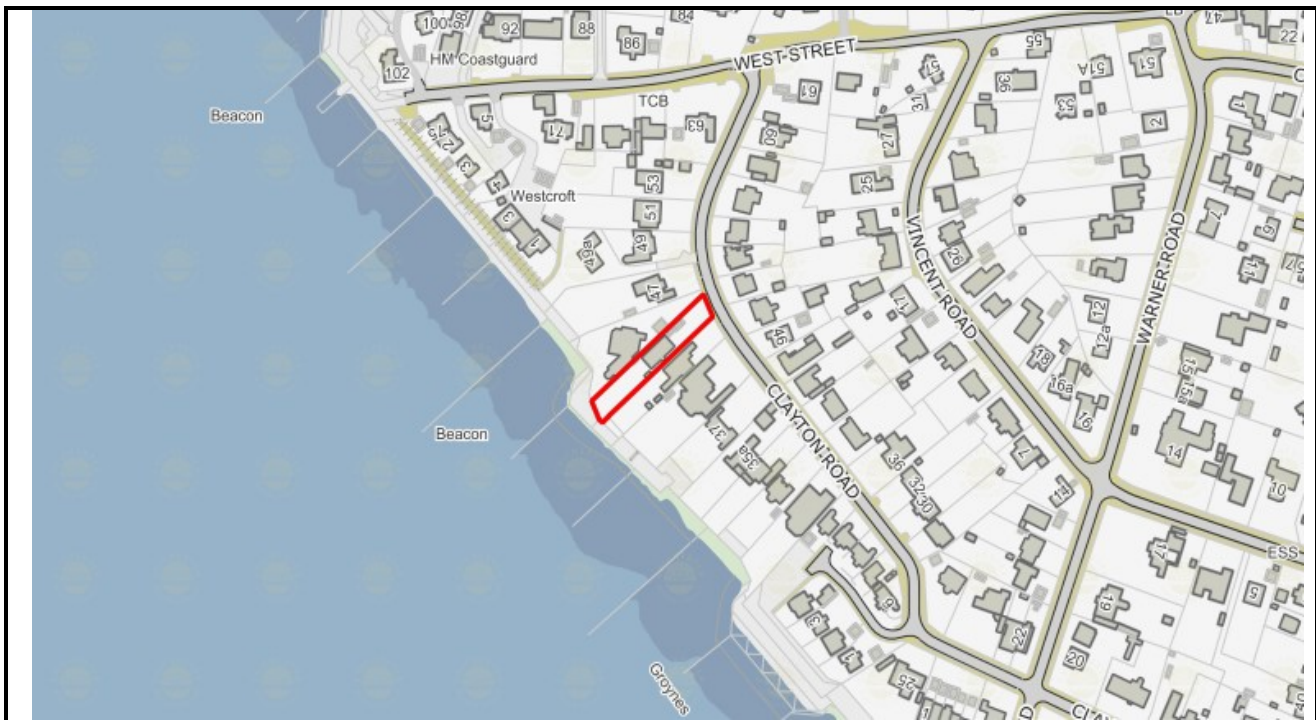



Parish: Selsey	Ward: Selsey South
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**SY/22/00126/FUL**

<b>Proposal</b>	Demolition of existing dwelling replaced with 1 no. new dwelling.		
<b>Site</b>	Cormorant 43 Clayton Road Selsey PO20 9DF		
<b>Map Ref</b>	(E) 484642 (N) 92842		
<b>Applicant</b>	Alison & James Cassidy	<b>Agent</b>	Mrs Emma Gibbens

**RECOMMENDATION TO PERMIT**



	<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 Parish Objection - Officer recommends Permit

