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14<sup>th</sup> May 2008

## **CHICHESTER HARBOUR CONSERVANCY - PLANNING COMMITTEE**

A meeting of the Conservancy's Planning Committee will be held at **11am** on **Monday 30<sup>th</sup> June 2008** at **County Hall, Chichester**.

**JOHN DAVIS**

Manager & Harbour Master

### **AGENDA**

**1. Apologies**

**2. Declaration of Interests**

Members and officers are invited to make declarations of personal or prejudicial interests that they may have in relation to items on the agenda and are reminded to make declarations at any stage during the meeting if it then becomes apparent that this may be required when a particular item or issue is considered.

**3. Minutes** of the meeting held on 19<sup>th</sup> May 2008 (page 3).

**4. Urgent Matters**

Items not on the agenda which the Chairman of the meeting agrees should be considered as a matter of urgency due to special circumstances (if members have any urgent matters they are asked to consult the Chairman before the meeting commences).

**5. Development Control Applications**

To consider planning applications upon which the Conservancy has been consulted and to make recommendations to the appropriate local planning authority (page 7).

**6. SDF Applications: 08/03 and 08/04**

To consider two applications for financial assistance under the Conservancy's Sustainable Development Fund (SDF) scheme (**separate enclosure on blue paper**).

## **7. Development Control - Delegated Action**

To note action taken by the Manager & Harbour Master, with the agreement of the Chairman, in submitting observations on planning applications upon which the Conservancy has been consulted by the local planning authorities, comments on which were required before the date of this meeting (page 13).

## **8. Appeal Decisions – Mayfield, Prinsted Lane, Prinsted**

To note the Planning Inspector's decision regarding two appeals relating to Mayfield, Prinsted Lane, Prinsted (page 31).

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### **Date of Next Meeting**

Members are asked to note that the next meeting of the Planning Committee will be held at:

**2.15 pm on Monday 28<sup>th</sup> July 2008 at County Hall, Chichester.**

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### **Committee Members**

#### *From the Conservancy:*

Chichester District Council - Mrs Marrs and Mr A Moss, Deputy: Mr Myers

Hampshire County Council - Mrs Buckley, Mr Gale (ex officio as Chairman of the Conservancy) and Mr Rice; Deputies: Mrs Bailey (for Mrs Buckley), Dr Ellis and Mr Knight (for Mr Gale and Mr Rice)

Havant Borough Council - Mrs Pearce and Mrs Wilson-Smith, Deputy: Mr Hart

West Sussex County Council – Mr Daws-Chew, Mrs Freeman and Mrs Goldsmith (ex officio as Vice-Chairman of the Conservancy); Deputy: Mr Acraman

#### *From the Advisory Committee:*

Two Advisory Committee Members on the Conservancy - Mr Schrier (Chairman) and Mr Taylor, Deputy: Mr Macdonald

A representative of local (parish) councils and residents - Mr Meynell

The representative of farming and landowning interests - Mr Sprackling

An environmental representative – Mr S Gilbert

A further two representatives to represent recreational, commercial and environmental interests – Mr Fitzgerald and Mr Henshaw (Vice-Chairman)

## CHICHESTER HARBOUR CONSERVANCY

### PLANNING COMMITTEE

19<sup>th</sup> May 2008 – Minutes of a meeting of the Planning Committee held at County Hall, Chichester.

Present:

Mr Steven Schrier (Chairman)

Mr Martin Daws-Chew

Mr Ted Gale

Mr Tim Knight\*

Mrs Mary MARRS

Mr Adrian Moss

Mrs Sheila Pearce

Mr Peter Taylor

Mrs Virginia Wilson-Smith

\* Mr Knight attended as deputy for Mr Rice

Officers: Alison Fowler (Environment Manager), Linda Norton (Planning Officer) and Chris Punnett (Administrative Officer).

### APOLOGIES

433. Apologies were received from Mrs Ann Buckley, Mrs Christina Freeman, Mr Steve Gilbert, Mrs Louise Goldsmith, Mr Peter Henshaw, Mr Richard Meynell and Mr Alan Rice.

### MRS MARY MARRS

434. The Chairman referred to the fact that Mrs MARRS would cease to represent Chichester District Council after 30<sup>th</sup> June 2008. He paid tribute to the contribution she had made to the Conservancy over many years, and thanked her for her dedicated service on the Planning Committee.

### DECLARATIONS OF INTERESTS

435. There were no declarations of interest.

### MINUTES

436. **Resolved** that the minutes of the meeting of the Committee held on 21<sup>st</sup> April 2008 be approved as a correct record and signed by the Chairman.

SUSTAINABLE DEVELOPMENT FUND APPLICATION 08/01 – ‘VALUING CHICHESTER HARBOUR’

437. The Environment Manager reported that the Friends of Chichester Harbour had agreed to increase their contribution towards the SDF scheme to update the ‘Valuing Chichester Harbour’ document by £1,000, but that Chichester District Council and the Chichester Harbour Federation were still considering the Conservancy’s request for funding. She also reported that no response or comments on the scheme had yet been received from the Conservancy’s ‘buddies’, and the Committee asked that this aspect be pursued and a report submitted to the next meeting of the Committee.

DEVELOPMENT CONTROL APPLICATIONS

438. The Committee considered a report detailing the Manager & Harbour Master’s recommendations to the local planning authorities on Development Control applications, a copy of which is attached to the signed minutes.

