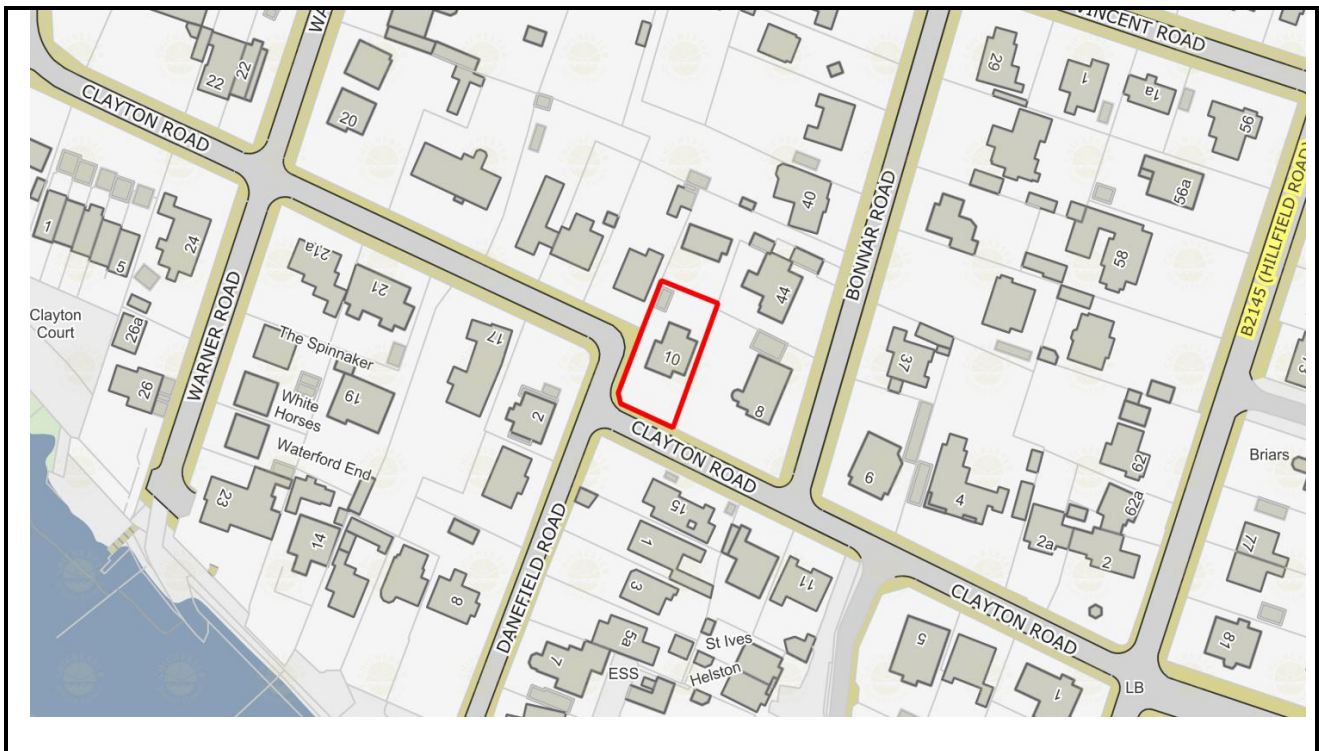



Parish: Selsey	Ward: Selsey South
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**SY/23/00861/DOM**

<b>Proposal</b>	Removal of existing utility room - replace with enlarged room. Replace existing garage with enlarged garage.		
<b>Site</b>	10 Clayton Road Selsey Chichester West Sussex PO20 9DB		
<b>Map Ref</b>	(E) 484955 (N) 92622		
<b>Applicant</b>	Mr Nicholas Hoare	<b>Agent</b>	

**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 T Johnson - Neighbouring Amenity

## **2.0 The Site and Surroundings**

2.1 The application site is a detached two storey dwelling within the Selsey Settlement Boundary Area. The dwelling has a thatched roof, timber beam walls with rendered brick work and timber posts creating a veranda feature on the south, west and north elevations. There is an existing flat roofed garage building to the rear. The application site is located on the corner of Clayton Road and is accessed from an entrance to the west.

2.2 Properties within this area vary in terms of size, scale, form, bulk, mass, and design. Many of the properties are detached with a material palette including cladding and render.

## **3.0 The Proposal**

3.1 The proposal is to replace the existing utility room with an infill rear extension and a replacement garage.

3.2 The replacement rear extension would infill the north east corner of the ground floor and would be single storey. It would have a flat roof and the height would be 2.6m. It would not protrude past the existing rear wall and would be 5.4m wide.

3.3 There is an existing garage in the north-western corner of the site, set back from the highway and the dwelling. The parking area and access is to the west of the site. The existing garage has a dual pitched roof, with a ridge height of 3m, and is constructed of timber. It is 5.5m in length and 3m in width.

3.4 The proposed garage would have a half-hipped roof and would be 7.4m in length, 6.2m in width and have a ridge height of 4.6m. It would be sited in a similar location to the existing garage. It would have a slate roof, white painted render walls and stock brick work to match the dwelling.

