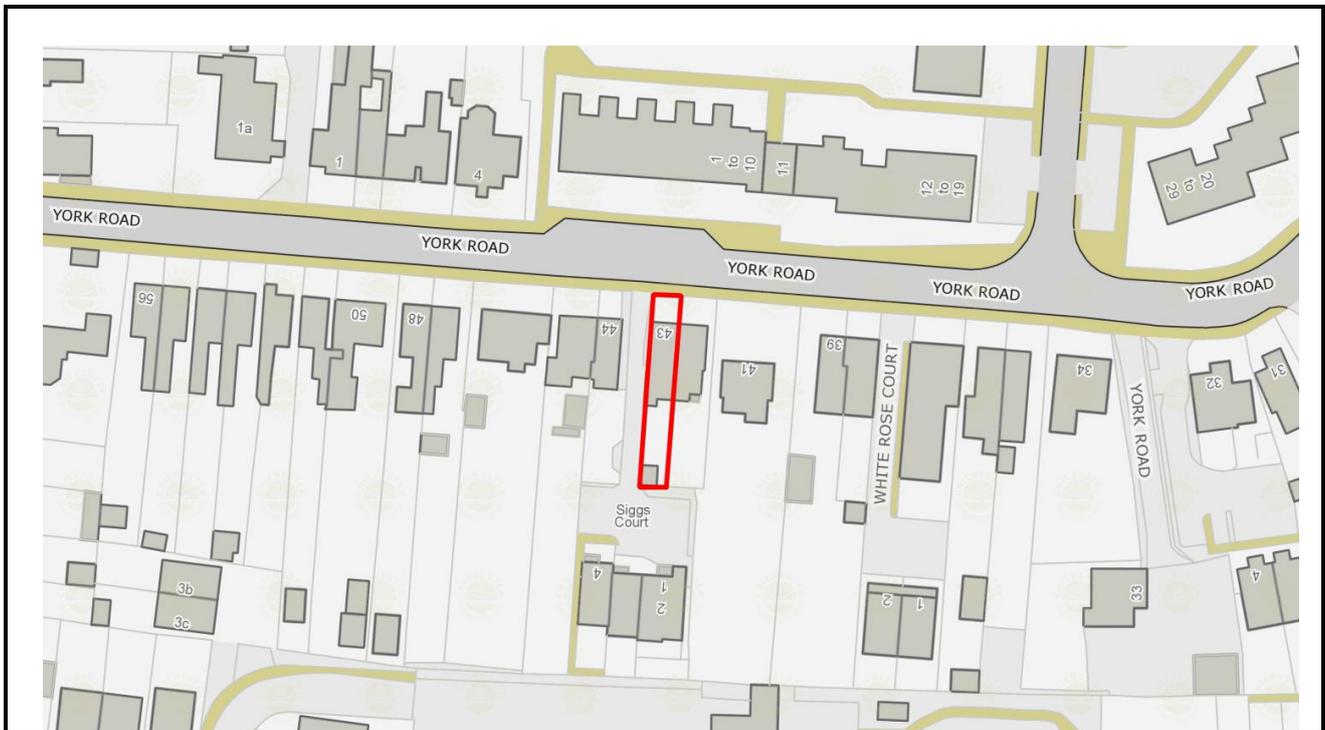


Parish: Chichester	Ward: Chichester South
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**CC/21/01555/DOM**

<b>Proposal</b>	Weatherboard cladding to first floor side (west) and rear (south) elevations.		
<b>Site</b>	43 York Road Chichester PO19 7TL		
<b>Map Ref</b>	(E) 487144 (N) 104452		
<b>Applicant</b>	Mr Jeremy Bushell	<b>Agent</b>	

**RECOMMENDATION TO PERMIT**



	<b>NOT TO SCALE</b>	<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 Applicant is a member of Chichester District Council staff.

## **2.0 The Site and Surroundings**

2.1 The application site is located south of York Road within the Chichester settlement boundary and Chichester Conservation Area.

