

Report to
**Planning
Committee**

Date **7 December 2022**

By **Director of Planning and Environment**

Local Authority **Chichester District Council**

Application No. **SDNP/22/04375/FUL**

Applicant **M Gill**

Application **Replacement dwelling and garage.**

Address **Greenacres Farm Trotton Road Elsted West Sussex GU29 0JT**

Recommendation: That the application be Approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.

Executive Summary

Reason for Committee referral: Parish objection - officer recommends PERMIT

The proposal is for a new dwelling following the demolition of the existing house on the site. The replacement of the existing dwelling is acceptable in principle and is supported by policies of the Local Plan. Whilst larger than the dwelling it is to replace, the replacement dwelling is an appropriate response to its setting in terms of design, massing and scale and therefore would not result in adverse harm to the wider rural landscape or the purposes of designation of the National Park. The proposal also incorporates adequate and suitable mitigation measures in respect of landscape protection and to meet the objectives of policies SD2 (Ecosystems Services) and SD48 (Climate Change and Sustainable Use of Resources).

1 Site Description

- 1.1 The application site is located on the west side of Trotton Road, approximately 140 metres north of its junction with Station Road and directly opposite Oakacre Cottage. To the north and west of the existing dwelling are a small group of former poultry buildings now in use for B8 storage purposes granted by a series of planning permissions dating from 2009.
- 1.2 To the south of the application site the land is generally flat and in use pasture, some of which is used for equestrian purposes. Immediately to the west of the application site what is described as a reservoir on the plans has been infilled and used as grazing for equestrian purposes. The land to the north of Greenacres Farm is characterised by a patchwork of fields in arable production, with field margins defined by hedgerows and small woodland blocks. The land rises gently and steadily toward the north. Medium/long distance views of the application site and the former farm buildings can be obtained from Station Road to the south and the public footpath that crosses the headland of the field to

the north.

- 1.3 The original dwelling was a single story bungalow of no particular architectural merit, with external finishes of white painted render under a pyramidal artificial slate roof. A single storey extension had been added to the west elevation. This dwelling has been demolished and works begun on the construction of a replacement dwelling permitted under reference SDNP/17/04320/FUL. This work has been halted because of the failure to discharge pre-commencement conditions attached to that planning permission before it time-expired.
- 1.4 The site comprises a mature garden, the boundaries which are well defined by hedging along the south margin and a line of mature trees on the east boundary that form an effective screen to the majority of the site when viewed from Trotton Road. The north boundary is for the most part undefined up to the former poultry houses, with the west boundary itself defined by a post and rail fence, reinforced by an established 2.0 metre hedge. Access from Trotton Road and parking is on the north side of the dwelling.

2 Proposal

- 2.1 The proposal is for the erection of a 2 storey dwelling of the same size and following design principles previously permitted under reference SDNP/17/04320/FUL. Development was begun on the 2017 scheme, but it later transpired that several pre-commencement conditions had not been discharged. The applicants' applications to discharge those conditions were received after the planning permission had expired and therefore could not be actioned, making the start on the 2017 dwelling unlawful.
- 2.2 This application seeks approval for a replacement dwelling that is similar in terms of size, design and appearance previously found to be acceptable to the LPA. An amendment in the form of a modest orangery has been added to the rear elevation, with a corresponding reduction in the size of the detached garage at the front of the site to ensure that overall floorspace is not increased from that previously permitted. A dormer window and chimney have been omitted and the number of rooflights reduced from 4 to 3. As before, a sensitive scheme of landscaping is included with the scheme to compliment and reinforce the existing planting within the site in order to ensure that the natural beauty of the surrounding rural landscape is conserved.

