

## South Downs National Park

### Planning Committee

#### Report of the Director Of Planning and Environment Services

#### Schedule of Planning Appeals, Court and Policy Matters

Date between 16-10-2024 and 12-11-2024

This report updates Planning Committee members on current appeals and other matters. It would be of assistance if specific questions on individual cases could be directed to officers in advance of the meeting.

**Note for public viewing via Chichester District Council web site** To read each file in detail, including the full appeal decision when it is issued, click on the reference number (NB certain enforcement cases are not open for public inspection, but you will be able to see the key papers via the automatic link to the Planning Inspectorate).

\* - Committee level decision.

#### 1. NEW APPEALS

Reference/Procedure	Proposal
<a href="#">SDNP/24/01729/HOUS</a> Lodsworth Parish Council Parish  Case Officer: Beverly Stubbington  <b>Householder Appeal</b>	The Mill House Halfway Bridge Lodsworth West Sussex GU28 9BP - Erection of a two storey double garage and carport with loft space for studio office.
<a href="#">SDNP/22/05296/HOUS</a> Ebernoe Parish Council Parish  Case Officer: Lauren Cripps  <b>Householder Appeal</b>	Wassell Barn Streels Lane Ebernoe West Sussex GU28 9LD - Proposed side extension
<a href="#">SDNP/22/00008/HOUS</a> Rogate Parish Council Parish  Case Officer: Lauren Cripps  <b>Written Representation</b>	Mulberry Cottage 3 Combe Hill Close Rogate West Sussex GU31 5DS - Part retrospective permission for the construction of a detached outbuilding to provide a gym, changing facilities, plant room and pool room, formation of a swimming pool/decking and replacement retaining wall.

## 2. Decision

Reference/Procedure	Proposal
<a href="#">SDNP/22/05725/FUL</a> Bury Parish Council Parish  Case Officer: Derek Price  <b>Written Representation</b>	Land North of Junction With B2138 Bury Road Bury West Sussex - Construction of 1 no. underground dwelling.
<b>Appeal Decision: APPEAL DISMISSED</b>	
<p>The main issues are the effect of the proposal on the integrity of protected sites with particular regard to groundwater abstraction; the effect on the character and appearance of the area; and whether or not the site is an appropriate location for a dwelling having particular regard to the spatial strategy and accessibility to goods and service. There is not the supporting evidence to provide sufficient certainty that the water abstraction impacts would, either alone or in combination with other schemes, not have a likely significant adverse effect on the integrity of the Arun Valley sites. The proposal is also lacking in the evidence to demonstrate that the proposal would not harm the character and appearance of the area and the SDNP or to meet the very high bar of being truly outstanding and reflecting the highest standards in architecture. Accordingly, the proposal, as it stands, would not attract support from Paragraph 84(e) of the Framework and would fail to conserve the natural beauty, wildlife and cultural heritage of the SDNP. The design as submitted has not been sufficiently landscape led. The spatial strategy would not support a dwelling in this location and access to most day-to-day facilities would rely on the private vehicle. In these respects, the proposal conflicts with the development plan taken as a whole. However, the proposal would bring certainty to the future use of the site. It could be developed relatively quickly. It would make good use of a piece of land severed from other agricultural land. It would add in a small way to the supply of houses in the local area and have some economic benefits from employment during construction and spend in the local economy. Future residents would add support the local resident's community. These benefits weigh substantially in favor of the proposal. The scheme would not comply with the development plan when considered as a whole. Whilst the collective benefits are substantial these are insufficient material considerations to indicate that a decision should be made other than in accordance with the development plan. The appeal should be dismissed.</p>	