## **2.0 The Site and Surroundings**

- 2.1 The application site is a detached chalet bungalow within the Selsey Settlement Boundary Area. The dwelling infills the width of the plot with ample space to the front and rear. The existing bungalow has five bedrooms, three bedrooms on the ground floor and two bedrooms on the first floor with a bathroom. The bungalow has a pitched tile roof with a large glazed dormer on the rear. There is an adjoined garage building to the front of the dwelling that includes a workshop and utility room and an outbuilding to the rear. The walls are rendered white with dark timber cladding on the front gable end and the garage, and the roof is clay tiles.
- 2.2 The site forms a linear plot that backs onto the foreshore and sea defences. The site is 81m long, 11m in width and covers 975m<sup>2</sup> in area.
- 2.3 The local area comprises a wide variety of dwellings on a range of plot sizes. There is a mix of bungalows and two storey detached dwellings within the residential area. There is a chalet bungalow to the east of the application site and a bungalow to the west. The dwellings are typically in close proximity to each other in the immediate area with an established build line. There are two storey dwellings further to the west and east along Clayton Road, and bungalows to the north of the application site. Materials are predominantly facing brickwork, light render and clay tiles with some cladding. Design and styles are varied within the area.

## **3.0 The Proposal**

- 3.1 The application seeks planning permission for a replacement dwelling.
- 3.2 The proposed dwelling would be sited on approximately the same footprint as the existing dwelling. The footprint would be 213m<sup>2</sup> with a single storey integrated flat roof garage. The width of the existing dwelling is 8.3m, the width of the proposed is 8.9m at its widest point. The length of the existing dwelling including the garage is 30m and the length of the proposed dwelling is 29m. The shape and size of the footprint of the proposed dwelling would be very similar to the existing. The existing dwelling is approximately 1.1m from the western boundary and 80cm to the eastern boundary at its closest point. The proposed dwelling would be 1.2m to the western boundary and 1.4m to the eastern boundary.
- 3.3 The existing garage is 3.2m wide and 12m long, the proposed garage is 5.4m wide and 10m long. The proposed garage consists of the garage, workshop and plant room with a doorway in the eastern elevation. It is wider than the existing by 2.2m and shorter by 2m.
- 3.4 The ridge height of the existing dwelling is 6m with an eaves height of 2.4m. The ridge height of the proposed dwelling is 6.5m, with an eaves height of 3.9m. The proposal would increase the ridge height by 0.5m to create a larger habitable space on the first floor.
- 3.5 The proposed dwelling would have a dual pitched roof with gable ends. The roof and the walls of the first floor would be clad in metal and the ground floor walls and garage would be rendered. It is proposed to have 2no. triangular shape windows on the front gable end on the first floor and a full length window on the ground floor of the front elevation. The entrance to the dwelling would be on the eastern elevation, the same as the existing arrangement. The rear elevation would have glazed doors and windows on the ground

floor spanning the width of the dwelling, this is the same as the existing arrangement, and it is proposed to have a glazed gable end on the rear first floor including a Juliette balcony. This would replace an existing dormer window on the first floor.

#### 4.0 **History**

09/02276/PLD          PER          Replacement block shed.

21/00178/FUL          REF          Replacement dwelling.

#### 5.0 **Constraints**

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO

#### 6.0 **Representations and Consultations**

##### 6.1 **Parish Council**

*Consulted on the amended plans on 16 November 2022*

No further comments have been submitted.

*Additional comments (28th September 2022) in response to officer request to review comments regarding the size of the proposed footprint:*

Selsey Town Council object to this application with the comment that there is insufficient information as to how the changes will affect the property as there are no architects drawings. STC recommend that this goes to the Planning Committee once revised drawings are available.

*Original comments*

Selsey Town Council object to this application citing their previous objections in planning application SY/21/00178/FUL and stating that the increase in the size of the footprint is not in keeping with the street scene.

## 6.2 WSCC Local Highway Authority (summarised)

The proposed plans do not indicate any alterations to the existing access onto Clayton Road. Given that the proposal is for a 5-bedroom replacement dwelling, this proposal is not anticipated to result in a material intensification of use onto Clayton Road or the wider road network.

The WSCC Car Parking Demand Calculator (PDC) would expect at least 3 parking spaces to be provided for a dwelling of this size and location. The proposed garage, as demonstrated on the site plan 4.7 x 6m internally exceeds the minimum requirement for a single garage of 3 x 6m as outlined in Manual for Streets (MfS) guidance. It should be noted that under the revised WSCC parking guidance, each garage space (3 x 6m) counts as 0.5 of a parking space. The site's curtilage area appears of sufficient size to accommodate at least an additional 1-2 vehicles. As such, the LHA would not raise any concerns to the proposed parking provision.

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 condition and a suitably worded condition is advised below.