## **4.0 History**

None

## **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**

No objection

### **6.2 Third party objection comments**

1 third party representation of objection has been received concerning the following matters:

- a) Bulk of the proposed building
- b) Loss of light to kitchen/utility room and dining room
- c) Harmful impact on neighbouring properties due to bulk
- d) The improvement is trivial/height marginally reduced
- e) The application site has both character and cultural importance
- f) Proposed garage has footprint of a small house, tightly crammed between no's 10 and 12 Clayton Road
- g) Proposed materials are incongruous to the area

## **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. 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

#### Selsey Neighbourhood Plan

Policy 001 - Design and Heritage

#### 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 late 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 (2023).

### National Policy and Guidance

7.4 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2023), which took effect from September 2023. 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 the following paragraph and sections: Sections 1, 2, 12. 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

### 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 an extension and replacement garage 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 The NPPF states in paragraph 130 that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

8.4 Policy 33 of the Chichester Local Plan 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.

8.5 Policy 001 of Selsey Neighbourhood Plan outlines how development should recognise the distinctive character of the Parish and sensitively contribute to creating dwellings of high-quality architectural design. Materials in new development should complement the established vernacular in the use of natural, local resources and colours.

8.6 The rear extension would be modest in size, subservient to the dwelling and due to its siting and scale would not be a prominent addition to the property. The proposed materials for the walls are black cedar cladding and stock brick to match the existing dwelling. The rear extension is considered to be acceptable and in keeping with the dwelling and the surrounding area.

8.7 It is proposed to replace an existing single storey garage with a larger garage approximately 1m from the western and northern boundaries. The proposed garage would be set back from the dwelling and the highway. The size and design of the proposed garage has been amended throughout the course of the application, with ridge height being significantly reduced from 6m to 4.6m. The first floor hobby room/home office has been removed and the roof form altered with larger half hips that have reduced the bulk and mass of the roof. The reduction in size has reduced the scale and massing, it is now considered to be subservient to the dwelling and in keeping with the street scene.

- 8.8 The proposed materials are blue/black slate tiles for the roof, white painted render walls and stock brick work to match the dwelling. It is considered that the materials would be sympathetic to the design and character of the dwelling and the surrounding area.
- 8.9 The proposal by reason of its size, design and appearance would be acceptable 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 paragraph 130 and CLP policies 2 and 33 and policy 001 of the Selsey Neighbourhood Plan.
- ii. Impact upon the neighbouring properties amenity
- 8.10 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.
- 8.11 The proposed garage would be in relatively close proximity to the neighbouring property to the west. The neighbouring property has a ground floor window in the side elevation which serves the kitchen/dining room. However the window is not opposite the proposed garage, it is set further back, beyond the rear wall of the garage.
- 8.12 The proposed garage would protrude further south of the existing garage by 1.4m, further to the east by 2.7m and the eaves height would be 2.2m. The main bulk of the garage would be screened by the boundary fencing on the north and west of the site. The roof form is pitched and hipped which reduces the bulk of the roof. The increase in length and width of the proposed garage is not considered to result in an overbearing impact on the neighbouring properties to the west or to the north.
- 8.13 The ridge height of the proposed garage would be 1.6m higher than the existing garage and the footprint would be larger however it's positioning when compared with the western boundary is unchanged, and it would only be marginally set further backwards towards the rear boundary.
- 8.14 The roof of the proposed garage has been designed to be hipped, the existing garage has a gable profile. The hipped design ensures the roof would slope away from the corner boundary, and the increase in height would be significantly softened due to the pitched form. It is considered that the additional height proposed both at ridge height and at its highest point would not be materially harmful to the neighbouring properties amenity. The existing gable roof means the full height of the garage (not just the ridge height) is appreciated right at the boundary, but this would not be the case with the proposed replacement, with the bulk eased as the roof rises away from the boundary.
- 8.15 Although the kitchen/dining room of the neighbouring property to the west faces onto the site of the garage, the window would still be afforded a largely uninterrupted view, looking straight out and left from the central point of the window. It is considered that the proposals would not have an unacceptable impact upon the neighbouring property in terms of loss of light or a sense of enclosure, and thus complies with policy 33 of the CLP and paragraph 130 of the NPPF.

## Conclusion

8.16 Based on the above it is considered that the proposal is acceptable due to the size, design and appearance. The proposal therefore complies with Local Plan policies 2 and 33, Neighbourhood Plan policy 001 and national planning policies contained within the NPPF, and is recommended for approval.

## Human Rights

8.17 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) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

4) 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 garage building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and for no other purpose.

Reason: To maintain planning control in the interests of the amenity of the site.

## 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 - LOCATION & SITE PLAN	CR001/1	B	15.08.2023	Approved
PLAN - PROPOSED FLOOR PLANS	CR001/5	B	15.08.2023	Approved
PLAN - REPLACEMENT GARAGE DETAILS	CR001/8	REV B	11.07.2023	Approved
PLAN - PROPOSED FLOOR PLANS	CR001/5	REV A	11.07.2023	Approved
PLAN - PROPOSED NORTH & SOUTH ELEVATIONS	CR001/6	REV B	11.07.2023	Approved
PLAN - PROPOSED EAST & WEST ELEVATIONS	CR001/7	REV B	11.07.2023	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.

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=RSZYM9ERK0200>