Reference/Procedure	Proposal
<p data-bbox="145 226 459 259"><a href="#">SDNP/23/03628/CND</a></p> <p data-bbox="145 264 544 331">North chapel Parish Council Parish</p> <p data-bbox="145 360 451 432">Case Officer: Beverly Stubbington</p> <p data-bbox="145 456 501 490"><b>Written Representation</b></p>	<p data-bbox="549 226 1398 591">Fisher Hill Flat Fisher Street Northchapel West Sussex GU28 9EJ - Demolition of existing flat and garaging (Fisher Hill Flat) and its replacement with a two storey, 3 no. bedroom ancillary residential annexe, garage and bin store, together with a plant room for the adjacent cottage - Variation/Removal of Conditions 5 (amendments to north elevation first floor windows and to use manual black out curtains or blinds), 6 (amend wording to reflect correct report) and 8 (to be removed as no licence required for works) of planning permission SDNP/22/04264/FUL.</p>
<p data-bbox="571 674 975 734"><b>Appeal Decision: APPEAL DISMISSED</b></p>	
<p data-bbox="129 745 1414 1630">...there is nothing before me to show that such features were present in the original barn on the site nor how they relate to the more domestic proportions and design of the proposed rear elevation. Therefore, the awkwardness in the overall design does not clearly represent the previous barn on the site and this along with its increased height would overwhelm 'Fisher Hill Cottage'. As such the proposed amendments would neither re-instate a previous building form nor retain the existing subservient relationship between the annex and 'Fisher Hill Cottage', and 'Fisher Hill House', thus failing to preserve the LB's setting. Further, the rear elevation would be most apparent within the CA as it faces out over the open fields behind. As this elevation would be read as a residential property rather than a 'converted barn' it would introduce an incongruous feature into views of this area and so would harm the character and appearance of the CA. ... The demolition of the former 'Fisher Hill Flat' would benefit the setting of the LB and the character and appearance of the CA, as would the principle of reinstating the previous barn. However, the proposed amendments do not fully replicate that of the previous barn and, in my mind, fail to wholly grasp the traditional character of such a building and its relationship to its historical setting. Consequently, these public benefits, along with those previously acknowledged within the permitted scheme, would not outweigh the less than substantial harm identified....Therefore, in varying Condition 2, the proposed amendments would fail to conserve or enhance the landscape character, as an intrinsic quality, of the SDNP. In combination with the harm identified to heritage assets, it would also be at odds with the purposes of a National Park designation. The proposed amendments would not, therefore, comply with LP Policies SD1, SD4, SD5 and SD31 as far as they seek to protect the purposes of the SDNP and the established landscape character of the area.</p>	

### 3. CURRENT APPEALS

Reference/Procedure	Proposal
<p><a href="#"><u>SDNP/22/01619/FUL</u></a> Compton Parish Council Parish</p> <p>Case Officer: Louise Kent</p> <p><b>Written Representation</b></p>	<p>Land East of Noredown Way West Marden West Sussex - Laying of permeable hard standing to facilitate access, turning and parking associated with existing private stable building (retrospective).</p>
<p><a href="#"><u>SDNP/19/00375/BRECO</u></a> Stedham With Iping Parish Council Parish</p> <p>Case Officer: Michael Coates- Evans</p> <p><b>Written Representation</b></p>	<p>Wispers Titty Hill Milland Midhurst West Sussex GU29 0PL - Appeal against ML/26</p>
<p><a href="#"><u>SDNP/21/00247/COU</u></a> Lavant Parish Council Parish</p> <p>Case Officer: Dan Hammerton</p> <p>Informal Hearing 28/11/2024 10:00:00</p> <p>Chichester District Council</p>	<p>The Rubbing House Town Lane Singleton Chichester West Sussex PO18 0SP - Appeal against SE/4</p>
<p><a href="#"><u>SDNP/21/00311/GENER</u></a> Lurgashall Parish Council Parish</p> <p>Case Officer: Andy George</p> <p><b>Written Representation</b></p>	<p>Woodcraft Park Farm Dial Green Lane Lurgashall Petworth West Sussex GU28 9EU - Appeal against LG/22</p>
<p><a href="#"><u>SDNP/24/00156/LIS</u></a> Compton Parish Council Parish</p> <p>Case Officer: Louise Kent</p> <p><b>Written Representation</b></p>	<p>Locksash Farm House Locksash Lane West Marden West Sussex PO18 9DZ - Two storey side extension and internal alterations.</p>

