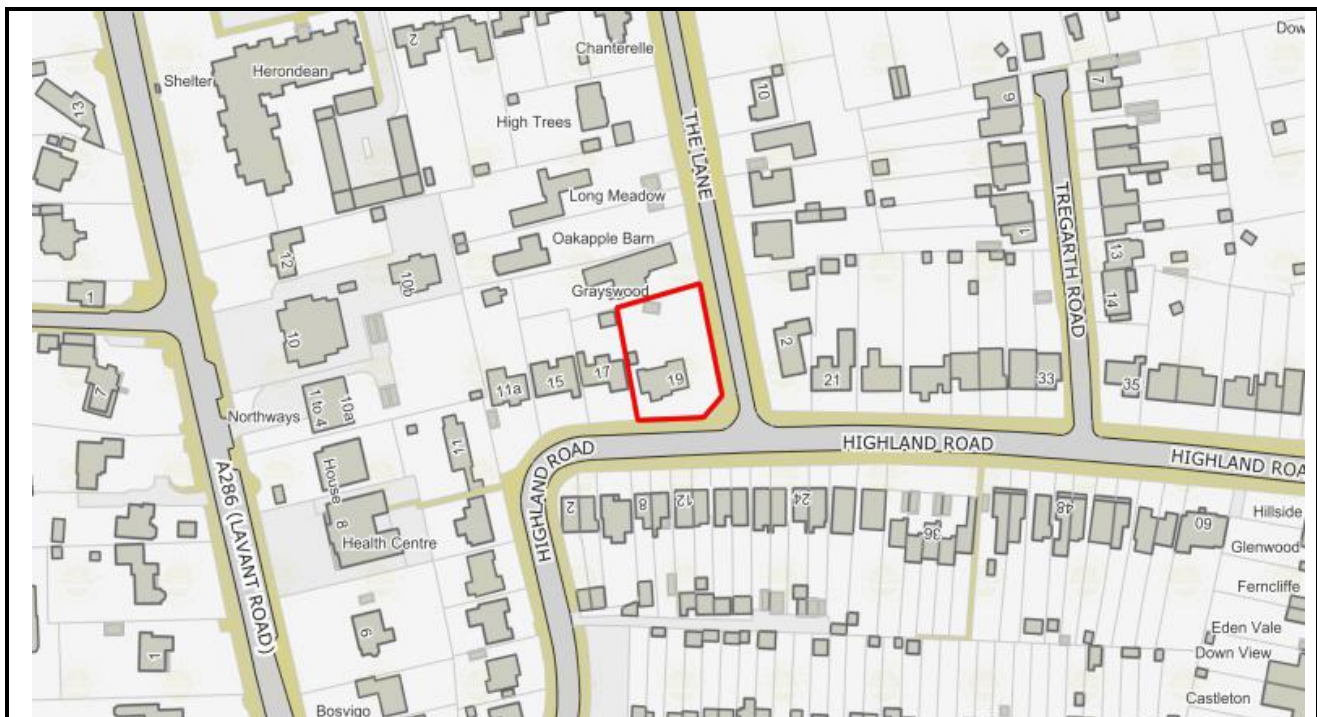



Parish: Chichester	Ward: Chichester North
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**CC/22/01178/DOM**

<b>Proposal</b>	Remodelling and extension to existing bungalow to form 4 no. bedroom bungalow with 1 no. bedroom annexe and to relocate the existing access.		
<b>Site</b>	19 Highland Road Chichester West Sussex PO19 5QX		
<b>Map Ref</b>	(E) 486003 (N) 106741		
<b>Applicant</b>	Mr S Boughton	<b>Agent</b>	Smith Simmons & Partners Ltd

**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 Red Card: Cllr Plowman. Exceptional level of public interest

## **2.0 The Site and Surroundings**

- 2.1 The application site lies on the northern side of Highland Road, within the Chichester Settlement Boundary, and it is occupied by a detached chalet bungalow.
- 2.2 There are a mix of bungalows and two storey properties within this residential area. The application site forms a corner plot with Highland Road to the south and The Lane to the east. The bungalows within Highland Road are typically detached and sited centrally within the plots.
- 2.3 The application site is within an Area Tree Preservation Order, reference 58/00125/TPO and there are 4no protected trees along the north and eastern boundary.