In order to promote the use sustainable transport methods, the LHA recommends that covered and secure cycle storage is provided for the dwelling. This could be accommodated within the proposed garage.

### 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 111), and that there are no transport grounds to resist the proposal.

Conditions recommended: car parking, cycle parking and electric vehicle charging spaces.

## 6.3 CDC Drainage

**Flood/Erosion Risk:** The property is immediately adjacent to the open coast in a stretch of frontage which is predominantly at risk of coastal erosion. The policy for the frontage is "hold the line" (subject to funding). The existing and proposed replacement dwelling are located in flood zone 1 (low risk). The replacement dwelling FFLs should be set no lower than the existing property to ensure the risk to the property is not increased.

The proposed dwelling is also set back more than 25m from the back of the existing sea wall so we have no objection to the principle of the proposal on erosion risk grounds. There are some existing issues with the sea wall in this location which we understand will be rectified before, or as part of this redevelopment.

Subject to satisfactory surface water drainage we have no objection the proposed use, scale or location based on flood/erosion risk grounds.

Surface Water Drainage: Surface water is to be drained to ground via permeable paving/soakaway, this approach is acceptable in principle. Wherever possible, driveways, parking spaces, paths and patios should be of permeable construction. 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.

#### 6.4 Third party objection comments

2 third party representations of objection have been received concerning the following matters:

- a) Loss of privacy due to the change to a two-storey building
- b) If the development is a holiday let, this would cause further loss of privacy, loss of peace and quiet, cause further traffic and parking which is already a problem during summer months
- c) Neighbouring properties are single-storey, would have impact on their privacy.
- d) The building is out of character with the properties in the road and immediate surrounding area
- e) The sea wall is fragile, digging could cause problems with the structure
- f) Village becoming an area of second homes should be prevented

**The amended plans were re-advertised on 18 November 2022. No further comments have been submitted in relation to the amended scheme.**

#### 7.0 Planning Policy

##### The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan (LP): Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. The Selsey Neighbourhood Plan was made on the 22nd June 2021 and forms part of the Development Plan against which applications must be considered.
- 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, Access and Communications
- Policy 42: Flood Risk and Water Management

## Selsey Neighbourhood Plan

7.3 The principal planning policies relevant to the consideration of this application are as follows:

Policy 001: Design

## Chichester Local Plan 2021 – 2039: Proposed Submission (Regulation 19)

7.4 Work on the review of the adopted Local Plan to consider the development needs of the Chichester Plan Area through to 2039 is now well advanced. Consultation on a Preferred Approach Local Plan has taken place and following detailed consideration of all responses to the consultation, the Council intends to publish a Submission Local Plan under Regulation 19 in early 2023, subject to full Council approval in January 2023. Following a period of consultation from 3 February to 17 March, 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, the weight that can be attached to the policies contained within the Local Plan Review in terms of decision making is limited and commensurate with government policy at paragraph 48 of the NPPF.

Relevant policies from the published Chichester Local Plan 2021 – 2039: Proposed Submission (Regulation 19) are:

S1: Spatial Development Strategy  
S2: Settlement Hierarchy  
NE15: Flood Risk and Water Management  
P1: Design Principles  
P2: Local Character and Distinctiveness  
P6: Amenity  
P8: Materials and Detailing  
T4: Parking Provision

## National Policy and Guidance

7.5 The revised National Planning Policy Framework was published in July 2021. Paragraph 11 of the revised Framework states that plans and decisions should apply 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*

7.6 Consideration should also be given to Sections 1 (Introduction), 2 (Achieving sustainable development), 12 (Achieving well-designed places) The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

#### Other Local Policy and Guidance

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

- Surface Water and Foul Drainage SPD
- Design Guidelines for Alterations to Dwellings & Extensions (Revised September 2009)

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

### **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. Coastal Erosion/Flooding
- v. Impact upon highway safety and parking

#### Assessment

i. Principle of development

8.2 Policy 2 of the Chichester Local Plan includes a presumption in favour of sustainable development within settlement boundaries. Therefore, as the application site falls within the Selsey Settlement Boundary Area, the principle of a replacement dwelling is acceptable, subject to compliance with the development plan and other material considerations.

ii. Design and impact upon character of the surrounding area

8.3 Policy 33 of the LP refers to new residential development and sets out that proposals must meet the highest standards of design and a high quality living environment in keeping with the character to the surrounding area and its setting in the landscape. In addition, that its scale, form, massing and siting, height and design respects and enhances the character of the surrounding area and site.