Chichester District CouncilBO/08/01750/FUL - Shipyard Cabin, Windmill Field, Bosham, Chichester, West Sussex PO18 8LH - amended levels to existing consented house - BO/05/00494/FUL

439. Plans and details of the proposal were displayed at the meeting.
440. The Committee was reminded that it had considered a previous application for the erection of a dwelling on this site in 2005 (BO/05/00494/FUL refers) and recommended that it be refused on the grounds that: “*the sum of the design features of this proposed dwelling and its and height would make it very intrusive in this exposed landscape context. The proportions and style of the 1994/1999 permission are more appropriate.*”
441. The District Council subsequently approved this application, and considered that the proposed new house in design terms was superior to the bungalow the subject of an extant (1994/1999) permission, respecting its context in terms of the style of roofs and materials used but also adding a contemporary element in terms of the fenestration. On balance, within the constraints imposed by flood risk matters and the existence of the extant permission, the Council had considered that the proposal would preserve the character and appearance of the Conservation Area and AONB.
442. A revised application submitted in February 2008 sought to increase the ridge height of the proposed dwelling by 0.38m to account for new ground floor levels to further mitigate flood risk, and to increase the height of the boundary sea defence walls from 1.25 metres to 2 metres. The Conservancy had once again recommended refusal of this application, and the application was subsequently withdrawn by the applicant.

443. The current application, a resubmission of the withdrawn application, sought again to increase the ridge height of the proposed dwelling by 0.38 metres, to almost 7.9 metres high in the light of last summer's severe weather conditions and in accordance with changes made to flood risk areas by the Environment Agency. However, the height of the proposed sea defence walls would now remain at 1.25 metres high, and all other aspects of the scheme also be in accordance with the 2005 approval.
444. The officers reminded members that the exposed, semi-rural landscape context of this site and its characteristics have not significantly changed since the Conservancy previously considered this application in 2005. It is still in a very sensitive location adjacent to the public footpaths, water and visible from the Chidham peninsula footpaths to the west. No attempt has been made to mitigate the impact of the proposed increased height of the building on the AONB landscape in this exposed, prominent position, within the Bosham Conservation Area, surrounded by paddock and open shoreline. The building also competed in prominence with the existing landmark of Bosham Church when viewed from the north, contrary to Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions for the Bosham Character Area.
445. Members discussed the creation of a two-storey dwelling in this exposed location, and the contrast with the original Cabin, which was single-storey. They accepted the need to comply with Environment Agency requirements, but considered that the officers' report correctly identified the unacceptable impact on the harbour of this building, which the newly proposed increase in height would make even more dominant. They agreed that in the absence of an undertaking to mitigate the detrimental visual impact of the proposal by a reduction in the amount of glazing, or by providing 'barn ends' to the roof, the District Council should be recommended to refuse the application.
446. **Resolved** that Chichester District Council be advised that the Conservancy recommends that the application be refused.

#### DEVELOPMENT CONTROL - DELEGATED ACTION

447. The Committee noted a report on action taken by the Manager & Harbour Master, with the agreement of the Chairman, in making recommendations on behalf of the Conservancy on planning applications to Chichester District Council, a copy of which is attached to the signed minutes.

#### REPORTS BACK FOR INFORMATION

448. The Committee noted a report by the Manager & Harbour Master on local authority decisions in respect of applications on which the Conservancy had submitted comments.

449. In relation to application no. WI/07/05763/DOM, BI/07/05006 & BO/07/05813/FUL members were advised that amended plans or additional information had subsequently been submitted which met the Conservancy's concerns, and that a revised comment of 'no objection' had been submitted by the officers. There was therefore no conflict between the Conservancy's view and the decision of the District Council to approve the applications.
450. The Committee noted that there were only three (out of 83) applications where there had been a conflict between the Conservancy's comments and the decision of the District Council, and the reasons for this (07/63081/004, WI/07/05509/FUL & BI/07/05451/DOM).

### ENFORCEMENT

451. Mr Taylor referred to a site on the Birdham Road recently occupied by Lansdale Marine, and asked that the siting of boats adjacent to the front boundary be referred to Chichester District Council's Enforcement Team, as he believed this was contrary to the terms of the planning permission.

The Chairman closed the meeting at 3pm.

**Chairman**

### Next Meeting

The next meeting of the Committee will commence at 11.00am on Monday 30<sup>th</sup> June 2008 at County Hall, Chichester.

## Chichester Harbour Conservancy

### Planning Committee

30<sup>th</sup> June 2008

### Development Control Applications

#### Chichester District Council

- (1) **WI/08/02484/FUL - Creek House, The Street, Itchenor, Chichester, West Sussex, PO20 7AE - demolition of an existing 3-storey detached house and the erection of a new 2-storey dwelling.**

#### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE4, C1, BE11, H12: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3.

#### MANAGER AND HARBOUR MASTERS COMMENTS

Creek House is a detached dwelling of a traditional 1930s character set on the foreshore at Itchenor (designated as a rural area). The property is visible from the water and wider landscape to the north, although is screened from the foreshore footpath running directly past the north boundary by a 2-metre-high close-panelled timber fence. The dwelling sits in a treed context, partially screened in views from the northeast, and is a 2 and half storey dwelling with fully hipped roof, small vertically subdivided windows, tile hung first floor and rendered ground floor. The north elevation of the existing dwelling is most visible from the wider AONB landscape.

