue derived from each new house built in their area. It follows that by allowing more homes to be built in their area local councils will receive more money to pay for the increased services that will be required, to hold down council tax. The NHB is intended to be an incentive for local government and local people, to encourage rather than resist, new housing of types and in places that are sensitive to local concerns and with which local communities are, therefore, content. Section 143 of the Localism Act which amends S.70 of the Town and Country Planning Act makes certain financial considerations such as the NHB, material considerations in the determination of planning applications for new housing. The amount of weight to be attached to the NHB will be at the discretion of the decision taker when carrying out the final balancing exercise along with the other material considerations relevant to that application.

#### Other Local Policy and Guidance

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

- CDC Surface Water and Foul Drainage SPD
- 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:

- Support communities to meet their own housing needs
- Promote and increase sustainable, environmentally friendly initiatives in the district
- 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
  - v. Sustainability
  - vi. Drainage
  - vii. Trees
  - viii. Biodiversity
  - ix. Nutrient neutrality
  - x. Impact on the Chichester and Langstone Harbours SPA
- i. Principle of development

8.2 The application site lies within the settlement of Chichester, identified under Policy 2 of the local plan as a sub-regional centre, where new development is supported due to its range of services and amenities. The proposal therefore comprises the provision of 2 dwellings in a sustainable location where the principle of development is considered acceptable. As a result of the lack of a 5 year housing land supply the housing policies in the local plan are out of date, it is however important to note that in accordance with paragraph 177 of the NPPF the presumption in favour of sustainable development does not apply in this case because the proposal is likely to have a significant effect on a designated habitat site.

ii. Design and impact upon character of the surrounding area

8.3 Policy 33 of the Chichester Local Plan sets out that any proposed development must meet the highest standards of design and provide a high quality living environment in keeping with the character of the surrounding area and its setting in the landscape. This includes considering its proportion, form, massing, siting, layout, density, height, scale and neighbouring and public amenity.

8.4 The proposed dwellings would be different in design to the other properties in the area which were mainly constructed in the 1950s and are largely uniform in their design and appearance. However, whilst this part of the design would be different, the other dwellings in the area have a mix of materials and the use of tile hanging to the first floor would be in keeping with the other dwellings in the area, thereby ensuring that elements of the established character in the locality would be incorporated into the modern design of the dwellings. The dwellings would also respond sensitively to the established building line on eastern side of the street and the heights of the neighbouring buildings; with the ridge height of the dwellings lower than the neighbouring two storey dwelling to the north of the site, providing a gradual transition in the streetscene from two storey dwellings to bungalows. The dwellings are also proposed to be set back from the boundaries of the site, including with each other, reflecting the predominant pattern and density of development in the locality.

8.5 It is considered that due to the siting, size, design and appearance of the proposed development it would not adversely impact on the character of the area. The proposal would therefore comply with national and local planning policy in this respect.

iii. Impact upon amenity of neighbouring properties

8.6 The National Planning Policy Framework in paragraph 127 states that planning decisions should create places that offer a high standard of amenity for existing and future users. Additionally, Policy 33 of the Chichester Local Plan includes a requirement to protect the amenities of neighbouring properties.

- 8.7 Due to the siting of the neighbouring properties to the north and south and the proposed siting and design of the development, the dwellings and the garden lodges/home offices would not cause overshadowing to the neighbouring properties. Large glazing is proposed to the first floor front elevation but as there would be an approximate separation distance of over 25m between the neighbouring dwelling to the front and the application dwellings, this separation distance is considered to be adequate to ensure that the proposal would not have an unneighbourly impact. Windows and rooflights are proposed in the roofslopes and side elevations, and due to their siting they would not cause overlooking between each other and to the neighbouring properties.
- 8.8 Large glazing and balconies are proposed in the first floor rear elevations. Due to the overhang of the roofs, the windows would be set back from the rear of the dwellings, and the balconies would not extend beyond the overhang of the roofs and obscure glazed screens are also proposed to the sides of the balconies, thereby ensuring that they would not result in overlooking or loss of privacy to the adjacent dwellings. There would be an approximate separation distance of over 30m between the application dwellings and the neighbouring dwellings to the rear, exceeding the Council's design guide for new development and ensuring the dwellings would be sufficiently distance from the dwellings to the rear to ensure the proposal would not be unneighbourly. Due to the siting of the glazing, the overhang of the roofs, the siting of the properties and fenestration and the separation distance between the application and neighbouring dwellings, it is considered that the proposed works would not significantly increase the risk of overlooking to the neighbouring properties.
- 8.9 If the application was to be permitted, a condition could be added requiring the garden lodges/home offices to be used as ancillary accommodation only by the dwellings in order to prevent their use from causing harm to the amenities of the area. Conditions could also be added removed permitted development rights from the dwellings and site to prevent any works in the future from causing harm to the amenities of the neighbouring properties.
- 8.10 For the reasons set out above it is considered that the proposal has been sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of the neighbouring properties, in particular to their outlook, privacy or available light. The proposal would therefore accord with the NPPF and policy 33 of the CLP.

iv. Impact upon highway safety and parking

- 8.11 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Additionally, Policy 39 of the Chichester Local Plan requires the development should not create or add to problems of safety, congestion, air pollution or other damage to the environment. Furthermore, the level of parking provision should be in accordance with current West Sussex County Council guidance.

