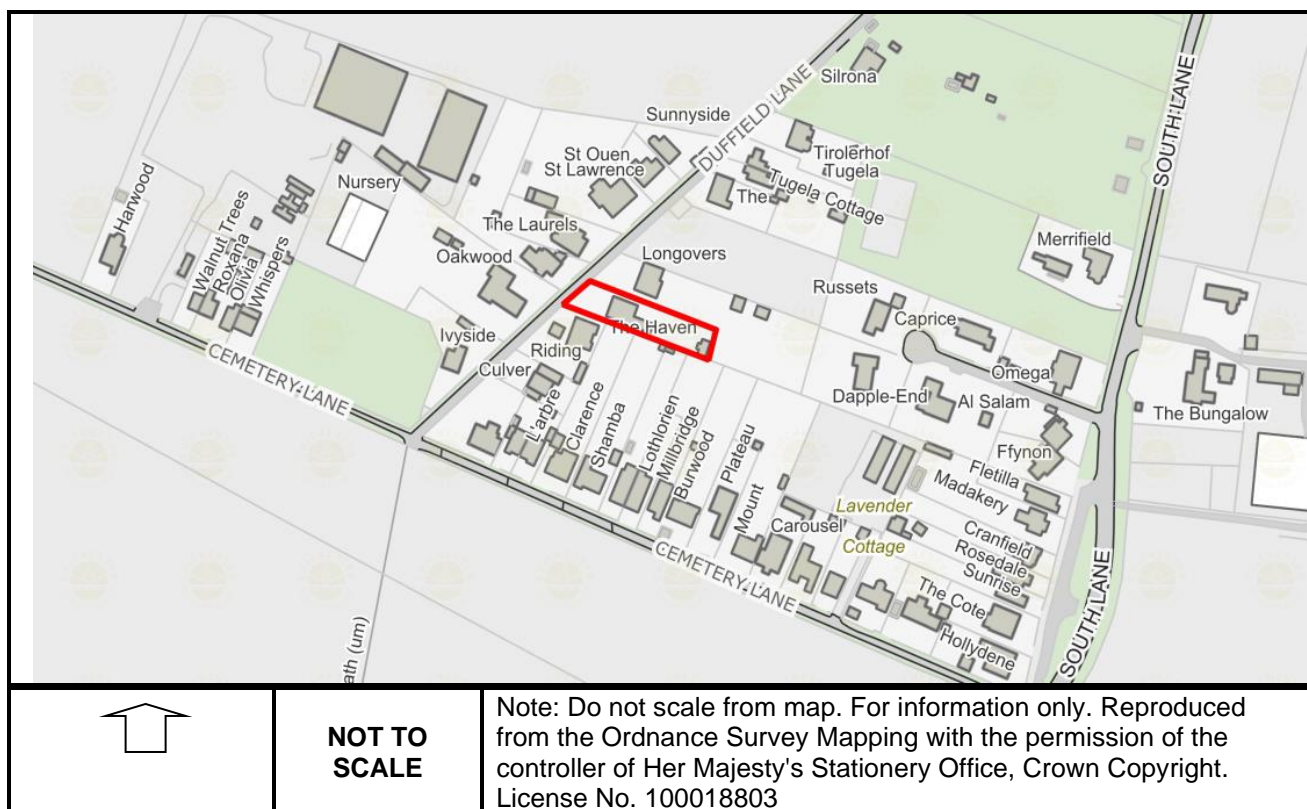


Parish: Westbourne	Ward: Westbourne
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WE/23/02658/DOM

Proposal	Oak framed car barn with installation of solar PV panels on south facing roof and EV charging point.		
Site	Bumble Bee Cottage Duffield Lane Woodmancote Westbourne Emsworth West Sussex PO10 8PZ		
Map Ref	(E) 476969 (N) 107342		
Applicant	Mr Roy Briscoe	Agent	

RECOMMENDATION TO PERMIT



1.0 Reason for Committee Referral

1.1 Applicant is a Member of Council.

2.0 The Site and Surroundings

- 2.1 The site is located on the eastern side of Duffield Lane within the rural area, outside of any settlement boundary. However, the area is characterised by a collection of residential properties that vary in size and design. Agricultural land surrounds the residential area with some dispersed dwellings and agricultural buildings.
- 2.2 The application site comprises a dwelling within the centre of the site with a parking area to the front and garden to the rear. The property is bounded by hedgerow to the front of the site.

3.0 The Proposal

- 3.1 The proposal is for a car port to the front of the dwelling, in the northwest corner of the site.
- 3.2 The proposed location is an area of hardstanding in use for parking vehicles. The car port will be used for the vehicles and a mini digger, used to maintain Duffield Road.
- 3.3 The proposed car port would be oak framed and open on three sides with the west elevation enclosed. The roof would be dual pitched with a cat slide on the northern elevation.
- 3.4 The ridge height would be 3.75m, the length 6m and width 5m. The structure would have an eaves height of 1.3m on the northern elevation and 2.2m on the southern elevation. The proposed materials are oak frame, Waney Lap Oak boarding on the west elevation and Cedar shingles or slate for the roof. It is proposed to install solar panels on the southern roof slope of the car port and an electric car charging point.
- 3.5 Surface water from the roof would be fed into a rain water harvesting tank and the floor of the car port would remain permeable stone.

4.0 History

12/03877/DOM	PER	Redevelopment of a single storey bungalow to form a new two storey cottage property. Works to include the removal and replacement of a portion of the ground floor, a ground floor extension and a new first floor.
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5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	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 comments

No third party representations have been received.

