

South Downs National Park

Planning Committee

Report of the Director Of Planning and Environment Services

Schedule of Planning Appeals, Court and Policy Matters

Date between 13/03/22 and 13/04/22

This report updates Planning Committee members on current appeals and other matters. It would be of assistance if specific questions on individual cases could be directed to officers in advance of the meeting.

Note for public viewing via Chichester District Council web site To read each file in detail, including the full appeal decision when it is issued, click on the reference number (NB certain enforcement cases are not open for public inspection, but you will be able to see the key papers via the automatic link to the Planning Inspectorate).

* - Committee level decision.

1. NEW APPEALS (Lodged)

None

2. DECIDED

Reference/Procedure	Proposal
<u>SDNP/21/00587/HOUS</u> Northchapel Parish Council Case Officer: Beverley Stubbington Householder Appeal	7 Luffs Meadow Northchapel Petworth West Sussex GU28 9HN - Retention of home office (retrospective).
Appeal Decision: APPEAL DISMISSED	
The appeal is dismissed The main issue is the effect of the development on the character and appearance of the area, with specific regard to the South Downs National Park (SDNP) designation. The appeal site lies within a residential cul de sac where the extent of set back of buildings from the road, spacing between them and generous front gardens garner a pleasant sense of spaciousness to the street scene. This spaciousness is part of the landscape character and forms an important part of the relationship between the edge of the settlement and the open countryside beyond. Properties in the street are predominantly brick, but exist in groups of varying design and character. The development sits notably forward of the front building line of the property and extends into the front garden area ... The development therefore causes harm to the character and appearance of the area and, by association fails to comply with the first statutory purpose of the South Downs National Park designation, which is to conserve and enhance the natural beauty,	

**Appeal Decision: APPEAL DISMISSED -
continued**

wildlife and cultural heritage of the National Park. As such the development is contrary to Policies SD1, SD4, SD5 and SD31 of the South Downs Local Plan 2019 (the LP) insofar as they require high quality design which respects the character of the area. It would also conflict with the design objectives of the Framework. ... The development would be contrary to the development plan as a whole and this conflict is not outweighed by other material considerations. That are worthy of sufficient weight, in this instance. The appeal is therefore dismissed."

Reference/Procedure	Proposal
<u>SDNP/21/04007/FUL</u> Milland Parish Council Case Officer: Louise Kent Written Representation	Aston House (formerly Dellwood Cottage) Wheatsheaf Enclosure Milland Liphook West Sussex GU30 7EH - Replacement 1 no. 2 storey dwelling.
Appeal Decision: APPEAL WITHDRAWN	
Withdrawn, see Idox letter	

Reference/Procedure	Proposal
<p data-bbox="108 194 475 264"><u>SDNP/20/04533/HOUS</u> Fittleworth Parish Council</p> <p data-bbox="108 293 432 362">Case Officer: Beverley Stubbington</p> <p data-bbox="108 389 424 423">Householder Appeal</p>	<p data-bbox="552 194 1390 333">Dunrovin Limbourne Lane Fittleworth RH20 1HR - Erection of a two storey rear extension and front porch with associated roof works and installation of tile hanging at the first floor level.</p>
<p data-bbox="464 456 1050 490">Appeal Decision: APPEAL DISMISSED</p>	
<p data-bbox="92 499 1398 1223">" The appeal is dismissed.....The main issue is the effect of the proposed development on the supply of small and medium sized homes within the National Park. Due to the appeal building having two bedrooms on the first floor and commensurate internal floorspace, it can be defined as a small dwelling by the Authority's 2020 technical advice note on extensions and replacement dwellings. Both main parties agree that the appeal scheme would be in breach of the approximate 30% enlargement cap (unless there are exceptional circumstances) set out by Policy SD31 of the South Downs Local Plan 2019 (LP). The house would be enlarged to a four bedroom property and would thus exceed the size of either a small or medium sized dwelling by definition. It would therefore result in the loss of one such unit in the housing stock.In addition, and despite the issue of affordability, it remains the case that the Authority have identified a strong need for houses of 2 bedrooms across the National Park. Overall, I do not find that there are exceptional circumstances applicable in this instance, nor indeed sufficiently weighty material considerations which would outweigh the harm that the appeal scheme would cause to the supply of small houses in the National Park for which there is a strong identified need over the plan period. As such the proposals would conflict with Policy SD31 and SD27 of the LP insofar as they seek to protect the limited supply of small and medium sized homes in the National Park. The proposed development would be contrary to the development plan as a whole and this conflict is not outweighed by other material considerations in this instance. The appeal is therefore dismissed."</p>	

