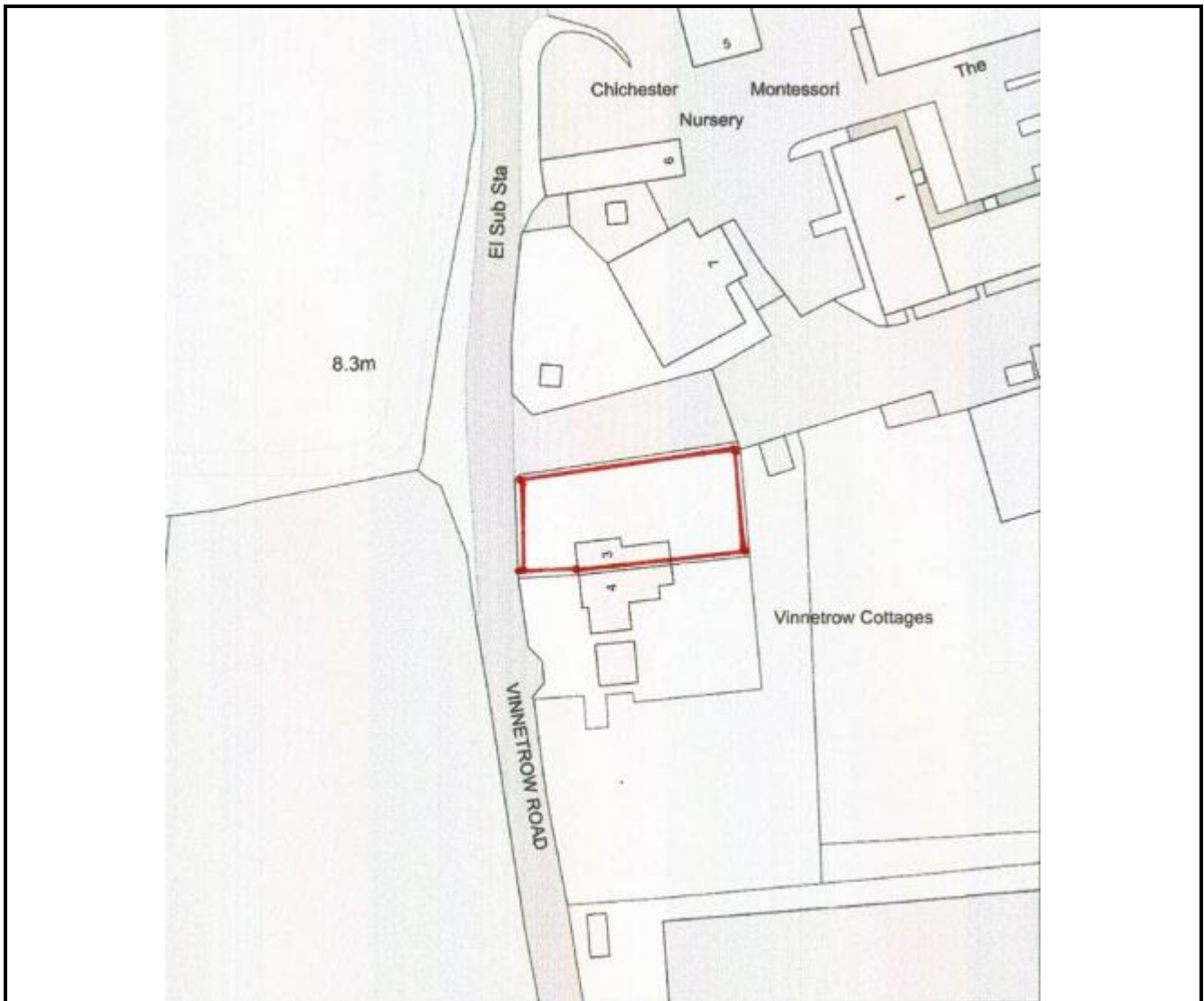



Parish: North Mundham	Ward: North Mundham And Tangmere
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NM/23/02240/DOM

Proposal	Double storey side extension. Single storey rear extension with skylight.		
Site	3 Vinnetrow Cottages Vinnetrow Road Runcton Chichester West Sussex PO20 1QH		
Map Ref	(E) 488084 (N) 103317		
Applicant	Mr. & Mrs Sam Henshaw	Agent	Mr Robert Braithwaite

RECOMMENDATION TO PERMIT



	<p>NOT TO SCALE</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 The applicant is a member of staff at Chichester District Council.