3 Relevant Planning History

SDNP/15/03898/FUL - Replacement dwellinghouse and garage. PERMIT 07.01.2016

SDNP/17/03556/DCOND - Discharge of Condition 9 from Planning Permission
SDNP/15/03898/FUL. APPROVED 08.09.2017

SDNP/17/04320/FUL - Amendment to permission SDNP/15/03898/FUL to include width increase by 0.5m to facilitate Plant Room, small extension to front elevation, revisions to windows and doors and internal alterations to layout. PERMIT 08.12.2017

SDNP/19/01926/FUL - Demolition of former chicken sheds and storage units and erection of 2 no. residential dwellings and 2 no. detached double garages. WITHDRAWN
23.09.2019

SDNP/21/04690/DCOND - Discharge of conditions 3, 4, 6 and 7 from planning permission SDNP/17/04320/FUL. WITHDRAWN 15.11.2021

SDNP/22/02203/DCOND - Discharge of Conditions 3 (materials), 4 (landscaping), 6 (tree protection) and 7 (fencing) of planning permission SDNP/17/04320/FUL. INVALID

4 Consultations

Parish Council Consultee

Objection

The Council notes that the previous application was void because the conditions were not correctly discharged. It is important to note that the SDNPA Local Plan, adopted on 2 July 2019, includes policy SD30 'Replacement Dwellings' meaning this application, despite being based on the previous approval SDNP/17/04320/FUL, is greatly in breach of that policy.

The Council OBJECT to the scale and mass of the proposed property as it is seriously in breach of policy SD30 without any justification. The GIA of the proposed property is 380m² (plus garage) rising from the original GIA of the demolished bungalow of 142m². This is an increase of 268% in the GIA of the house without the inclusion of the garage.

CDC - Environmental Strategy

Water Neutrality

Following submission of the Design and Access Statement (Oct 2022) the proposed replacement dwelling will have a water consumption of 109 l/per person/day whilst the existing building due for demolition has a water consumption of 161.5 l/per person/ day. Unfortunately, it has been assumed that the level of occupancy will be the same, however the new property will be a four bed rather than a three bed like the existing. Due to this the applicant will have to calculate the water use of the new building based on this and the assumption of occupants as detailed below.

- ' One-bedroom dwellings: 1.32 occupants
- ' Two-bedroom dwellings: 1.88 occupants
- ' Three-bedroom dwellings: 2.47 occupants
- ' Four-bedroom dwellings: 2.86 occupants
- ' Five-bedroom dwellings: 3.09 occupants

Using the figures provided the existing buildings water use is 398.9 L/day and the new building will be 311.74 L/day. As the water usage of the new property is still lower than the existing water use, we are satisfied that there will be reduction in water use across the site from the new development and no further work is required for this.

Further comments received:

It is acknowledged that the figures above are taken from Horsham District Council's guidance. For development within the SDNPA area of Chichester District, it is more appropriate to apply a blanket 2.4 people / dwelling occupancy. Given that in the original comments the proposal is water neutral even assuming an increase in occupation, then it will still be the case assuming no increase in occupation before and after re-development as the water use per person falls from 161.5l/p/day to 109l/p/day due to the more efficient fittings in the new build replacement. Therefore no AA is required as no mitigation is required.

Ecology

The Extended Phase One Habitat Survey (June 2019) which has been submitted with this application is unfortunately out of date. Following Natural England's guidance surveys are only valid for 2-3 years and once this period has passed new surveys are required because enough time has passed for the habitats and species to have dramatically

changed within the site. We require that an updated phase one habitat survey is undertaken and it may also be necessary that bat and reptile surveys are also required.

HCC - Landscape Team

I have had a look at the revised application and they have now added the planting details to the plan. I am happy with their proposals they are suitable for the site.

5 Representations

5.1 None received.

6 Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans. Other plans considered:

- None

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

7.1 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated July 2021. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

7.2 The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF01 - Introduction
- NPPF02 - Achieving sustainable development

- NPPF04 - Decision-making
- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment

7.3 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Development Management Policy SD30 - Replacement Dwellings
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources

Partnership Management Plan

7.4 The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- Partnership Management Plan Policy 1
- Partnership Management Plan Policy 3
- Partnership Management Plan Policy 50

8 Planning Assessment

8.1 The main issues with this proposal are:

- (i) the principle of the 1:1 replacement of the existing dwelling and;
- (ii) its effect on the landscape character and appearance of the surrounding area.