Members may recall the previous application for a replacement dwelling at this site which the Conservancy considered in December 2007 (under reference WI/07/05678/FUL) and recommended refusal of, due to the increase in prominence of the proposed new dwelling owing to its position 37 metres further forward towards the foreshore than the existing dwelling, its stark triple-gable-face design, irregular size windows with no vertical subdivision and bulky 'wing' element extending to full ridge height. A gabion wall was also proposed which raised further concerns, but no details were provided of this. The application was subsequently withdrawn by the applicant with a view to addressing the concerns raised by the Conservancy (and also the Parish Council) regarding visual impact.

This new application represents a significant re-design of the proposed replacement dwelling and shows the building repositioned further back from the foreshore than the withdrawn scheme, so that it would be 18 metres forward of the existing dwelling (as opposed to the previously proposed 37 metres forward of it). The reason given for siting the dwelling further north than the existing building is to improve the relationship of the building to the existing tennis court and swimming pool by providing more space on its south side. However, the main two-storey element of the new dwelling would maintain a distance of 37.6 metres or more from the foreshore footpath (as opposed to the 18 metres previously proposed).

The new dwelling would be 7.5 metres high to the ridge, which is 2 metres lower than the existing building (as per the previous application). It has been re-designed with a more simple pitched roof with its main sloping length facing north (the harbour elevation) and with the majority of the ridge slightly set down from the highest section, incorporating overhanging eaves above a first floor balcony with a simple steel balustrade. This main two-storey element would be attached to two single-storey 'wings' or 'annexes', one of which would project just over 7 metres towards the foreshore on its northeast side, to provide a playroom. The other would project some 12 metres from the western side of the south elevation (the non-harbour-facing side) and would provide a study and additional bedroom.

The width of the existing dwelling is 22 metres while the proposed dwelling would be nearly 27 metres when including the northeastern 'wing'. The new dwelling would include a subservient flat roofed element on its west side, incorporating a first floor terrace facing the harbour with a steel balustrade to match the main balcony. The proposed materials have not changed from the previous scheme - the ground floor would be finished in flint cladding and the first floor would be clad in oak boarding with matching oak framed windows. The roof would be finished in 'pre-weathered' strips of dark zinc and there would be solar panels on the south elevation. It is proposed to retain the majority of trees and shrubs on the site. It is also now proposed to retain the existing timber fence on the boundary with the foreshore footpath and to plant a new hedge on the inside of this, rather than to provide a new gabion wall as previously proposed.

Overall the changes to the design, scale, bulk and siting of the dwelling from the previous application have taken account of the Conservancy's concerns and have reduced the visual prominence and bulk of the proposed dwelling considerably. The most important elevation for the wider AONB (the north elevation) has been softened by the provision of a simple pitched roof, broken up with a lower element and recessed balcony, the provision of appropriately vertically subdivided windows with non-reflective glazing, and the subservience of the single-storey annex and flat roofed element which would be sited on either side of the dwelling as viewed from the harbour. Whilst the new dwelling would be sited forward of the existing dwelling, this revised scheme has shifted the building significantly further back than the previous proposal and it would remain set back from the foreshore footpath by over 37 metres. Further, the reduction in height by 2 metres in comparison with the existing dwelling, and use of appropriate materials would help to compensate for this new siting. Officers did raise some concerns over the use of zinc for the roof during pre-application discussions with the applicant, although a sample was provided which showed an appropriately subtle dark green/grey colour and the statement claims that it would have a pre-weathered, matt appearance. On this basis, it would not make the dwelling unduly intrusive in its planted context. Therefore, subject to a landscaping condition to ensure that the trees indicated on the plan are retained in order to help soften the impact of the new dwelling, no objection would be raised.

## MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

Propose no objection but ask that the following matter be negotiated if possible:

- A condition imposed requiring the retention of the existing trees and shrubs on the site as indicated on drawing no.FLACQ/156/2/PL(PR)01.



- (2) WI/08/02422/FUL - Marine Storage Building, Itchenor Road, West Itchenor, West Sussex - part change of use - first floor single bedroom flat; ground floor use unchanged; retention for boat storage.**

#### PLANNING POLICY FRAMEWORK

PPS 7 paragraphs 17 & 21; RE1, RE4, RE14, B8, BE11: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policies D1 & D2.

#### MANAGER AND HARBOUR MASTERS COMMENTS

This is a detached barn-style building on the west side of 'The Street' in Itchenor, which is currently used for marine-related storage (boat and trailer storage outside the rear of the building and parts storage within the building) in connection with Lansdale Marine, which occupies the recently constructed building further north on the east side of 'The Street'. The site lies within the rural area (as does the whole of Itchenor), although it is located in amongst residential development. The building has been recently re-built and is clad in dark stained timber boarding with wooden garage doors to the front, and a clay tiled roof with small dormer windows providing light into a small first floor, which forms an extension to the parts storage area on the ground floor.

The application proposes to convert the first floor from marine-related storage to a one-bedroom flat, including the insertion of 2 rooflights into the north facing roof slope. The ground floor is shown as being retained for marine-related storage, including the rear courtyard for the continued storage of boats and trailers.