## **3.0 The Proposal**

- 3.1 The application seeks planning permission to remodel and extend the existing 3 bedroom bungalow to form a chalet bungalow with 4no. bedrooms in the main dwelling and an additional adjoining 1no. bedroom annexe. Throughout the course of the application the proposal has been amended in response to concerns relating to insufficient parking and unacceptable scale and massing of the dwelling and annexe.
- 3.2 As amended, the proposal involves extending to the rear and on the first-floor level to provide additional habitable space. It is proposed to have 4no. bedrooms for the main dwelling on the first floor, and kitchen/dining room and living room on the ground floor. The proposed annexe would form the ground floor of the western flank of the dwelling. It would have 1no. bedroom, a living room/kitchenette and bathroom. There would be an adjoining door between the annexe and the main dwelling and a separate entrance on the western elevation.
- 3.3 The existing dwelling has a ridge height of 5.7m and eaves height of 2.3m. The proposed main ridge height would be 6.6m whilst the ridge height of the annexe would be 5.7m, and the eaves height would remain at 2.3m. The roof would include 5no. hipped roof dormers and here would be a modest sized gable porch on the east elevation.
- 3.4 The application site is accessed via a driveway leading from Highland Road, it is proposed to relocate the access to the east leading from The Lane and the existing access would be closed off. Hardstanding would be provided in to provide a parking and turning area.

## **4.0 History**

18/03231/FUL	REF	1 no. dwelling, access and associated works.
20/01017/FUL	REF	1 no. dwelling and associated works.

## 5.0 Constraints

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

## 6.0 Representations and Consultations

### 6.1 Parish Council

*Further comments (dated 2nd February 2022)*

No objection on the basis of the proposed amended plans.

*Further comments (dated 21st September 2022):*

The City Council previously objected to the application on the following basis:  
"Objection. The scale and bulk of the proposal and its proximity to the neighbouring dwelling would result in an unacceptable impact on neighbouring amenity."

As the amended plans relate to the driveway and do not change the proposal's scale, bulk or proximity to the neighbouring dwelling, I confirm that the objection still stands.

*Original comments (dated 21st July 2022):*

Objection: The scale and bulk of the proposal and its proximity to the neighbouring dwelling would result in an unacceptable impact on neighbouring amenity.

### 6.2 WSCC Local Highway Authority

*Further comments in relation to amended scheme (dated 16 September 2022):*

The LHA has been re-consulted on this proposal following submission of revised plans. This response should be read in conjunction with response provided on 03/08/22. Site plan Revision 3 demonstrates closing off the site access onto Highland Road. The access closure works should be constructed and agreed with WSCC Highways. The parking layout has been enlarged and appears of sufficient size to accommodate up to 3 vehicles whilst allowing space for manoeuvring (at least 6m beyond each bay). The LHA does not oppose to the proposed alterations under the latest revision.

Conditions recommended:

Access

Access closure (Access Closure)

Car parking

*Further comments (dated 3rd August):*

The LHA has been re-consulted on this proposal following submission of revised plan demonstrating new vehicular access and parking area.

#### Proposed Vehicular Access

The revised site plan demonstrates new vehicular access onto The Lane, approximately 3.6m wide at the adjoining point with The Lane. The proposed access works must be constructed under a licence obtained by WSCC Highways to a specification agreed with them.

It should be noted that WSCC Highways guidance states that licence for a second access serving a single dwelling in a built up area is unlikely to be permitted due to the existing parking pressures and the loss of on-street parking provision for neighbouring residents.

I have consulted the WSCC Highways Area Manager for this area, who has advised the following

"Chichester is classed as mainly urban with parts sub - urban. As such to maintain as much on street parking as reasonable we would not allow a second access to this property. We would be willing to relocate their single access, however this would be dependant upon them relinquishing their current access by providing full height kerbs before we will license their new access. Please note the new access must comply with our guidance."

#### Visibility Splays

The Lane is subject to 20mph speed limit. Local mapping indicates that visibility splays at the proposed access point are sufficient for the posted speed limit. Data supplied to WSCC by Sussex Police reveals no recorded injury accidents within a close proximity of the proposed access; therefore, there is no evidence to suggest that the proposal would exacerbate an existing safety concern.

#### Car Parking

The proposed hardstanding area is of sufficient size to accommodate up to two vehicles considering the minimum requirements of 2.4 x 4.8m per single bay as outlined in Manual for Streets (MfS) guidance. WSCC Car Parking Demand Calculator (PDC) would expect 3 parking spaces to be provided for 4+ bedroom dwelling in this location. Based on the revised plans providing additional onsite parking, no overspill parking is anticipated to occur.