The principle of the replacement of the existing dwelling

8.2 The 2017 planning permission was granted under the policies of the Chichester District Local Plan 1999. Works were begun pursuant to that permission, but it transpired that certain pre-commencement conditions had not been discharged prior to its commencement. The planning permission then became time-expired and so works

ceased. Given the context of the works, there was no intention to abandon the residential use of the site and so this proposal can still be determined as being a replacement dwelling for the previous property. Current Local Plan policy is found in the South Downs Local Plan 2014 - 2033. Policy SD30 of the Local Plan supports the principle of replacement dwellings. There are two limbs to the policy; the first is that the proposal does not result in the loss of a small/medium-sized dwelling within the National Park and the second is that the proposal should not have a detrimental impact on the landscape character and appearance of the National Park. The main mechanism to secure these aims is to limit the size of replacement dwellings to approximately 30%.

- 8.3 The Technical Guidance Note (TAN) published to accompany Policies SD30 and SD31 explains that so far as the first limb of SD30 is concerned, a small/medium-sized dwelling is identified as having a floorspace of 120m² or less and/or 1, 2 or 3 bedrooms. The previous dwelling on the site had a floorspace of 143m². The TAN and the supporting text at paragraph 7.38 to Policy SD26 (Supply of Homes) goes on to advise that any room in a proposed dwelling that is not a main reception room, kitchen, bathroom or WC, and has dimensions that allow for a single bed, will be counted as a bedroom. This will include studies and additional reception rooms. The original dwelling included a utility room that had the dimensions that exceeded the minimum area (4.64m²) to be used as sleeping accommodation. This means the original dwelling had the potential to accommodate 4 bedrooms and therefore, together with its size, falls outside the definition of a small/medium-sized dwelling. Inspectors on recent appeals involving extensions or replacement dwellings have also identified that 120m² represents the threshold above which a property should be regarded as a 'large' dwelling. Therefore, the proposal does not result in the loss of a small/medium-sized dwelling and so not contrary to the first limb of the policy.
- 8.4 It is acknowledged that the floorspace increase is more than approximately 30% but is no larger than the dwelling previously approved in 2017 when taking into account the reduced size of the proposed garage. Nevertheless, it is still necessary to consider the proposal against the second limb of Policy SD30 and whether the design, scale and massing of the replacement dwelling is appropriate and sympathetic to its setting. To this end it is necessary to have regard to policies SD4 (Landscape Character), SD5 (design).

The effect on the character and appearance of the surrounding area - form and appearance of the new dwelling

- 8.5 The proposed dwelling is essentially the same as was permitted in 2017. As before, the overall height of the new dwelling is relatively modest at 7.95 metres, with the eaves of the building kept deliberately low to ensure the built form maintains a discrete addition to the surrounding landscape. The combination of the articulation of the plan form of the building, resultant variation in roof heights allowing the first-floor accommodation to make partial use of the roof space, successfully manages the massing of the building and helps to impart a general informality of the design that is considered appropriate to its rural setting. A modest single storey orangery is added to the rear elevation in this latest iteration, along with a reduction in the number of rooflights, removal of a chimney and simplification of the glazing pattern of windows and doors. This does not materially alter the proportions or visually add to the massing or bulk of the dwelling when viewed from public vantage points. A further amendment includes the reduction in size of the separate garage.