The applicant's statement argues that due to the limited size of the first floor accommodation, it is unlikely that it will revert to a storage use in the foreseeable future and alternative business use is deemed inappropriate due to the wholly residential nature of the area. The applicant has submitted an additional statement to the Conservancy which explains that the company's best selling boats have increased in size which has necessitated the acquisition of larger facilities at Premier Business Park, which has quadrupled the facilities and services of the business, but left Lansdale Marine with surplus capacity in Itchenor. The statement argues that since 80% of customers pass this facility on the way to Itchenor, the proposed reduction in the facility at Itchenor will reduce congestion in the village. It is stated that the change of use of the upper floor to living accommodation is proposed as the premises are no longer needed for business but there is an urgent need for staff accommodation.

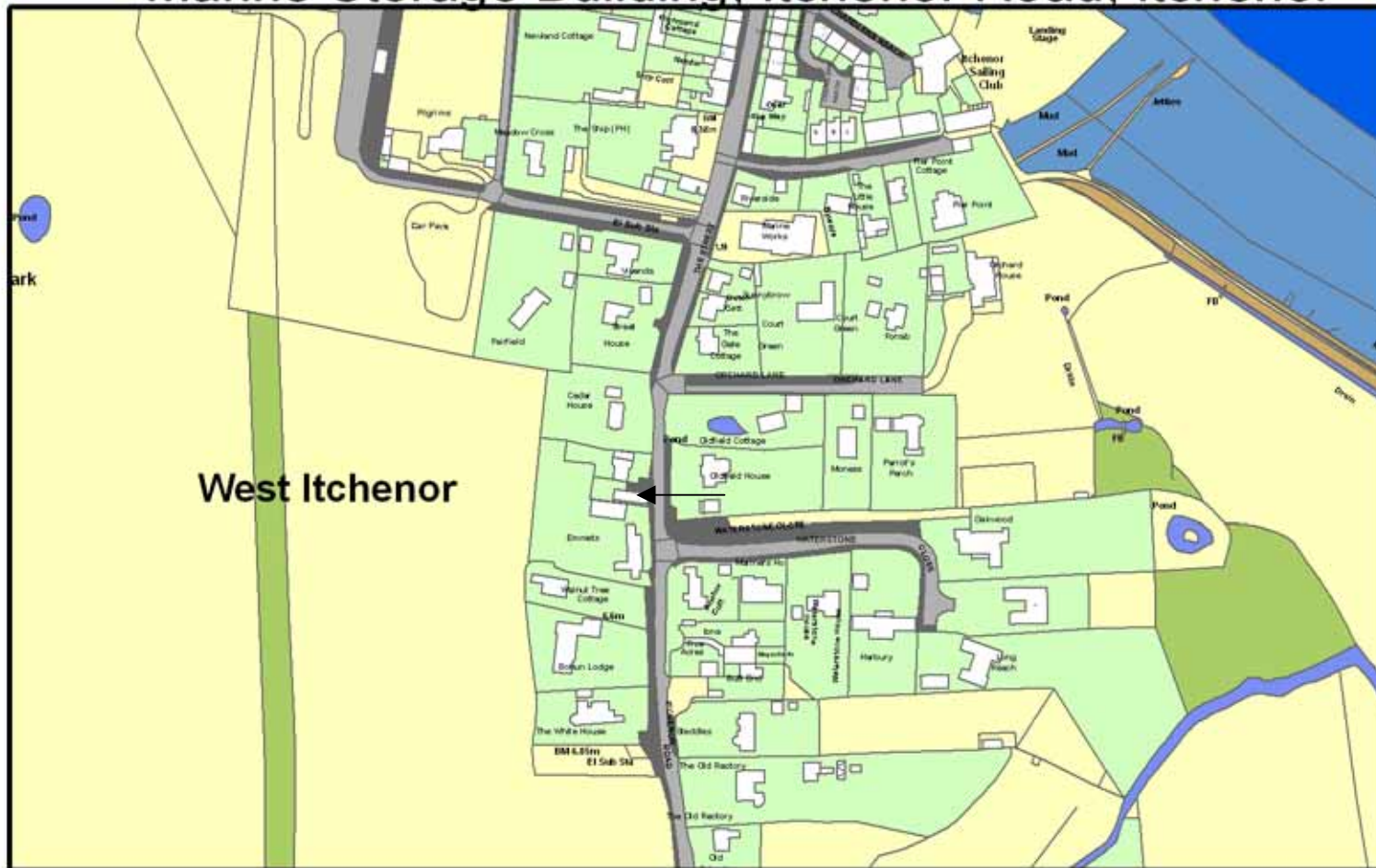
Policy DI of the AONB Management Plan views a change of use of any existing Harbour boatyard to residential development with concern, and only supports those proposals for a change of use from marine industrial to other appropriate general industrial use which can be accommodated without harming the special qualities of the area and which are capable of reversion to marine industrial use at a later stage. Policy B8 of the Chichester Local Plan states that applications will be refused unless the Planning Authority is satisfied that the proposal would not result in the loss of types and sizes of site or accommodation of which there is limited availability in the locality.