In conclusion, the LHA does not have overriding highway safety issue regarding the proposed vehicular access, however the WSCC Highways have confirmed that licence to construct the access would not be issued unless the existing vehicular access onto Highland Road is closed off.

Conditions recommended:

Access

Car parking space

Informative for Vehicle Crossover - Minor Highway Works

### 6.3 CDC Environmental Strategy

Due to the proposal for a self-contained annex, we have treated this application as the creation of an additional unit, so recreational disturbance and nutrient neutrality have been considered. If a condition is imposed to stop the use of the annex as holiday accommodation or the ability for the annex to be sold as a separate unit these issues will not need to be considered.

#### 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>.

#### Bats

Any 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.

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

#### 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 during this time an ecologist will need to check to ensure there are no nesting birds present on the site before any works take place (max 24 hours prior to any works commencing).

We would like a bird box to be installed on the building/and or tree within the garden of the property.

## Hedgehogs

Any brush piles, compost and debris piles on site could provide shelter areas and hibernation 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.

### 6.4 Third party objection comments

*These comments were submitted in response to amended plans that were publicised on 9th March 2023:*

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

- a) Ongoing strong objections from local residents leading to a red card being issued.
- b) The proposed development would have a roof line 2.3m higher than its closest neighbour, no 17 Highland Road. It would result in overbearing. Significant increase in height and bulk to the north with a dormer window, a skylight and one gable end window.
- c) Loss of privacy for neighbouring property resulting from the proposed skylights.
- d) The new dwelling is out of character with the surrounding area due to size, bulk and scale and not in keeping with street scene or the neighbouring nine bungalows.
- e) Loss of sunlight to neighbouring property and garden directly opposite.
- f) Not remodelling an existing bungalow but should be considered as a rebuild for a new 5 bedroom house.
- g) Majority of builders would recommend complete demolition and construction of the proposed house on 21st century foundations.
- h) The position of house towards the south west corner of the plot does not make balanced use of the whole plot.
- i) There were previous planning refusals in 2018 and 2020, there is no significant difference in this proposal. The plot in question is not appropriate for a 2 storey house.
- j) The bungalow should remain facing Highland Road and retain its entrance. Dangerous and inconvenient to relocate the drive to the narrow road, The Lane. Will cause dangers to pedestrians, road users and on road parking.

### 6.5 Third party comment

1 third party comment has been received concerning the following:

- a) Concern about the building being 2 dwellings, request a condition to control the use of the annex.

## **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

#### 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 2039 is now well-advanced. Consultation on a Preferred Approach Local Plan has taken place. Following detailed consideration of all responses to the consultation, the Council has published a Submission Local Plan under Regulation 19, which was approved by Cabinet and Full Council for consultation in January 2023. A period of consultation took place from 3rd February to 17th March 2023, and the Submission Local Plan is expected to be submitted to the Secretary of State for independent examination in Summer 2023. In accordance with the Local Development Scheme, it is anticipated that the new Plan will be adopted by the Council in 2024. At this stage, the Local Plan Review is an important material consideration in the determination of planning applications, the weight that can be attached to the policies contained therein is dependent on the significance of unresolved objection attributed to any relevant policy, commensurate with government policy at paragraph 48 of the NPPF (2021). 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

7.4 The revised National Planning Policy Framework was published in July 2021. 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 Sections 1 (Introduction), 2 (Achieving sustainable development), 9 (Promoting sustainable transport) and 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

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

- CDC Planning Guidance Note 3: Design Guidelines for Alterations to Dwellings & Extensions (revised 2009)

7.7 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. Impact on TPO Trees
- v. Impact upon highway safety and parking
- vi. Other matters



## 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 Chichester Settlement Boundary Area, the principle of extensions and a new access to the property 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 footprint of the dwelling is not being significantly increased. The proposal does not protrude further forward than the existing front build line and the width would remain the same. The proposal protrudes further to the rear but remains broadly in line with the neighbouring properties to the east, west and north. The proposal would retain the majority of amenity space surrounding the dwelling.

8.5 The application site is within a line of ten detached bungalows on the west and north side of Highland Road. On the southern side of Highland Road there are typically two storey semi-detached properties in linear development along the highway. There is a two-storey dwelling opposite the application site on the eastern side of The Lane and a mix of chalet bungalows and two storey semi-detached dwellings further to the east.