- 8.6 The design also proposes the use of good quality materials in the form of facing brickwork, and clay tiles and its rural character is reinforced with features such as an open-eaves detail, incorporation of hipped and half-hipped roof forms. The use of clay tile hanging to the first floor is a common feature of rural dwellings throughout the National Park and further helps to successfully manage the bulk of the new building.
- 8.7 The access to the site is to remain as previously existed, with a new garage building positioned between the new house and the east boundary of the site. Careful attention has been paid to the design and positioning of the garage building, with a relatively low height of 5.0 metres, with a quarter-hipped roof form and a deep 'catslide' hipped roof to its southeast elevation to ensure it remains an unobtrusive feature within the street scene. The mature tree line along the eastern boundary with Trotton Road would also provide effective screening of not just the garage but also to the new dwelling itself. The section through the garage shown on the submitted drawings shows a trussed roof design, thus precluding the use of the roofspace for purposes other than incidental storage.
- 8.8 On this first issue, the proposal is considered to be of a design that reflects local distinctiveness and its local context and does not detract from the character or appearance of the area. Therefore, it is concluded that the proposal complies with Policies SD4, SD5 and SD30 of the Local Plan and the design section of the NPPF (Section 12).

The effect on the character and appearance of the surrounding landscape

- 8.9 It is acknowledged that, as before, the proposed dwelling is larger than the one it is to replace, being essentially two-storey in form. The siting back from the highway boundary will allow the building to be successfully assimilated into its setting. The plans show a relatively compact footprint and a similar design to the original submission. The design does incorporate vernacular details and is articulated in a manner that helps to break up its overall massing and the building kept as low as practicable. The two storey character reflects that of a number of other properties in the locality, including Oakacre Cottage opposite and the recent development to the east of the Elsted Inn.
- 8.10 Views of the proposed dwelling from the Station Road to the south are discrete, as the existing tree cover/planting along the south boundary and the western margin of Trotton Road comes into play, as well as the subtle undulation in landform when looking north. More distant views are possible from the footpath crossing the field to the north of the application site. The footpath is elevated relative the level of the application site because of the gentle fall toward the south. Views are partially obscured by a tree line that traverses east/west north of the former poultry buildings and by those buildings. Distant views to the south are dominated by the wooded scarp of the Downs beyond and it is considered that the proposed dwelling would be seen as a subservient feature in the context of this feature and other buildings nearby.
- 8.11 The closest receptors of the new development would be the dwelling opposite the site and users of Trotton Road. The dwelling is set back from the highway boundary by approximately 18.0 metres and whilst the garage is positioned closer to the highway it is offset from direct view. Much of the east boundary with Trotton Road is screened by mature trees and general views from the dwelling opposite are restricted to those from the

entrance.

- 8.12 The LPA received expert landscape advice both on the original proposal in 2015 and the 2017 amended scheme. Whilst the original proposal was of concern due to its size and siting, the revised 2017 scheme, which the current proposal is a repeat of with minor changes, was considered to be acceptable from a landscape perspective. This proposal repeats the additional landscaping to further assimilate the proposed dwelling into the surrounding landscape in line with the landscape officer's previous advice and again this will be subject to a condition to ensure its implementation. The HCC Landscape Team have reviewed the latest proposals and as before, do not raise objection on landscape grounds.
- 8.13 In the light of the above, the proposal is considered to be acceptable from a landscape perspective and therefore accords with the objectives of policies SD4, SD5 and the second limb of SD30.