Officers' concern with this application is that if the first floor of this building is lost to residential use, it is most unlikely to ever be returned to its original marine storage use. Officers consider that there are several potential marine-related uses for the building (the current permission restricts the use to boat storage but other marine-related uses could be appropriate for the site subject to planning permission). It is considered that the applicant should attempt to market the building for such purposes and only if this is proven to fail should a residential use be proposed, in the interests of maintaining the health of the marine industry in Itchenor. Alternatively, as the Management Plan Policy states, an alternative commercial use which is capable of reversion to marine industrial at a later stage may be considered appropriate. However, no marketing of the building for appropriate commercial or marine-related uses appears to have taken place and therefore on the basis of the information submitted, officers cannot support such a change of use, particularly in the light of Policy D1 of the Management Plan.

#### MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

Propose recommend refuse.

# Marine Storage Building, Itchenor Road, Itchenor



Map produced by Chichester Harbour Conservancy  
OS Mastermap © Crown Copyright West Sussex County Council 100018485 2006

**Chichester Harbour Conservancy****Planning Committee****30<sup>th</sup> June 2008****Development Control Applications determined under members delegated powers****Chichester District Council****1). CH/08/01867/FUL - CHRISTIAN YOUTH ENTERPRISES, THE GERALD DANIEL, CHIDHAM LANE CHIDHAM, CHICHESTER, WEST SUSSEX PO18 8TE - TO REPLACE THE ACCOMMODATION VESSEL 'THE GERALD DANIEL' WITH A NEW VESSEL****PLANNING POLICY FRAMEWORK**

PPS 7 paragraph 21; Chichester District Local Plan Policies RE1, RE4, C1, & R2; Chichester Harbour AONB Management Plan 2004-2009 Policy J4; Chichester Harbour AONB Landscape Character Assessment Area G3.

**MANAGER AND HARBOUR MASTERS COMMENTS**

The application relates to the Christian Youth Enterprises Sailing Centre, a registered charity located on the eastern shore of Cobnor Point, Chidham, within the rural area. The Centre organises outdoor events, activities and watersports training for individuals, schools, youth groups and families. At the focus of the activities is a large floating vessel, 'The Gerald Daniel', used as overnight accommodation and meeting rooms. The Centre also has a land base for activities, boat storage, classrooms, equipment stores, offices and changing rooms. The original permission for the vessel was granted in 1971, and since then various planning permissions have been granted for temporary porta-cabins (for use as classrooms) and extensions to the centre.

The supporting statement explains that the current vessel, a grey painted wooden ex Royal Navy minesweeper that has been on its present moorings for 37 years and is over 50 years old, is becoming more difficult to maintain and no longer provides the standard of accommodation to meet the requirements of some groups, for example, having steep steps preventing those with limited mobility reaching the main accommodation and dining areas. It also has inadequate heating and insulation which limits its use to between Easter and October. The application proposes a new, replacement vessel in a 'Dutch barge' style, to provide enhanced, more flexible, year-round accommodation, including a large meeting room, games area, leaders lounge, wet lecture room and catering facilities.

The current vessel is 33 metres long and 6.5 metres wide while the new vessel would be 32.5 metres long and 9 metres wide, and would be brought to the site fully fitted out in order to minimise disruption. The new vessel would be sited in the same position as the existing structure, close to the foreshore, where it would have the least impact upon the views and setting of the harbour. The new vessel would have a low profile and a similar overall height and length to the existing vessel, although it would be 2.5 metres wider, in order to provide the additional space required. The new vessel would have a black painted steel hull with dark green topsides and numerous windows, including porthole style windows at lower level, and

brown doors. No floor plans have been submitted to show the proposed internal layout. The gangplank access to the ship from the existing wooden jetty would be similar to the current arrangement.

The Gerald Daniel forms a highly regarded piece of history by many local people who would be sorry to see it go. However, it is accepted that a more modern and improved standard of accommodation and facilities is now required and this would help to enhance the work of the Centre and the experiences of those who visit. Therefore the Conservancy is supportive of the principle of a replacement vessel, subject to there being no adverse impact upon the natural beauty of the AONB landscape or the nature conservation value of the area.

The vessel is visible for considerable distances within the Bosham Channel, the Itchenor Channel and the Bosham Peninsular. It is also visible from the foreshore footpath running north and south from the side along the Chidham Peninsular. The new structure would represent an improved, more visually appealing and modern design in comparison with the existing, rather dilapidated and utilitarian structure (although its 'simple' design does reflect its historic use). The proposed black and dark green colouring has followed consultation with the Harbour Master and is considered to be the most appropriate colouring in terms of minimising visual impact when viewed against the mature planted backdrop to the west.

The plans indicate a vivid green colour and the Conservancy would wish to ensure that this is a dark, subtle green which integrates effectively with the surroundings and that the overall finish has a matt texture so as not to draw the eye unacceptably. The colour and finish of the proposed windows and doors is not specified in the application. The Conservancy would wish to see a non-contrasting finish such as a dark wood stain for these elements. Overall it is not considered that the proposed increase in width would be significantly detrimental to the wider landscape provided the vessel is kept in the same position close to the foreshore, and given the appropriateness of the design and finishes proposed.

The increased width of the new vessel would mean that there would be additional coverage of mudflat within the Designated Sites for Nature Conservation. This loss of inter-tidal habitat should be compensated for or 'off set' by the 'wasting' of the appropriate number of moorings (the applicant is aware of this requirement). The comments of Natural England will be important in this regard.