8.12 WSCC Highway Authority was consulted as part of the application and no objection has been raised. The proposed level of car parking is in accordance with the demand generated by the development and cycle storage/racks are proposed behind the bin stores. If permitted it could be conditioned that the cycle storage be lockable covered storage with full details submitted in order to ensure that the proposed cycle storage is adequate. The Sustainability Statement states that electric vehicle charging would be provided. No details have been provided but if permitted full details could be secured by condition.

8.13 In order to ensure that construction of the development would not have an adverse impact on amenity, including congestion at the site, if permitted a condition could be added requiring a construction and environmental management plan be submitted prior to commencement of the development. Subject to conditions the development would be in accordance with local and national policies on highway safety therefore it would not have an unacceptable impact on highway safety.

v. Sustainability

8.14 The submitted Sustainability Statement complies with Policy 40 of the Local Plan, which comprises a 10 point criteria for achieving sustainable design and construction for all new dwellings and new non-domestic dwellings. The development is committed to implementing measures to achieve a reduction in CO2 emissions of which would be achieved with a fabric first approach and through the installation of photo voltaic panels (PV) on the dwellings and air source heat pumps at the site. Restrictions on the use of water are included in the Sustainability Statement.

8.15 It has been demonstrated that the development would include sustainable construction and design measures such to reduce the energy demand and wider environmental impacts of the development in accordance with policy 40. If the application is permitted conditions are recommended in order to secure the proposed sustainability measures.

vi. Drainage

8.16 The site is within Flood Zone 1. Shallow crate soakaways to the front and rear of the dwellings are proposed to be used to drain the surface water. The Council's Drainage Engineer has confirmed that this approach is acceptable. If permitted it is recommended that a hard landscaping scheme be submitted for the site to ensure that the hardstanding is permeable and in the interests of the site amenity. The proposal would therefore be acceptable in this respect.

vii. Trees

8.17 Comments have been submitted by a third party that there is a tree in a neighbouring garden to the north-east of the site which has a Tree Preservation Order and that the development should not affect the tree. The Council's mapping does not show a tree with a Preservation Order in this location but in order to protect the amenity of the tree and to ensure it is not harmed during construction, if permitted a condition could be added requiring protective fencing be constructed round the root protection area of the tree. The proposal is therefore acceptable in respect of the impact upon trees.

viii. Biodiversity

8.18 A Bat Activity Survey was submitted as part of the application. It found that the property does not contain an active roost but bats are commuting and foraging in the area. The Bat Activity Survey and Sustainability Statement include biodiversity mitigation and enhancements for the site including the installation of bat boxes, bird boxes and hedgehog houses. The Council's Environment Officer has raised no objections to the proposals. If permitted conditions could be added in order to ensure that these mitigation measures and enhancements are undertaken. In addition, it could also be conditioned that a soft landscaping scheme be submitted which includes biodiversity enhancements such as the planting of wildflowers to enhance the biodiversity and visual amenity of the area. The proposal would accord with national and local planning policies and is acceptable in this respect.

ix. Nutrient neutrality

8.19 The proposal comprises new development with overnight accommodation, where the development would connect to the Apuldram Wastewater Treatment Works (WwTW) and therefore the treated effluent from the development would eventually discharge into a European or internationally designated protected site, with the potential for harm to be caused to those sites by the overall increase in nitrate levels. It is Natural England's view that the cumulative increase in nitrate levels from development is likely to have a significant effect on such designated sites. This is therefore directly connected to the increase in wastewater from the development.

8.20 In such instances, the implications from the proposed development (that is the nutrient content of the discharge), together with the application of measures to avoid or reduce the likely harmful effects from the discharge, are required to be tested by the LPA via an 'appropriate assessment' to assess the impact on the designated sites in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended). Natural England must then be consulted on any such Appropriate Assessment.