2.0 The Site and Surroundings

- 2.1 The application site is a semi-detached two storey dwelling located outside of any designated settlement boundary. The application site is located to the east of Vinnetrow Road. The dwelling is two storey dwelling with a tiles to the roof, the walls consist of brick, flint and render with UPVC windows and doors. There is an existing single storey outshot to the rear of the property. There are two existing outbuildings within the rear garden of the property. The existing boundary treatments for the property consist of wooden picket fencing and hedging to the front (west) boundary, brick walls and timber fencing to the side (north) boundary, planting to the rear (east) boundary and side (south) boundary.
- 2.2 The attached neighbouring property is south of the application site, constructed of brick, render and flint. There is an existing industrial estate to the north and east of the application site.

3.0 The Proposal

- 3.1 The application seeks planning permission for a two storey side extension and a single storey extension.
- 3.2 The proposed two storey extension would be sited to the north side of the dwelling. It would be partly in line with the principal elevation of the dwellinghouse with the remaining part stepped back by approximately 0.5m from the principal elevation. The proposed two storey extension would consist of a pitched roof gable design, with part of roofline of the extension following the ridgeline of the existing property, while the ridgeline of the remaining section would be set below the ridgeline of the main dwellinghouse.
- 3.3 The proposed single storey extension would replace part of the existing single storey outshot. The proposed single storey extension would extend further to the north into the garden space by approximately 2.3m. The proposed single storey extension consists of a flat roof design with roof lantern.

4.0 History

None relevant

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

None received.

6.2 CDC Environmental Strategy

Further Comments (received 29.01.2024)

Bats

Following submission of the Preliminary Roost Assessment (Nov 2023), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

Original Comments (received 14.12.2023)

Bats

As detailed within the Preliminary Roost Assessment (Nov 2023) there is low potential for bats to be utilising the site, however it has recommended that a precautionary approach may be suitable rather than undertaking further emergence surveys. However no precautionary approach has been included within the report for use to assess. If a precautionary mitigation strategy cannot be provided we will require that further bat emergence surveys are undertaken as detailed within the report.

The 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 building / trees 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 within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

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

Hedgehogs

Any brush pile, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. If any piles need to 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.

6.3 Third party objection comments

None 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.

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 45: Development in the Countryside

Policy 48: Natural Environment

Policy 49: Biodiversity

Chichester Local Plan Review Preferred Approach 2016 - 2035

7.3 The Chichester Local Plan 2021-2039: Proposed Submission (LPPS) has now completed its 'Regulation 19' consultation (17 March 2023). The Council's published Local Development Scheme in January 2023 anticipated that the plan would be submitted for examination in Summer 2023 but given the complexity of issues involved the anticipated submission date is now Spring 2024. Accordingly, the plan could now be considered to be at an 'Advanced Stage of Preparation' for the purposes of para 48(a) of the National Planning Policy Framework (NPPF) and consequently could be afforded moderate weight in the decision-making process. Once it is submitted for examination it will be at an 'Advanced Stage' for the purposes of assessment of development proposals against para 49(b) of the NPPF.

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 sections: 1, 2, 12, 15. 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. Ecological considerations

Assessment

i. Principle of development

8.2 Section 2 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. Policies 2 and 45 of the Local Plan allow development within the countryside where a countryside location is required, where it supports rural diversification or where it meets a need which cannot be met within existing settlements.

Policy 1 of the Local Plan requires development to accord with these policies. Development in the countryside is limited to that which is sustainable, essential for agriculture, requires a countryside location, demonstrate need/demand and is small scale, structurally sound, of traditional or architectural merit and connected to existing buildings and whilst supporting the local rural economy.

8.3 The application site is located outside of a settlement boundary area, however, in principle, a two storey extension and single storey extension to an existing property could be acceptable, subject to compliance with the other development plan policies and other material considerations.

ii. Design and impact upon character of the surrounding area

8.4 Section 12 of the NPPF establishes the requirement for good design for new development. 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. Section 15 of the NPPF sets out that proposal should contribute to and enhance the natural and local environment.

8.5 The Chichester Design Guidance advises, extensions should be visually integrated, subservient in mass, bulk and form to the existing property and be sympathetic to the surroundings as well as to any adjacent properties.

8.6 The application proposes the replacement of the existing single storey pitched outshot with a single storey flat roof extension. The proposed extension includes a roof lantern and fenestration on the north and east elevation. The proposal would be sited up to the south boundary of the site, in line with the existing outshot. The proposed extension would extend further to the north than the existing, by approximately 2.3m. It is considered that the enlargement of the extension would not result in significant overdevelopment of the site, with sufficient amenity space being retained. The exterior of the proposed extension would be finished in render to match the existing dwelling and would ensure that the development is visually integrated into the main dwelling and surrounding area. Consequently, the extension would be a subservient addition to the property.