DATE CONSIDERED: 30/05/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

DECISION: The Local Planning Authority is advised that the Conservancy has no objection to this application but asks that the following matters be negotiated if possible:

- A condition imposed to ensure that the existing vessel leaves the harbour when the new one arrives;
- A condition imposed to ensure that the finishes of the new vessel are a matt black and dark green and that the windows and doors are finished in a dark, non-contrasting colour such as wood stain;
- A condition imposed to ensure that the new vessel is located in the same position as the existing vessel and is not (albeit its increased width) sited further east into the harbour;
- A condition imposed to require that the additional intertidal habitat (mudflat) coverage is offset by 'wasting' the appropriate number of moorings.

**2). WW/08/01902/FUL - REGNUM COURT, ROOKWOOD LANE, WEST WITTERING, CHICHESTER, WEST SUSSEX PO20 8QH - REFURBISHMENT OF ADJOINING FORESHORE INCLUDING RECONFIGURATION OF RAMP. HARD TO BE REINSTATED AS EXISTING. SEA WALL (CURRENTLY INSECURE) RE BUILT INCLUDING NEW FACINGS.**

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, C1, C2, C9, BE11: Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policies B3, E1, E6, E7.

MANAGER AND HARBOUR MASTERS COMMENTS

Regnum Court is a red brick detached dwelling with hipped roof and facing gable feature on the west elevation, it is set in a planted backdrop when viewed from the wider landscape. It is situated within the rural area, in spacious grounds on the edge of the Rookwood Estate and with its western garden backing onto the foreshore footpath which runs northwards from the property and inland slightly along the southern boundary before reaching the foreshore again further south. The land belonging to the property extends westwards beyond the public footpath and onto the foreshore into a private slipway, comprising a sloping grass bank with a steep set of concrete steps and a ramp, followed by a concrete block and brick sea defence wall and hard extending out a considerable distance into the harbour. The hard and sea wall facings are suffering from significant sea damage.

Members may recall an application in 2007 for a replacement dwelling under reference WW/07/02694/FUL, which was granted permission. The current application proposes to reconfigure the existing access ramp and to provide a new gate on the northern edge of the boundary leading to a realigned ramp with a gentler gradient in an L-shape, with the majority of its length parallel to and behind the sea wall, meeting the hard in its existing position. It is also proposed to re-build the existing sea wall in the same position and to the same height as the existing wall, by removing the existing concrete blocks and providing a new concrete reinforced wall, faced with vertical timber sleepers of varying widths. It is also proposed to reinstate the existing hard to the same length and materials, and in the same position as the existing hard. Finally, the application proposes a scheme of planting in the areas running parallel to the east of the public footpath (the boundary with the main garden), within the grassed bank directly west of the footpath, and also in an area north west of the main garden.

The existing hard goes beyond the mean high water mark into the inter-tidal area and extends some distance. Provided the proposed reinstatement is a like for like replacement in terms of width and length as specified in the supporting statement and its length is no greater than shown on the plans (i.e. 35 metres), then there should be no detrimental impact in terms of visual amenity or designated nature conservation sites. We would wish to see a condition imposed, however, to ensure that there is no encroachment onto designated sites during construction and works would need to avoid the bird wintering period to prevent disturbance.

The proposed realignment of the ramp would make this structure less visible from the harbour since the majority of its length would be hidden behind the sea wall. As such, it would result in an improvement to the wider AONB landscape over the existing ramp. The new sea wall facings would also result in a visual improvement since these would provide a more sympathetic, natural appearance than the existing concrete blocks. We would recommend that a condition is imposed to ensure that the sleepers used are weathered, to prevent the leaching of tar into the harbour.

The proposed landscaping scheme should use a native species mix typical of Chichester Harbour AONB within areas A and B which are very exposed and visible (the mound east of the footpath and the grass bank adjacent to the foreshore). In the proposed 'stand of trees' to the north west of the plot and within the wider countryside we would particularly wish to see native species, namely English Oak (rather than Holm Oak), Hawthorn, Blackthorn, Hazel and Field Maple.

Overall the Conservancy is supportive of the application but would wish to see any permission controlled by conditions.

DATE CONSIDERED: 30/05/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

### DECISION

The Local Planning Authority is advised that the Conservancy has no objection to this application but asks that the following conditions be imposed on any permission granted:

- Proposed planting to be native species typical of Chichester Harbour AONB in areas A and B and in particular in the area to the north west of the site.
- Foreshore works to be carried out outside of the bird wintering period and should not encroach onto the designated sites for nature conservation.
- Extent of reinstated hard to be no longer than 35 metres.
- Proposed timber sleepers to be weathered to prevent the leaching of tar into the harbour.

### **3). BO/08/01976/DOM - BOSHAM MANOR, BOSHAM LANE, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8HS - REFURBISHMENT OF PART OF OUTBUILDING INCORPORATING ANNEX FACILITY WITHIN ROOF SPACE**

#### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE4, BE5, BE6, BE11, BE12: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

#### MANAGER AND HARBOUR MASTERS COMMENTS

This application relates to an outbuilding known as 'the Manor Barn', located to the north of Bosham Manor House, which is located on the west side of Bosham Lane, within the Settlement Policy Area, and is a Grade II Listed Building. The Manor Barn is a long single-storey building constructed from brick and flint with a slate roof, the eastern section of which is currently used as a games room and has suffered from recent storm damage to the roof.