Reference/Procedure	Proposal
<p><u>SDNP/21/00526/GENER</u> Lodsworth Parish Council Parish</p> <p>Case Officer: Michael Coates- Evans</p> <p><b>Written Representation</b></p>	<p>Erickers The Street Lodsworth Petworth West Sussex GU28 9BZ - Appeal against LD/17</p>
<p><u>SDNP/23/00001/UNCM</u> Bury Parish Council Parish</p> <p>Case Officer: Sue Payne</p> <p><b>Written Representation</b></p>	<p>Roman Mile Farm Bignor Park Road Bignor Pulborough West Sussex RH20 1HQ - Appeal against BG/6</p>
<p><u>SDNP/21/00062/UNCM</u> Harting Parish Council Parish</p> <p>Case Officer: Shona Archer</p> <p><b>Written Representation</b></p>	<p>Hucksholt Farm B2146 Hundred Acres to Compton Down Road Compton West Sussex PO18 9NS - Appeal against CP/11</p>
<p><u>SDNP/20/00510/GENER</u> Lurgashall Parish Council Parish</p> <p>Case Officer: Michael Coates- Evans</p> <p><b>Written Representation</b></p>	<p>Dickhurst Lodge Petworth Road Lurgashall Haslemere West Sussex GU27 3BG - Appeal against LG/23</p>
<p><u>SDNP/23/04384/CND</u> West Dean Parish Council Parish</p> <p>Case Officer: Charlotte Cranmer</p> <p><b>Written Representation</b></p>	<p>Colworth Farm The Grinch West Dean West Sussex PO18 0RQ - Replacement barn to provide farm office and facilities for existing shoot including 2 no. rooms for overnight tourist accommodation. (Variation of Condition 2 of permission SDNP/20/01937/FUL - altered siting of barn) - Variation of Condition 2 of Planning Permission SDNP/22/05830/CND for addition of 2 no. external stairs with reconfigured fenestration to suit, relocated gate and reconfigured parking spaces.</p>
<p><u>SDNP/20/00622/GENER</u> Stoughton Parish Council Parish</p> <p>Case Officer: Sue Payne</p> <p><b>Written Representation</b></p>	<p>Green Lanes Farm Back Lane Forestside Stoughton West Sussex PO9 6EB - Appeal against SO/15</p>

Reference/Procedure	Proposal
<p><a href="#"><u>SDNP/21/00367/COU</u></a> Compton Parish Council Parish</p> <p>Case Officer: Michael Coates- Evans</p> <p><b>Written Representation</b></p>	<p>Land East of Noredown Way West Marden West Sussex - Appeal against CP/10</p>
<p><a href="#"><u>SDNP/23/02896/LDE</u></a> Bury Parish Council Parish</p> <p>Case Officer: Derek Price</p> <p><b>Written Representation</b></p>	<p>Roman Mile Farm (Plot 2) Bignor Park Road Bignor West Sussex RH20 1HQ - Existing lawful development certificate for the use of a caravan as a dwelling.</p>
<p><a href="#"><u>SDNP/24/00061/PA3R</u></a> Lynchmere Parish Council Parish</p> <p>Case Officer: Derek Price</p> <p><b>Written Representation</b></p>	<p>Land South East of Forest Mead Danley Lane Linchmere West Sussex - Change of use of existing agricultural building to Class C1 (hotels).</p>
<p><a href="#"><u>SDNP/23/04778/HOUS</u></a> Rogate Parish Council Parish</p> <p>Case Officer: Jemma Frankland</p> <p><b>Householder Appeal</b></p>	<p>Layfield Border Close Hill Brow Rogate West Sussex GU33 7QN - Erection of a part single and part two-storey rear extension with gable projections and dormer windows, conversion of existing hipped roofs to both side elevations to gables, including dormer window to each side together with associated internal and external alterations to the floor plans and elevations.</p>
<p><a href="#"><u>SDNP/22/00156/GENER</u></a> Duncton Parish Council Parish</p> <p>Case Officer: Sue Payne</p> <p><b>Written Representation</b></p>	<p>Rose Cottage High Street Duncton Petworth West Sussex GU28 0LB - Appeal against DN/6</p>
<p><a href="#"><u>SDNP/22/00340/COU</u></a> North chapel Parish Council Parish</p> <p>Case Officer: Andy George</p> <p><b>Written Representation</b></p>	<p>Willow Spring Farm Hillgrove Lane Northchapel Petworth West Sussex GU28 9EN - Appeal against NC/17</p>