8.7 The application also proposes the construction of a two storey side extension to the north side of the existing property. The extension would extend further to the north by approximately 4m. The section of the proposed extension adjacent to the dwellinghouse would be in line with the principal elevation and would follow the ridgeline of the existing property. The northern section of the extension would be stepped back by approximately 0.5m from the principal elevation and would have a ridgeline below the main dwellinghouse. The exterior of the proposed extension would be finished in flint and render with tiles to match the existing dwelling. Overall, it is considered that the two storey extension would be a subservient addition to the property.

8.8 The proposals by reason of their 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 sections 12 and 15 and policies 2, 45 and 48 of the Chichester Local Plan.

iii. Impact upon amenity of neighbouring properties

8.9 The NPPF states in paragraph 135 that planning should ensure a good quality of amenity for existing and future users (of places).

8.10 The proposed single storey extension would be of a similar height to the existing outshot. It is considered that the design and siting of the proposed extension would not result in a significant impact on neighbouring amenity. The proposed roof lantern would have a minimal impact upon neighbouring amenity, due to its position within the flat roof of the extension and the existing layout of the outshots of the application property and the neighbouring properties. Thus, it is considered that this would not result in significant neighbouring amenity concerns.

8.11 The proposed two storey extension would be sited to the north side of the dwellinghouse and would be located away from neighbouring properties. Consequently, the proposed two storey extension would not impact on neighbouring amenity.

8.12 Overall it is considered that the proposed extensions 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 paragraph 135 of the NPPF.

iv. Ecological Considerations

8.13 Policy 49 of the Chichester Local Plan refers to the protection and enhancement of biodiversity of the proposed site. The site is within the Chichester & Langstone Harbour Special Protected Area Buffer and the Singleton & Cocking Tunnels 12km buffer. Due to the location of the site within a Bat Buffer Zone and the scale of the proposed works, it was deemed necessary to consult the Council's Ecology Team. A Preliminary Bat Roost Assessment was submitted in support of the application, which stated that a precautionary working method will be used for the development. The Ecology Officer stated that they were satisfied with the proposed mitigation and precautionary working method and it should be ensured that this takes place. In addition, they requested that further mitigation and enhancements for bats, birds and hedgehogs for the site. Therefore, a condition securing these has been recommended below and subject to compliance, the proposals would be in accordance with Local Plan Policy 49.

Conclusion

8.14 Based on the above, it is considered that the proposal is acceptable and complies with Local Plan policies 2, 45 and 48 and national guidance contained within the NPPF and is therefore recommended for approval.

Human Rights

8.15 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 first brought into use until the following ecological enhancements have been implemented:

a. The installation of a bat box on the building onsite facing south/south westerly positioned 3-5m above ground.

b. The installation of one bird box on the extension / and or tree within the garden of the property.

c. The installation of a hedgehog nesting box within the site.

Thereafter, the ecological enhancements shall be retained and maintained in perpetuity.

Reason: In the interests of securing a biodiversity enhancement.

4) The development hereby permitted shall be carried out in strict accordance with the Preliminary Roost Assessment, prepared by Arbtech (November 2023) and the methodology and mitigation recommendations they detail, unless otherwise agreed in writing by the authority.

Reason: In the interests of protecting biodiversity and wildlife.

5) The following ecological mitigation measures shall be adhered to at all times during construction;

a. Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition.

b. 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.

c. The lighting scheme for the site must 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.

Reason: In the interests of protecting biodiversity and wildlife.

6) 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 - EXISTING GROUND AND FIRST FLOOR PLANS	EX.FP.01		27.09.2023	Approved
PLAN - PROPOSED ELEVATIONS	PR.EL.01		27.09.2023	Approved
PLAN - PROPOSED GROUND AND FIRST FLOOR PLANS	PR.FP.01		27.09.2023	Approved
PLAN - PROPOSED REAR EXTENSION ROOF PLAN	PR.RE.RP.01		27.09.2023	Approved
PLAN - LOCATION PLAN	TQRQM23261 173231130		27.09.2023	Approved
PLAN - BLOCK PLAN OF THE SITE	TQRQM23261 173354892		27.09.2023	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) 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 Rebecca Perris on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1N5E5ERMT900>