The application seeks permission to replace the existing damaged roof with a new, reconfigured roof, involving raising the eastern plane some 1200mm above the western side and providing gable faces on the north and south elevations, with the new roof being finished in slate to match the existing roof but incorporating a continuous row of glazing panels at high level between the lower and higher roofs. This raised roof would provide a studio area with bathroom, to be used intermittently as 'annex' accommodation in association with the main

house. The remainder of the building would be retained as a games room, the western side retaining its existing height and the footprint remaining unchanged. New windows would be introduced at ground floor level on the south elevation within the new element, and one window at first floor level on each of the north and south gable faces (these would be painted hardwood to match the existing windows). A new internal staircase would be formed to provide access to the upper space.

Whilst the proposed design takes on an interesting, eye catching form with a split roof and row of high level glazing panels, the building is not visible from any public viewpoints due to the presence of tall tree screening on the eastern boundary with Bosham Lane, the position of the building surrounded by other buildings to the north and south, and a large group of trees to the west of the site. As such, the proposed external changes would have no impact upon the wider AONB landscape. The use of traditional materials to match the existing building is welcomed, however, the Conservancy would wish to see a condition or legal agreement put in place to ensure that the annex accommodation is only used in an ancillary capacity and not as a separate dwelling, since this would require further detailed consideration.

DATE CONSIDERED: 30/05/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

#### DECISION

The Local Planning Authority is advised that the Conservancy has no objection to this application but asks that the following matter be negotiated if possible:

- A condition or Section 106 agreement requiring that the proposed annex the subject of the application remains ancillary to the main residential use of Bosham Manor and it is not sold, let or lived in separately from the main property.

#### **4). BO/08/01917/DOM - MERMAID COTTAGE, SHORE ROAD, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8QL - SINGLE STOREY REAR EXTENSION (RESUBMISSION OF APPLICATION BO/08/00887/DOM)**

#### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; Chichester District Local Plan Policies RE1, RE4, C1 and BE12, Chichester Harbour AONB Management Plan 2004-2009, Design Guidelines for new dwellings and extensions, Chichester Harbour AONB Landscape Character Assessment Area G4.

#### MANAGER AND HARBOUR MASTERS COMMENTS

The application relates to a detached two-storey Grade II Listed cottage on the south side of School Rythe, outside the Settlement Policy Area. The existing building is constructed from brick with white painted front and rear elevations, and has a plain clay tiled roof. The property currently has two single-storey elements at the rear.

The Conservancy recently commented on two separate application proposals at this property, one being for a two-storey rear extension, and the other for a replacement garage/boat store. The Conservancy raised no objection to the proposed two-storey extension, however, this application was withdrawn due to concerns raised by the Conservation/Listed Buildings

Officer at the Council regarding the impact upon the character of the building. This application seeks permission for a single-storey rear extension as an alternative, reduced scale proposal to the withdrawn scheme. The extension would be attached to the existing single-storey rear element on the eastern side of the rear elevation and would measure 3.15 metres by 3.25 metres, with white painted brickwork to the elevations, plain clay tiles to the roof and a white-painted timber casement window, all to match those on the existing building. The extension would have a hipped roof rising to just over 4 metres high (to match the existing single-storey element to which it would be attached).

The proposed extension would be visible from the northeast within the road in front of the property, from more distant views across the water from the foreshore footpath running around the head of the channel, and also from the public footpath directly to the south (rear) of the property. However, it would be less prominent than the previously proposed two-storey extension to which the Conservancy raised no objection due to its subservient, sympathetic design and materials. The currently proposed single-storey extension would be significantly more subservient given its reduced scale and would therefore have less visual impact. Overall, given the modest scale of the extension, the use of appropriate materials and traditional design in keeping with the local vernacular, and the siting of the extension to the rear of the property, it is not considered that it would be detrimental to the rural character of the landscape or the wider views within the AONB since it would not be an unduly prominent feature within the landscape.

DATE CONSIDERED: 30/05/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

#### DECISION

The Local Planning Authority is advised that the Conservancy has no objection to this application.

#### **5). BO/08/01978/FUL - MOONRAKERS, SMUGGLERS LANE, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8QP - NEW HOUSE TO REPLACE EXISTING**

#### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11, H12, C1: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

#### MANAGER AND HARBOUR MASTERS COMMENTS

Moonrakers is a 1930's chalet style bungalow with stepped hipped tiled roof and cream rendered elevations with some picture windows on the south and west elevations. The dwelling is located within the rural area, on the north side of Furze Field Creek and is visible from within the creek to the east, west and south, and from the main channel to the south and southwest. There is a 2m boarded fence to the north boundary of the property with Smugglers Lane, which is a leafy road with a rural character. The main garden to the south of the property is exposed in the landscape by being laid to lawn with no substantial planting.