Other matters - water neutrality

- 8.14 The application site falls within the Sussex North Water Resource (supply) Zone, which is serviced by ground water abstraction near Pulborough. This has the potential to impact upon the Arun Valley, a Special Area Conservation (SAC), Special Protection Area (SPA) and Ramsar site. In September 2021, the Authority received advice from Natural England. The Natural England position is that it cannot be concluded that the existing abstraction within the Sussex North Water Supply Zone is not having an impact on the Arun Valley sites. It advises that developments within this zone must not add to this impact. Therefore, development proposals that would lead to a material increase in water demand will need to demonstrate 'water neutrality'. This means that there would be no increase in water consumption, demonstrated by a combination of water efficiency, water recycling and offsetting measures. This should be demonstrated in a water budget, showing the baseline and proposed water consumption and mitigation measures proposed.
- 8.15 The applicant has produced a water budget which has been subject to review by officers in the Environmental Strategy Unit of the Council. The budget demonstrates that the proposed dwelling - without requiring positive mitigation - would be more water efficient than the previous dwelling (311.74 litres/person/day compared to 398.9 litres/person/day) because of the requirement to comply with Building Regulations AD Part G. Notwithstanding this position, the applicant proposes installing further water efficiency measures, including rainwater harvesting to reduce reliance on external taps. Therefore, the proposal may be 'screened out' as having no material effect on the Arun Valley.

Other matters - Ecosystems Services

- 8.16 The applicant has submitted an ecosystems services statement to demonstrate that the proposal can meet the objectives of policy SD2. Measures including the provision of new and supplementary boundary planting and wildflower planting will enhance the biodiversity value of the site and permit linking of existing wildlife corridors, particularly foraging routes used by bats and other fauna. The use of water butts and permeable surfacing will compliment other water-saving measures and manage surface water runoff to mitigate against flood risk.

Other matters - Ecology

- 8.17 An updated walk over survey (PEA) has been prepared in line with the CDC Ecologist's request. Specific relevance to this application is that the original PEA identified the former dwelling as a bat roost. Its subsequent demolition was authorised by a low-impact licence issued by Natural England. The updated PEA advises that there has been no material change in the site circumstances and that no additional surveys are required. The proposed development presents an opportunity to compensate for its loss and it is proposed to include bat tiles for the roof and adapted tile hanging to allow access to the batten spaces. Further enhancements recommended by the applicant's ecologist include integrated or wall-mounted bat boxes and access points through ridge or roof tiles into a loft void if one will be present. Existing tree and hedgerow corridors are being retained and enhanced. The proposal is within the 12km buffer for the Singleton and Cocking Tunnels Special Area of Conservation (SAC). However, it would have no adverse impact on the nature conservation importance of this SAC and is 'screened out'.

Other matters - sustainable construction

- 8.18 Policy SD48 requires proposals to respond positively to combat climate change and to make sustainable use of resources. The dwelling would be insulated to a high level to ensure the greater energy efficiency of the building. The water budget advises that water consumption will be 108l/pp/pd, below that stipulated in policy SD48(2)(ii). Low carbon technologies in the form of air source heat pumps (ASHP) are included in the proposal, further reducing the development's carbon footprint.

Other matters - Parish Council

- 8.19 The Parish Council has raised concerns about the scale of the dwelling and consider that the increase in floorspace of the building represents an unjustified breach of Policy SD30, notwithstanding being based on the 2017 approval. Paragraph 8.3 above explains in more detail why the proposal does not result in the loss of a small/medium-sized dwelling that policy SD30 is aimed at protecting and is sensitive to its landscape setting in terms of positive design and materials. It should also be noted that the Parish Council raised no objection to the 2017 proposal, which was very similar.

9 Conclusion

- 9.1 In conclusion, the replacement dwelling (as now proposed) is considered to be an acceptable and appropriate response to its setting in terms of design, mass and scale and therefore seeks to promote local distinctiveness and would not result in an adverse impact on the wider rural landscape. The proposal does not result in the loss of a small/medium-sized dwelling as defined in the accompanying TAN and whilst the floorspace is more than 'approximately 30%', it does not run counter to the objectives of the second limb of policy SD30. The application proposals also incorporate adequate and suitable landscape mitigation measures in respect of the protection and enhancement of the surrounding landscape together with ecological, and sustainability measures. Therefore, the proposal accords with the objectives of local and national planning policies and with the purposes of designation of the National Park as set out above.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of 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. The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

4. All planting, seeding or turfing comprised in the approved details of landscaping shown on Drawing No. GCL_22_104 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development.