3. CURRENT APPEALS

Reference/Procedure	Proposal
<p><u>SDNP/20/01635/LDP</u> West Lavington Parish Council</p> <p>Case Officer: Derek Price</p> <p>Informal Hearing</p>	<p>Kennels Farm Selham Road West Lavington Midhurst West Sussex GU29 0AU - Proposed use of buildings at Kennels Farm as Estate Maintenance yard including a joinery workshop, painters workshop, stores and offices.</p>
<p><u>SDNP/20/05011/FUL</u> Ebernoe Parish Council</p> <p>Case Officer: Jenna Shore</p> <p>Written Representation</p>	<p>Bittlesfield Ebernoe Road Balls Cross Ebernoe GU28 9JU - Demolition of 1 no. existing dwelling, garage and outbuildings, replaced with 1no. detached dwelling and 1no. detached garage/storage including access, driveway, parking and amenity space.</p>
<p><u>SDNP/20/04086/HOUS</u> Bury Parish Council</p> <p>Case Officer: Jenna Shore</p> <p>Written Representation</p>	<p>Cokes Barn West Burton Road West Burton RH20 1HD - Annex extension including three bay garage, cycle store and bin store</p>
<p><u>SDNP/21/04110/LDE</u> Lynchmere Parish Council</p> <p>Case Officer: Louise Kent</p> <p>Written Representation</p>	<p>1 Stone Pit Cottages Marley Combe Road Camelsdale Lynchmere GU27 3SP - Existing lawful development - rear garden cabin.</p>
<p><u>SDNP/21/01499/FUL</u> Linch Parish Council</p> <p>Case Officer: Charlotte Cranmer</p> <p>Written Representation</p>	<p>Woodmansgreen Farm Linch Road Woodmansgreen Linch GU30 7NF - The erection of a replacement storage barn.</p>
<p><u>SDNP/20/04087/LIS</u> Bury Parish Council</p> <p>Case Officer: Jenna Shore</p> <p>Written Representation</p>	<p>Cokes Barn West Burton Road West Burton RH20 1HD - Annex extension including three bay garage, cycle store and bin store</p>

Reference/Procedure	Proposal
<p><u>SDNP/21/00910/FUL</u> Rogate Parish Council</p> <p>Case Officer: Rebecca Perris</p> <p>Written Representation</p>	<p>Land North East of Paddock Lodge London Road Hill Brow Rogate West Sussex - 1 no. dwelling with associated work and extension of driveway.</p>
<p><u>SDNP/21/03427/HOUS</u> Trotton With Chithurst Parish Council</p> <p>Case Officer: Louise Kent</p> <p>Householder Appeal</p>	<p>Mottistone Cottage Terwick Hill Rogate GU31 5EJ - Erection of a new oak framed garage provided by English Heritage Oak.</p>
<p><u>SDNP/20/02935/CND</u> Harting Parish Council</p> <p>Case Officer: Derek Price</p> <p>Informal Hearing</p>	<p>Three Cornered Piece East Harting Hollow Road East Harting West Sussex GU31 5JJ - Change of use to a mixed use of the land comprising the keeping and grazing of horses and a gypsy and traveller site for one family. (Variation of conditions 1, 2, 3 and 4 of planning permission SDNP/16/06318/FUL- To make the permission permanent, non personal to increase the number of mobile homes by one to change the layout.)</p>
<p><u>SDNP/21/01877/FUL</u> Fittleworth Parish Council</p> <p>Case Officer: Beverley Stubbington</p> <p>Written Representation</p>	<p>Rew Cottage Hesworth Common Lane Fittleworth RH20 1EW - Retrospective planning application for the retention of the realigned access road together with the replacement gates.</p>
<p><u>SDNP/18/00609/BRECO</u> Rogate Parish Council</p> <p>Case Officer: Steven Pattie</p> <p>Written Representation</p>	<p>Land South of Harting Combe House Sandy Lane Rake Rogate West Sussex - Appeal against Enforcement Notice RG/37</p>
<p><u>SDNP/19/00386/COU</u> Fittleworth Parish Council</p> <p>Case Officer: Sue Payne</p> <p>Written Representation</p>	<p>Douglaslake Farm Little Bognor Road Fittleworth Pulborough West Sussex RH20 1JS - Appeal against FT/11</p>

4. VARIATIONS TO SECTION 106 AGREEMENTS

5. CALLED-IN APPLICATIONS

Reference	Proposal	Stage

6. COURT AND OTHER MATTERS

Injunctions		
Site	Breach	Stage

Court Hearings		
Site	Matter	Stage

Prosecutions		
Site	Breach	Stage

7. POLICY MATTERS