2.2 The application property forms a two storey semi-detached dwellinghouse comprising flint elevations, with brick detailing, to the front and side of the original dwellinghouse. To the rear of the dwelling there is a two story extension constructed of brick and render. The dwelling has a slate tiled roof and white upvc windows. The dwelling is set back from the main road behind a modest garden and to the west of the application site is a shared driveway with access to residential properties to the rear.

## **3.0 The Proposal**

3.1 Weatherboard cladding to first floor side (west) and rear (south) elevations.

## **4.0 History**

16/02684/PA1A      NOPA      Single storey rear extension (a) rear extension - 4.5m (b) maximum height - 3.2m (c) height of eaves - 2.7m.

18/00655/DOM      PER      First floor rear extension and rear porch.

## **5.0 Constraints**

Listed Building	NO
Conservation Area	Multiple (Spatial)
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	NO
Historic Parks and Gardens	NO

## **6.0 Representations and Consultations**

### 6.1 Parish Council

None received

### 6.2 CCAAC

The Committee has no objection to this Application

### 6.3 Third Party Representations

None received.

## **7.0 Planning Policy**

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 33: New Residential Development
- Policy 47: Heritage

### 7.2 National Policy and Guidance

The relevant paragraphs of the NPPF have been considered including those within sections 12 and 15.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

### 7.3 Other Local Policy and Guidance

Consideration has also been given to:

- CDC PGN3: Design Guidelines for Alterations to Dwellings and Extensions
- CDC Chichester Conservation Area Character Appraisals

7.4 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

## **8.0 Planning Comments**

8.1 The main considerations are:

- i. Principle of Development
- ii. Design and Impact upon Visual Amenity, Character of the Area and Conservation Area
- iii. Impact upon the amenity of neighbouring properties

i. Principle of Development

8.2 Policy 1 of the Chichester Local Plan includes a presumption in favour of sustainable development within settlement boundaries. Therefore, as the application site falls within the Chichester Settlement Boundary Area, the principle of the installation of cladding is acceptable, subject to compliance with the development plan and other material considerations.

ii. Design and Impact upon Visual Amenity, Character of the Area and Conservation 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 Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, requires that the Local Authority give special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Policy 47 of the Chichester Local Plan requires that proposals conserve and enhance the special interest and setting of Conservation Areas, respect distinctive local character and sensitively contributes to creating places of high architectural and built quality.

8.5 The application proposes the installation of cladding to the west and south elevations at first floor only. The existing elevations are part of a previously permitted extension and are currently faced with render. The application proposes the installation of horizontal lapped fibre cement weatherboard cladding in a silver/grey colour. The existing flint elevations would remain unchanged, and the works to the rear of the property would not be overly visible from the streetscene due to its siting and the limited views down the access to the side only.

8.6 Whilst the surrounding properties are of traditional materials including flint and brick, within the surrounding area there are examples of weatherboarding and painted render a variety of colours. In addition anthracite grey fibre cement weatherboarding has recently been approved for works to renovate the housing development adjacent to the application site. It is therefore considered that the proposal will not have a detrimental impact on the character of the area or the street scene.

8.7 The proposal would not have a detrimental impact upon the character of the area and therefore would be acceptable in accordance with Policy 33 and 47 of the Chichester Local Plan.

iii. Impact upon the amenity of neighbouring properties

8.8 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. Due to the nature of the proposal the works would not impact upon the amenity of neighbours or the wider area.

**Conclusion**

8.9 The proposal would not have a significant impact upon the visual amenity of the streetscene or the character of the Chichester Conservation and is therefore considered to be in accordance with Local Plan policies 33 and 47 and sections 12 and 16 of the National Planning Policy Framework.

Human Rights:

8.12 The Human Rights of all affected parties have been taken into account and the recommendation to permit is considered 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) 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.

## 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 - FIRST FLOOR CLADDING TO WEST AND SOUTH ELEVATIONS (A3)	DWG 3		08.06.2021	Approved
PLAN - LOCATION PLAN	LP01		03.06.2021	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](mailto: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).

For further information on this application please contact Alicia Snook on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QT8X6TERIH200>