8.4 The proposed dwelling would be sited on approximately the same footprint as the existing dwelling. The footprint would be 213m<sup>2</sup> with a single storey integrated flat roof garage. The width of the existing dwelling is 8.3m, the width of the proposed is 8.9m at its widest point. The length of the existing dwelling including the garage is 30m and the length of the

proposed dwelling is 29m. The shape and size of the footprint of the proposed dwelling will be very similar to the existing. The existing dwelling is approx. 1.1m from the western boundary and 80cm to the eastern boundary at its closest point. The proposed dwelling would be 1.2m to the western boundary and 1.4m to the eastern boundary.

- 8.5 The existing dwelling is a chalet bungalow with a dual pitched roof, there is a single storey garage building to the front that is linked to the dwelling. The existing garage is 3.2m wide and 12m long, the proposed garage is 5.4m wide and 10m long. The proposed garage is wider than the existing by 2.2m and shorter by 2m. The existing garage is 3.3m high with a dual pitched roof, the proposed garage building would have a flat roof and have a height of 2.9m, therefore would be slightly lower than the existing garage.
- 8.6 The dwelling is of a contemporary design. The roof form is aligned with the walls of the ground and first floor. The eaves height is 3.9m where the external walls meet the roof, the first floor and roof would be clad with metal and gives the impression of a lower eaves height where the cladding meets the render on the ground floor level at 2.5m. The ridge height is 6.5m. The ridge height of the existing bungalow is 6m and eaves height is 2.4m.
- 8.7 The design and scale of the dwelling has been amended during the course of the application.

An application for a replacement dwelling was refused in March 2021, under ref: 21/00178/FUL, due to the eaves and ridge heights, depths, bulk, massing, linear form and forward projection of the garage resulting in overdevelopment of the plot and harm to the character of the surrounding area. Furthermore, the development was considered to impact negatively on the neighbouring properties amenity.

- 8.8 A pre-application advice request was submitted with an amended scheme, the officer advised that the reduction to the footprint and massing was considered to be capable, in principle, of receiving support. However, the double eaves height were a concern and the balcony to the rear could result in harm to neighbouring properties amenity.
- 8.9 This application was then submitted with further amended plans including an amended balcony to the rear and smaller and higher rooflights on the roof slopes.
- 8.10 During the assessment of this application, the proposal was further amended in response to officer comments. The gradient of the roof was steepened, the walls of the first floor brought in at the sides to be in line with the ground floor. The eaves height of the first floor reduced from 4.5m to 3.9m. The materials were amended to metal cladding on the roof and first floor walls. The walls of the ground floor and garage building to be rendered. The ridge height was slightly raised from 6.2m to 6.5m to allow for the amended roof form.
- 8.11 It is considered that the amendments made to the proposal throughout the planning process have addressed the initial concerns with the overdevelopment of the plot and the impact on the character of the area.
- 8.12 The ridge height of the refused application was 7m and the pitch of the roof was shallower creating mass and bulk on the first floor level. The ridge height has been reduced to 6.5m, which is 0.5m higher than the existing ridge height and the roof form has been amended so that the pitch is steeper and the eaves height is significantly lower, 1.4m lower than the refused scheme.