8.6 Although the application site is within a line of bungalows there is a mix of varied heights and appearances of the dwellings in the immediate area. The existing dwelling has a higher ridge height than the neighbouring property to the west. The 90cm increase in ridge height would be focussed to the eastern side of the site, whilst the ridge height of the annexe to the western side of the building would match the height of the existing dwelling.

8.7 It is considered that the proposed increase in ridge height would be acceptable in context with the varying forms and height of the dwellings within the surrounding area. The proposal would not result in built form protruding forward of the build line to the west or north. The proposal would therefore be in keeping with the street scene, character of the application site and the surrounding area.

8.8 The line of bungalows are typically gable ended with flat roof garages. Some have the gable ends facing the road, others have the gable ends forming the side elevations. Although they are all bungalows there is some variance in appearance and design among them, for example the existing dwelling on the application site has a flat roof extension on the front elevation forward of the gable end. It is therefore considered that the existing form and appearance of the application site already has some variance from the other neighbouring bungalows.

- 8.9 It is considered that there is opportunity to change the appearance of the dwelling in relation to the other bungalows to the west due to the existing varied appearance of the dwelling, the varied forms of the dwellings in the immediate area and the substantial size of the corner plot without causing harm to the character and appearance of the street scene.
- 8.10 The low eaves height and the half-hipped roof form reduces the scale and bulk of the eastern elevation. It is noted that there are dual pitched dormers on the front elevations of the properties to the east of the application site and therefore the dormers would not appear out of character to the area. The annexe to the west would not result in a significant increase in scale and mass due to the extension replacing the existing garage and study room. The roof would be fully hipped and would match the form of the neighbouring property's roof. It is considered that the size of the plot can accommodate the increase in size on the first-floor level, the remodelling of the eastern flank and the extension to the rear without resulting in overdevelopment of the site.
- 8.11 It is considered that the design and appearance of the extensions is traditional and in keeping with the character of the surrounding area. The proposal seeks to retain the gable end features of the existing dwelling which reflects the character of the nearby properties. The proposal has not significantly increased the footprint of the dwelling or the overall ridge height.
- 8.12 The materials proposed are brick on the ground floor, larch weatherboarding on the upper gable ends and clay tile roof. The materials are considered to be in keeping with the character of the dwelling and the surrounding area.
- 8.13 The proposal by reason of its size, 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, 33.

iii. Impact upon amenity of neighbouring properties

- 8.14 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.
- 8.15 The closest neighbouring property lies to the west. The width of the dwelling would not be increased therefore the wall of the annexe would not be closer to the boundary than the existing. The distance between the annexe wall and the boundary to the west is approx. 2.3m. The proposal is not considered to result in a significant difference from the existing arrangement. The extension would be in line with the rear build line of the neighbouring property and would therefore not result in loss of light to the rear.

- 8.16 The existing garage is 2.6m high and the study room to the rear is 3.7m high. The eaves height of the proposed side extension is 2.3m, the roof line would then slope away from the neighbouring property to match the existing roof height. It is noted that the extended west section would protrude further forward than the neighbouring property, however, an angle has been taken from the nearest habitable room on the adjacent premises to the wall of the extension, the angle is under 45% and is in accordance with the Design Guidelines for Alterations to Dwellings and Extensions (Revised September 2009).
- 8.17 There is a small window on the neighbouring property facing the application site however due to the existing arrangement and the boundary fence, it is not considered that the proposal would result in any additional loss of light. The proposal is not considered to result in a detrimental impact on the neighbouring property due to any overbearing impacts or loss of light.
- 8.18 It is noted that there is an existing full-length window on the western elevation facing the neighbouring property. There are no windows proposed on the western elevation in this application, therefore it would be an improvement on the existing arrangement regarding privacy.
- 8.19 It is considered that the dormer on the rear elevation will not result in a significant loss of privacy due to the orientation towards the rear garden and distance to the neighbouring properties and gardens.
- 8.20 In conclusion, 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. Impact on TPO Trees

- 8.21 The application site is within an Area Tree Preservation Order, reference 58/00125/TPO. This was placed on trees in 1958 and only covers the original trees that were in situ when the order was made.
- 8.22 There are 4no. protected trees within the site to the rear and along the eastern boundary. The proposed hardstanding and new vehicle access will encroach into the root protection areas of 3 of the trees. A Tree Plan and Mitigation Scheme has been submitted which is considered to be acceptable in protecting the trees during the construction phase.