5. No development, including site works of any description, shall take place on the site and before any equipment, machinery or materials are brought onto the site, until all the existing trees or hedges to be retained on the site have been protected by fencing as detailed on Drawing No GCL_22_104. This fencing shall be maintained until all equipment, machinery, surplus materials and soil have been removed from the site. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 mm or more shall be left un severed. All in accordance with BS 5837:2012

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

6. No development shall take place above wall plate level unless and until details of screen walls and/or fences have been submitted to and approved by the SDNPA and the dwelling shall be occupied until such screen walls and/or fences associated with them have been erected. Once erected they should be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity.

7. The garage building hereby permitted shall not be used for any purpose other than as a private domestic garage and for incidental storage in connection with the replacement dwelling hereby approved.

Reason: To accord with the terms of the application and to ensure that the development does not result in an over-intensive use of the site.

8. The implementation of this planning permission shall be carried out strictly in accordance with the method of works and mitigation measures detailed in the recommendations section of the submitted bat survey dated June 2017 (as updated in November 2022) produced by AEWL Ltd and approved under reference SDNP/17/03556/DCOND on 08.09.2017.

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.

9. Prior to the commencement of the development hereby permitted detailed information in a design stage sustainable construction report in the form of:

- a) design stage SAP data
- b) design stage BRE water calculator
- c) product specifications
- d) building design details
- e) layout or landscape plans demonstrating that the dwelling has:
 - i) reduced predicted CO2 emissions by at least 19% due to energy efficiency and;
 - ii) reduced predicted CO2 emissions by a further 10% due to on site renewable energy compared with the maximum allowed by building regulations
 - iii) EV charge point
 - iv) predicted water consumption no more than 110 litres/person/day
 - v) separate internal bin collection for recyclables
 - vi) private garden compost bin and providing evidence demonstrating:
 - vii) sustainable drainage and adaptation to climate change
 - viii) selection of sustainable materials

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these agreed details.

Reason: To ensure development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change.

10. The rooflights hereby permitted shall not be installed until details of an automated blind system and its operation has been submitted to and approved in writing by the LPA. The approved system shall be installed as an integral part of the rooflight(s) prior to occupation and remain operational at all times thereafter.

Reason: To safeguard the character and relative tranquillity of the international dark night skies reserve

11. No external lighting shall be installed to the building or anywhere within the site unless otherwise agreed in writing by the Local Planning Authority. This exclusion shall not prohibit the installation internal lighting or of sensor-controlled security lighting of 1,000 lumens or less, which shall be designed and shielded to minimise upwards light spillage.

Reason: To enable the Local Planning Authority to control the development in the interests of amenity and protect the South Downs International Dark Night Skies Reserve.

12. Notwithstanding the provisions of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure and no building as defined in Section 336 of the Town and Country Planning Act 1990 shall be erected at the site, unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land.

13. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, classes B or C inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land.

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

14.1 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Tim Slaney
Director of Planning
South Downs National Park Authority

Contact Officer: Derek
Price

Tel: 01243 534734

email: dprice@chichester.gov.uk

Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees Parish Council, CDC Ecology, CDC Environmental Strategy Unit

Background Documents SDNPA Local Plan, SDNPA Management Plan, SDNPA Design Guide, NPPF

Appendix 1

Site Location Map



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Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type_Reference	Version	Date Received	Status	
Plans - GCL_22_101	GCL_22_101		15.09.2022	Approved
Plans - EXISTING PLANS	GCL_22_102		15.09.2022	Approved
Plans - PROPOSED PLANS	GCL_22_103		15.09.2022	Approved
Plans - PROPOSED HARD & SOFT LANDSCAPING	GCL_22_104		15.09.2022	Approved
Plans - TOPOGRAPHIC SURVEY	01315_TOPO		15.09.2022	Approved
Plans - SITE LOCATION PLAN	GCL_22_100		15.09.2022	Approved

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