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 Westbourne Neighbourhood Plan was made on the 21 September 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 45: Development in the Countryside

Policy 48: Natural Environment

Westbourne Neighbourhood Plan

Policy LD1: Local Distinctiveness

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 early 2024. 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 December 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 paragraphs: 135 and 180.

Other Local Policy and Guidance

- 7.6 The following documents are material to the determination of this planning application:
- Westbourne Village Design Statement
 - Design Guidelines for Alterations to Dwellings & Extensions (Revised September 2009) Planning Guidance Note 3
 - Surface Water and Foul Drainage SPD
- 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. Other matters

i. Principle of development

8.2 The application site is located outside of a settlement boundary area, however in principle, a car port for an existing property could be 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 135 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. Paragraph 180 advises that decisions should contribute to and enhance the natural and local environment.
- 8.4 Policy 33 of the Chichester Local Plan sets out that any proposed development must meet the highest standards of design and provide a high quality living environment in keeping with the character of the surrounding area and its setting in the landscape. This includes considering its proportion, form, massing, siting, layout, density, height, scale and neighbouring and public amenity. Policy 45 of the Chichester Local Plan requires development in the countryside should be of a scale, siting, design and incorporate materials that would have minimal impact upon the landscape and rural character of the area. Policy 48 of the Chichester Local Plan requires, amongst other considerations, proposals respect and enhance the landscape character of the surrounding area and site.
- 8.5 The Westbourne Neighbourhood Plan advises in Policy LD1 that all new development proposals in Westbourne Parish, will be required to follow the policies set out in this Plan and have regard to the guidance set out in the Westbourne Village Design Statement. All new development proposals must demonstrate how they will integrate into the existing surroundings and reflect the established vernacular of the Parish in terms of building styles and materials.
- 8.6 The Westbourne Village Design Statement advises that new additions should blend in with the older parts of the Parish. Traditional materials to be encouraged include slate roof tiles and timber cladding.
- 8.7 The Council's Design Guidelines for Alterations to Dwellings & Extensions advises that where there is sufficient space between the house and the highway and it would not be out of character with the area, a garage/car port would need to be of an appropriate scale and quality of design and materials.
- 8.8 The car port would be set back from the highway behind the front boundary hedgerow on an area of hardstanding in use for parking vehicles in the northwest corner of the site.

- 8.9 The open nature of the car port reduces the solid built form in front of the dwelling. The car port is modest in size and subservient to the dwelling and the pitched roof and cat slide further reduces the mass of the car port. There is sufficient space to the front of the dwelling for the car port and it is considered the size is proportionate to the proposed use.
- 8.10 The dwelling within the application site sits behind the neighbouring property to the south. The proposed car port would not protrude forward of the dwelling to the south and would respect the local pattern of development. It would be well-related to the dwelling and the access to the site.
- 8.11 There are examples of car ports and outbuildings forward of dwellings within the area. The materials are in keeping with the character of host property, which features an oak framed porch, the surrounding area being natural and muted in tone, and therefore considered to be acceptable. It is considered that the car port has been well designed and is in keeping with the application site, the street scene and the character of the surrounding rural area.
- 8.12 It is proposed to install solar panels on the southern roof slope of the car port. There is a mix of materials and designs of dwellings in the area, it is considered that the single row of solar panels, would not have a significant impact on the street scene or character of the area.
- 8.13 Surface water from the roof will be fed into a rain harvesting tank and the floor of the car port will remain permeable stone to prevent surface water entering the highway and neighbouring properties.
- 8.14 The proposal by reason of its siting, size, design and appearance would be acceptable having regard to the appearance of the existing property and its immediate surroundings, and would not cause significant harm or detriment to the wider area. Therefore, it is considered that the development would comply with NPPF paragraphs 135 and 180 and CLP policies 2, 33, 45 and 48 and policy LD1 of the Westbourne Neighbourhood Plan.

iii. Impact upon amenity of neighbouring properties

- 8.15 The NPPF states in paragraph 135 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.
- 8.16 There is a neighbouring property to the north of the application site. The proposed car port would be sited along the northern boundary adjacent to the front garden and parking area of the neighbouring property. It would be distanced 4.5m from the northern boundary.
- 8.17 It is considered that due to its siting and size the car port would not result in any harm to the neighbouring properties amenity.

iv. Other matters

- 8.18 The proposed development would not result in loss of planting or habitat and therefore it is acceptable in this respect. In addition, the proposal would a source of provide renewable energy which is considered to be a benefit. These matters have been weighed in the balance when assessing the application.

Conclusion

8.19 Based on the above it is considered that the proposal is acceptable due to the siting, size, design and appearance. The proposal therefore complies with Local Plan policies 2, 33, 45 and 48, Neighbourhood Plan policy LD1 and national planning policies contained within the NPPF and is recommended for approval.

Human Rights

8.20 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.

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 - ELEVATIONS	RAB 1		30.11.2023	Approved
PLAN - ROOF PLAN	RAB 2		30.11.2023	Approved
PLAN - LOCATION PLAN	RAB 3		30.11.2023	Approved
PLAN - SITE BLOCK PLAN	RAB 4		30.11.2023	Approved

PLAN - FLOOR PLAN	RAB 5		30.11.2023	Approved
PLAN - NORTH ELEVATION	RAB 6		30.11.2023	Approved

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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=S4KT1TER0ZU00>