v. Impact upon highway safety and parking

- 8.23 The parking area was extended and reconfigured to allow for sufficient on-site parking. A new access is proposed to lead onto The Lane and to remove the existing access.
- 8.24 The WSCC Highways team have confirmed that there is sufficient parking and turning space for a 4+ bedroom dwelling. There are no concerns with the new access and the existing access will be removed in line with the WSCC concerns around on street parking.
- 8.25 Therefore, the proposal would accord with policies, 8 and 39 of the CLP which seeks to ensure that new development has acceptable parking levels, and access and egress to the highway.

vi. Other matters

- 8.26 The annexe is well integrated within the building. There would be an adjoining door between the annexe and main dwelling that would avoid any separation in the future. The use of the annexe will be conditioned to be ancillary to the dwelling.
- 8.27 With reference to the planning history for the application site. Planning applications were refused in 2018 and 2020 to subdivide the site and build a new dwelling in the rear garden due to it being a cramped form of development and unsympathetic to the established pattern and character of development in the area. It is considered that the proposal subject to this application is significantly different from the previous applications as the proposal is to extend and re-model the existing bungalow. It would not result in cramped development and would accord with the established pattern and character of the area.
- 8.28 Regarding the extent of demolition and whether the proposal should be assessed as extensions to the dwelling or a replacement dwelling. The applicant provided a plan and method of construction to demonstrate which walls would be retained and how the build would be carried out within total demolition. A significant percentage of the ground floor walls would be retained, and the concrete floor slab retained within the central parts of the retained foundations. It is considered that the development can be considered as an extension of the existing dwelling rather than a replacement dwelling.

Conclusion

- 8.29 Based on the above it is considered that the proposed development is acceptable due to its siting, size, design and appearance. The proposal therefore complies with development plan policies 1, 2, 33 & 39 and 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) 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 roofs for the extensions and dormers 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

4) No part of the development shall be first occupied until such time as the existing vehicular access onto Highland Road has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

5) The use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the approved Site Plan 1473/DP103 Rev 6.

Reason: In the interests of road safety.

6) No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with the approved Site Plan 1473/DP103 Rev 6. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

7) The development hereby permitted shall not be first brought into use until the following ecological enhancements have been carried out;

a) a bat box to be installed on the building facing south/south westerly positioned 3-5m above ground;

b) a bird box to be installed on the building/and or tree within the garden of the property, and

c) a hedgehog nesting box to be installed within the site.

Thereafter the ecological enhancements shall be retained in perpetuity.

Reason: In the interests of enhancing the ecology and biodiversity of the area.

8) The development hereby permitted shall be carried out in strict accordance with the approved Tree Plan and Mitigation scheme, 1473/DP111 Rev 06.

Reason: To ensure that the trees on and around the site are adequately protected from damage to their health and /or amenity value.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the annexe accommodation hereby permitted shall be restricted to use as ancillary accommodation to the existing dwelling only and for no other purposes whatsoever.

Reason: The site is of a limited size and further consideration would need to be given to the acceptability of an independent residential unit in this location.

## 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 BLOCK PLAN	DP101	REV 04	09.02.2023	Approved
PLAN - PROPOSED CONTEXT PLAN	DP102	REV 04	09.02.2023	Approved
PLAN - PROPOSED SITE PLAN	DP103	REV 06	09.02.2023	Approved
PLAN - PROPOSED GROUND FLOOR PLAN	DP105	REV 05	09.02.2023	Approved
PLAN - PROPOSED FIRST FLOOR PLAN	DP 106	REV 05	09.02.2023	Approved
PLAN - PROPOSED AND EXISTING SOUTH ELEVATION PLAN	DP 107	REV 05	09.02.2023	Approved
PLAN - PROPOSED AND EXISTING NORTH ELEVATION PLAN	DP108	REV 05	09.02.2023	Approved
PLAN - PROPOSED AND EXISTING WEST AND EAST ELEVATIONS PLAN	DP109	REV 05	09.02.2023	Approved
PLAN - STREET SCENE	DP110	REV 05	09.02.2023	Approved
PLAN - TREE PLAN	DP111	REV 06	09.02.2023	Approved
PLAN - DEMOLITIONS	DP113	REV 02	09.02.2023	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) Vehicle Crossover - Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

3) 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=RBF25JERG3Z00>