Reference/Procedure	Proposal
<p><a href="#">SDNP/22/05477/FUL</a> Heyshott Parish Council Parish</p> <p>Case Officer: Charlotte Cranmer</p> <p><b>Written Representation</b></p>	<p>Dunford House Dunford Hollow West Lavington West Sussex GU29 0AF - Change of use of conference and training centre (C2 Use Class) to conference and training centre (C2 Use Class), events venue (Sui Generis) and heritage information area (F1(c) Use Class) with public access (number of days tbc) and replacement manager's accommodation.</p>
<p><a href="#">SDNP/22/05478/LIS</a> Heyshott Parish Council Parish</p> <p>Case Officer: Charlotte Cranmer</p> <p><b>Written Representation</b></p>	<p>Dunford House Dunford Hollow West Lavington West Sussex GU29 0AF - Alterations and extensions to facilitate change of use of conference and training centre (C2 Use Class) to conference and training centre (C2 Use Class), events venue (Sui Generis) and heritage information area (F1(c) Use Class) with public access (number of days tbc) and replacement manager's accommodation.</p>
<p><a href="#">SDNP/23/01616/FUL</a> Lurgashall Parish Council Parish</p> <p>Case Officer: Derek Price</p> <p><b>Written Representation</b></p>	<p>Park Farm Dial Green Lane Lurgashall West Sussex GU28 9EU - Stationing of 1 no. mobile home within existing agricultural building.</p>
<p><a href="#">SDNP/23/04912/FUL</a> Lurgashall Parish Council Parish</p> <p>Case Officer: Charlotte Cranmer</p> <p><b>Written Representation</b></p>	<p>Land to The North of Blind Lane Maverick Farm Blind Lane Lurgashall West Sussex - Construction of agricultural barn including access track.</p>
<p><a href="#">SDNP/23/00143/FUL</a> Kirdford Parish Council Parish</p> <p>Case Officer: Beverly Stubbington</p> <p><b>Written Representation</b></p>	<p>The Old Coach House Hawkhurst Court Kirdford West Sussex RH14 0HS - Addition of lean-to storage unit at rear of existing stable block, installation of new rainwater harvesting system, replacement of existing 5 bar gate with new solid gates and making good hard surfacing in and around the stable yard.</p>
<p><a href="#">SDNP/24/01729/HOUS</a> Lodsworth Parish Council Parish</p> <p>Case Officer: Beverly Stubbington</p> <p><b>Householder Appeal</b></p>	<p>The Mill House Halfway Bridge Lodsworth West Sussex GU28 9BP - Erection of a two storey double garage and carport with loft space for studio office.</p>

Reference/Procedure	Proposal
<p><a href="#">SDNP/22/05296/HOUS</a> Ebernoe Parish Council Parish</p> <p>Case Officer: Lauren Cripps</p> <p><b>Householder Appeal</b></p>	<p>Wassell Barn Streels Lane Ebernoe West Sussex GU28 9LD - Proposed side extension.</p>
<p><a href="#">SDNP/24/00771/HOUS</a> Lavant Parish Council Parish</p> <p>Case Officer: Beverly Stubbington</p> <p><b>Householder Appeal</b></p>	<p>The Rubbing House Town Lane Singleton West Sussex PO18 0SP - Amendments to the previously permitted dormers and roof terrace, to form new bedroom in existing habitable roof space.</p>
<p><a href="#">SDNP/24/00492/FUL</a> Fernhurst Parish Council Parish</p> <p>Case Officer: Khaleda Kamali</p> <p><b>Written Representation</b></p>	<p>Fernden Grange Fernden Lane Fernhurst West Sussex GU27 3LA - Erection of padel court on existing tennis court.</p>
<p><a href="#">SDNP/23/02819/FUL</a> Fernhurst Parish Council Parish</p> <p>Case Officer: Lauren Cripps</p> <p><b>Written Representation</b></p>	<p>Reeth House Fernden Lane Lurgashall West Sussex GU27 3BS - Demolition of existing dwelling and all associated outbuildings. Erection of detached two-storey dwelling house and a detached two-storey residential annex with a full basement spanning both buildings, a detached tractor shed and store, a tennis court, together with the associated hard and soft landscaping, parking and access arrangements.</p>
<p><a href="#">SDNP/24/01130/FUL</a> Harting Parish Council</p> <p>Parish Case Officer: Khaleda Kamali</p> <p><b>Written Representation</b></p>	<p>Garretts Copse Moorhen Lane South Harting West Sussex - Change of use from agricultural land to a dog walking paddock with associated parking.</p>
<p><a href="#">SDNP/24/00155/HOUS</a> Compton Parish Council Parish</p> <p>Case Officer: Louise Kent</p> <p><b>Written Representation</b></p>	<p>Locksash Farm House Locksash Lane West Marden West Sussex PO18 9DZ - Two storey side extension and internal alterations.</p>



#### 4. VARIATIONS TO SECTION 106 AGREEMENTS

#### 5. CALLED-IN APPLICATIONS

Reference	Proposal	Stage

#### 6. COURT AND OTHER MATTERS

Injunctions		
Site	Breach	Stage

Court Hearings		
Site	Matter	Stage

Prosecutions		
Site	Breach	Stage

#### 7. POLICY MATTERS