- 8.13 The application site has single-storey dwellings on either side, however, there is a mix of dwellings with varying ridge heights in the immediate area. The ridge height and form of the roof will create some mass on the first floor and the garage will be wider than the existing garage by 2.2m. Garages forward of dwellings are in keeping with the area, the garage replaces an existing one and does not protrude further forward than the existing. The dwelling is set back from the highway and pavement. It is considered that overall, the size and design of the development is in keeping with the street scene.
- 8.14 The footprint is similar to the existing and is considered to be acceptable. There is ample space retained to the front and rear of the dwelling with space between the side elevations and the boundaries. The increased height and mass on the first floor is considered not to result in overdevelopment of the site.
- 8.15 The design is contemporary in character, however there is a wide variety of sizes and designs of properties within the surrounding area and it is considered that an alternative design can be supported within this setting. The dual pitch roof retains some of the character of the existing dwelling and matches the gable end features of the properties in the area.
- 8.16 The application site backs onto the sea wall and foreshore, due to the distance that the dwelling is set back from the sea wall and the elevated position, there would be limited views of the dwelling from the foreshore and would not result in a harmful impact on the visual amenity or character of the surrounding area.
- 8.17 The proposed materials are metal cladding for the roof and the walls of the first floor. Although this differs from the general roof materials in the area, there is a variety within the immediate area of red clay tiles, thatch and dark grey concrete tiles. The dark colour of the metal would be in keeping with the character of the area. The ground floor and garage would be rendered, that would break up the mass of the dwelling. Light colour render is a common material for external walls in the surrounding area.
- 8.18 It is considered that the proposed development complies with policy 001 of the Neighbourhood Plan as set out below:
- The dwelling is the same footprint and overall form of the existing dwelling and recognises the distinctive character of the Parish by retaining the dual pitched roof form that is characteristic in the area and proposing a modest sized dwelling that matches the footprint and siting of the existing.
  - The design and metal cladding is contemporary, there is scope for an alternative design and material due to the variety in the area.
  - The render is in keeping with the immediate area
  - The ridge height is in keeping with the street scene and other properties within the immediate area
  - The replacement dwelling would be sited 25m from the sea wall and would not protrude further towards the sea. The finished floor levels would be no lower than the existing to minimise the impact of flooding. The surface water will be drained via permeable paving and soakaway.
- 8.19 It is considered that the proposal, by reason of its size, form, siting, height, design and appearance, would be appropriate having regard to the existing property and would not

cause significant harm or detriment to the wider area and therefore would accord with local and national development plan policies. Therefore, it is considered that the development would comply with NPPF section 12 and CLP policies 2 and 33.

iii. Impact on the amenity of neighbouring properties

8.20 The NPPF states in paragraph 130 that planning should ensure a good quality of amenity for existing and future users (of places), and Policy 33 of the CLP include requirements to protect the amenities of neighbouring properties.

8.21 The application is in close proximity to the neighbouring properties either side, in particular to the neighbouring property to the east. The distance remains similar to the boundaries as the existing. The existing dwelling is approx. 1.1m from the western boundary and 80cm to the eastern boundary at its closest point. The proposed dwelling would be 1.2m to the western boundary and 1.4m to the eastern boundary.

8.22 The eastern elevation would not be significantly different, although the ridge height and the eaves height will be higher, the length of the dwelling remains the same and the development is not considered to result in being overbearing or result in a loss of light.

8.23 The proposed fenestration on the ground floor of the eastern elevation comprises of an entrance door and 2no. windows, this would be an improvement on the existing arrangement, of 5no. windows on the ground floor. There are boundary walls on both the western and eastern boundaries along the length of the site. It is considered that these would provide significant screening.

8.24 The distance between the application site and neighbouring property on the opposite side of the road would be approx. 43m. There is an existing window on the first floor of the existing dwelling facing the road, it is considered that due to the distance and the existing arrangement, the development would not result in an additional loss of privacy to the neighbouring property to the north-east.

8.25 There are proposed rooflights on both roof slopes, it will be conditioned that they are obscure glazed and fixed shut if they have a cill height of below 1.7m from finished floor level, thereby avoiding any loss of privacy.

8.26 Overall, it is considered that the proposal would be 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 and privacy. Therefore it is considered that the development complies with Policy 33 of the current CLP.

iv. Coastal Erosion/Flooding

8.27 The property is set back from the sea wall by 37m which is considered to be acceptable in regard to coastal erosion. The surface water run-off will be drained via a permeable hard surface and a soakaway. The proposal therefore complies with Policy 42 of the CLP.

v. Impact upon highway safety and parking

8.28 The new garage will replace the existing, therefore retaining the existing parking space. There are no alterations to the access. At least 3 parking spaces should be provided for a 5-bedroom dwelling. There is sufficient space to the front of the dwelling to accommodate at least 1 - 2 vehicles. Therefore, adequate parking arrangements have been retained and would provide sufficient off-road parking. The proposal therefore complies with Policy 39 of the CLP.