8.21 The applicant has followed the methodology provided by Natural England 'Advice on Achieving Nutrient Neutrality for New Development in the Solent Region' and established the nitrate calculations for this proposed development. Natural England's methodology sets out how to achieve nutrient neutrality and thereby addresses the existing uncertainty surrounding the impact of new development on designated sites. Specifically Natural England's advice sets out the methodology on how to calculate the nutrient budget generated from the development. Where the size of the site and the use of then is not changing, which is the case in this instance it is not necessary to calculate the existing nitrogen from the current land use.

8.22 The nutrient budget generated from the development would be 0.7kg/TN/yr which represents a nitrogen surplus from the WwTW and so requires mitigation to achieve nitrogen neutrality. In order to achieve nitrogen neutrality, appropriate mitigation measures that would remove a minimum of 0.7kg/TN/yr must be secured to ensure that at the time of the LPA undertaking the Appropriate Assessment, it is certain that the neutralising nitrogen benefits will be delivered in the long term.

8.23 Whilst calculations have been submitted on the amount of additional nitrates that would be generated by the development, no scheme of mitigation has been proposed to offset this increase. In the absence of nitrate mitigation the development would have a significant effect on the Solent Special Protection Areas and is therefore contrary to the aims and objectives of the National Planning Policy Framework, 2019. Due to the harm that the development would cause the Solent Special Protection Areas and that it would therefore not be in accordance with the National Planning Policy Framework 2019, the development cannot be supported and it is recommended that the application be refused.

ix. Impact on the Chichester and Langstone Harbours SPA

8.24 The site is located within the 5.6km buffer zone of the Chichester and Langstone Harbours Special Protection Area. The development would result in an increase in population living on the site, which could result in recreational pressure on the SPA and disturbance to protected bird populations. In accordance with policy 50 of the Local Plan a financial contribution towards the Bird Aware Solent scheme is required in order to mitigate recreational disturbance as a result of the proposal. However in this instance, as the proposed development would cause harm to the Solent Special Protection Areas, no mitigation has been sought. If the application was permitted, appropriate mitigation measures should be sought at this stage.

Conclusion

8.25 Based on the above it is considered that the proposed development would cause harm to the Solent Special Area of Conservation as result of nitrates discharging into Chichester Harbour and the Chichester and Langstone Harbours Special Protection Area as a result of recreational disturbance. The proposal therefore is contrary to local and national development plan policies and therefore the application is recommended for refusal.

Human Rights

8.25 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 refuse is justified and proportionate.

## RECOMMENDATION

REFUSE for the following reasons:-

1) In the absence of any nitrate mitigation measures to avoid harmful effects from the developments discharge the development would have a significant effect on the Solent Special Protection Areas and is therefore contrary to the aims and objectives of the National Planning Policy Framework 2019.

2) The development lies within the 5.6km zone of influence upon the Chichester and Langstone Harbours Special Protection Area (SPA), where increases in net residential development are likely to have a significant effect on the SPA. There has been no appropriate avoidance and/or mitigation measures submitted that would enable the Local Planning Authority to ascertain that the residential use would not adversely affect the integrity of the SPA. No mitigation measures or contributions have been provided and, therefore, the proposed dwelling is contrary to paragraph 177 of the 2019 National Planning Policy Framework, Policy 50 of the Chichester Local Plan: Key Policies 2014-2029 and Supplementary Planning Document Planning Obligations and Affordable Housing Supplementary Planning Document July 2016.

## 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 Site Plan	01	K	28.04.2021	Not Approved
PLAN - Location plan	L01		27.02.2021	Not Approved
PLAN - Existing Site Plan	EX01		10.02.2021	Not Approved
PLAN - Existing floor plans and elevations	EX02		12.11.2020	Not Approved
PLAN - Proposed Garden Lodge/Home Office Floor and Elevations Plot 1 Plan	S01	D	10.02.2021	Not Approved
PLAN - Proposed Garden Lodge/Home Office Floor and Elevations Plot 2 Plan	S01-2	A	10.02.2021	Not Approved
PLAN - Proposed Dwelling Floor and Elevations - Plot 1 Plan	X01 PL1	E	27.04.2021	Not Approved
PLAN - Proposed Dwelling Floor and Elevations - Plot 2 Plan	X01 PL2	G	27.04.2021	Not Approved
PLAN - Proposed Dwelling Site Section Plan	SS03	B	10.02.2021	Not Approved

PLAN - Proposed Dwelling Street Scene Plan	SS02	C	10.02.2021	Not Approved
PLAN - Proposed Elevations - Plot 1	04 PL1	K	27.04.2021	Not Approved
PLAN - Proposed Elevations - Plot 2	04 PL2	L	27.04.2021	Not Approved

## INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, it has not been possible to resolve them. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

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=QJOBMZERIJU00>