Conclusion

8.29 Based on the above, it is considered that the proposal is acceptable due to its size, form, siting, height, design and appearance, and it is considered to be in keeping with the street scene and the character of the surrounding area. Furthermore, it would not result in a harmful impact on the neighbouring properties amenity. The proposal therefore complies with development plan policies 2, 33 and 42 and section 12 of the NPPF, therefore the application is recommended for approval.

Human Rights

8.30 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 permit is 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) No development above slab level shall commence until a strategy outlining details of the sustainable design and construction for all new buildings, including water use, building for life standards, sustainable building techniques and technology and energy consumption maximising renewable resources has been submitted to and approved in writing by the Local Planning Authority. This strategy shall reflect the objectives in Policy 40 of the Chichester Local Plan: Key Policies 2014-2029. The approved strategy shall be implemented as approved unless any variation is agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the development upon climate change. These details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

4) Notwithstanding any details submitted, no development/works shall take place above slab level, until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roof of the dwelling hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality given the lack of detail regarding the proposed external materials across the various elements of the proposal.

5) No part of the development hereby permitted shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking

6) No part of the development shall be first occupied until the cycle storage space has been provided in accordance with the approved plans and design and access statement.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

7) No part of the development hereby permitted shall be first occupied until the refuse and recycling storage facilities have been provided in accordance with the approved plans and design and access statement.

Reason: To ensure the adequate provision of onsite facilities in the interests of general amenity and encouraging sustainable management of waste.

8) Notwithstanding any indication shown on the approved plans, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) hereby approved, the dwelling shall not be first occupied until any rooflights with a cill height of below 1.7m from finished floor level of the room in which the window is installed, are permanently;

(i) glazed with obscure glass with a glass panel which has been rendered obscure as part of its manufacturing process to Pilkington glass classification 5 (or equivalent of glass supplied by an alternative manufacturer), and

(ii) non-opening

Reason: To protect the privacy of the occupants of the adjoining residential properties.

9) Prior to occupation of the development hereby permitted, the Surface Water Drainage will be carried out as detailed in the installation details for Indian sandstone paving, permeable private driveway and the soakaway design documents submitted within the application, and thereafter maintained in perpetuity.

Reason: To ensure adequate surface water drainage for the lifetime of the development

10) The development hereby permitted shall be carried out in accordance with The Preliminary Roost and Nest Assessment report (February 2022) in particular, the best practice for protecting wildlife during the construction phase.

Reason: To safeguard and protect wildlife in the area.

11) The finished floor levels of the development hereby permitted should be set no lower than the existing property to ensure the risk of flooding to the property is not increased.

Reasons: To ensure the safety of the development and future occupants.

## 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 - SUBSTITUTE PLAN 19.01.2023 SITE & LOCATION PLAN	PA-349-01	REV F	19.01.2023	Approved
PLAN - SUBSTITUTE PLAN 19.01.2023 PROPOSED SITE PLAN	PA-349-04	REV F	19.01.2023	Approved
PLAN - SUBSTITUTE PLAN 19.01.2023 PROPOSED GROUND FLOOR PLAN	PA-349-05	REV F	19.01.2023	Approved
PLAN - SUBSTITUTE PLAN 19.01.2023 PROPOSED FIRST FLOOR AND ROOF PLAN	PA-349-06	REV F	19.01.2023	Approved
PLAN - SUBSTITUTE PLAN 19.01.2023 PROPOSED TYPICAL SECTIONS AND ELEVATIONS	PA-349-07	REV F	19.01.2023	Approved

Details	Reference	Version	Date Received	Status
PLAN - SUBSTITUTE PLAN 19.01.2023 PROPOSED ELEVATIONS 1 OF 2	PA-349-08	REV F	19.01.2023	Approved
PLAN - SUBSTITUTE PLAN 19.01.2023 PROPOSED ELEVATIONS 2 OF 2	PA-349-09	REV F	19.01.2023	Approved
PLAN - SUBSTITUTE PLAN 19.01.2023 STREET SCENE	PA-349-10	REV F	19.01.2023	Approved

## INFORMATIVES

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.

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 Emma Kierans on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5YLLTERKAB00>