The Conservancy commented on a previous application in 2007 (BO/07/04160/FUL) for a replacement dwelling which was to be 7.9 metres high at the centre, rising to 8.6 metres high

at each end, with a footprint of 193 square metres, and an additional 30 square metres of outbuildings. From the east and west elevation a stepped roofline was shown which is similar to the existing roof pattern. The stepped roof had a triangular form linking to other triangular elements of the dwelling, including the gable facing features proposed on the south elevation. The dwelling was to be constructed with a cedar shingle roof, with cedar shingle also on parts of first floor on the south elevation. The east and west elevations were flint, with grey aluminium windows and sweet chestnut boarding used as screens over the extensive glazing on the gable facing features, fixed at first floor level but movable at ground floor level. The Conservancy raised an objection on the grounds of the proposed curved ridgeline of the dwelling increasing its perceived mass, and the extent of glazing overall, including that behind the proposed shutters, drawing the eye to the building and causing excessive light pollution at night through the fixed and moveable shutters.

The application was subsequently refused by the Council on the grounds that the proposed replacement dwelling would, by reason of its height and large expanses of glazing, result in an incongruous and visually dominant form of development detrimental to the visual amenities of the locality and AONB. A second reason for refusal related to overlooking from the proposed first floor balcony.

The current application forms the resubmission of the previous application in an attempt to overcome the reasons for refusal. Three changes have been made from the previous scheme, as follows. The overall height of the building has been reduced by 500mm, the first floor balcony on the south elevation has been reduced in size; and finally a further pair of movable shutters has been added onto the south elevation. In all other ways the proposal remains the same as the previous application.

Again, no existing elevations or height dimensions of the property have been provided and so it is impossible to make a direct comparison between the existing and proposed buildings in terms of height and bulk/massing. The supporting statement claims that the footprint of the existing dwelling is 199 square metres, which is slightly greater than the footprint of the proposed dwelling.

Whilst the proposed materials themselves would be sympathetic to the setting; there remain concerns regarding the impact of the design, bulk and extent of glazing proposed on this replacement dwelling. The main impact will be when viewed from the AONB to the south and south west and within Furzefield Creek itself. We are pleased to see that the overall height has been reduced by 0.5 metres; however, the curved ridgeline of the dwelling increasing the height at each end does increase its perceived mass, as previously commented, and this element has not been changed from the previous application (it is considered that a straight ridgeline taken from the central gable face feature on the south elevation would present a better building form). Secondly, the extent of glazing even behind shutters does still present strong concerns since this has not been reduced in comparison with the previous application. The addition of a pair of shutters to the south elevation will help to prevent excessive day-time reflection when these are closed, but when they are left open the impact would be the same and at night there would remain excessive light pollution through shutters.

The extent of glazing on the parts of the proposed dwelling most visible from the harbour includes, again, the majority of the south elevation, and the projecting element on both the south and west elevations, including full height glazing on the gable features and large picture windows between sliding shutters which would draw the eye to the building. We would prefer, as previously stated, to see an overall reduction in the level of glazing and a greater vertical subdivision of the picture window elements shown on the submitted drawings. In conclusion, the overall impact has not significantly changed and it is considered that the

reduction in height of 500mm and addition of one pair of sliding shutters would not be sufficient to overcome the previous reason for refusal relating to the height and large expanses of glazing resulting in an incongruous and visually dominant form of development detrimental to the AONB landscape.

DATE CONSIDERED: 30/05/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

DECISION

The Local Planning Authority is advised that the Conservancy recommends refusal of this application.

**6). BO/08/01881/DOM - THE BARN, QUAY MEADOW, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8LZ - DORMER WINDOW ADDITION TO SOUTH ELEVATION.**

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE6, BE11, BE12: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1.

MANAGER AND HARBOUR MASTERS COMMENTS

The Barn at Quay Meadow is a prominent building located to the north side of Quay Meadow in Bosham, outside the Settlement Policy Area and within the Bosham Conservation Area. There are no dormers or rooflights in the roof currently, although there have been 2 separate permissions for the conversion of the roof. In 2003 permission was granted for the addition of dormers and roof lights in both the north and south elevations, to which the Conservancy raised no objection to amended plans which reduced the size of the largest dormer proposed. In 2008 permission was granted to slightly alter the approved south elevation by rearranging the approved dormer windows and roof lights. The current application seeks to erect an additional dormer on the south elevation to match the 2 approved dormers. This would be sited on the western side of the roof, closest to the foreshore.

The approved rooflights and dormer windows are traditional in design terms, with pitched roofs, matching materials, and a proportionate scale in relation to the main building. As such, they would not be unduly intrusive when viewed from the harbour or from Quay Meadow. The proposed additional dormer would match the 2 dormers already approved and would be sited in a position so as to help to balance the overall roof composition. Whilst the additional dormer would be visible from public viewpoints within the harbour and Quay Meadow, given its appropriate scale and matching design, it is not considered that it would be harmful to the AONB landscape.

DATE CONSIDERED: 30/05/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

DECISION: The Local Planning Authority is advised that the Conservancy has no objection to this application.

**7). SB/08/01948/DOM - PRINSTED POINT, PRINSTED LANE, PRINSTED, EMSWORTH, HAMPSHIRE PO10 8HS - RESUBMISSION OF PREVIOUS APPLICATION 07/04925/DOM TO INCLUDE EXTERNAL STAIRCASE TO GARAGE, ADDITIONAL DORMER WINDOWS TO THE EAST ELEVATION AND DOUBLE DOORS WITH A JULIET STYLE BALUSTRADE TO THE SOUTH ELEVATION**

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11, BE12: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

MANAGER AND HARBOUR MASTERS COMMENTS

Prinsted Point is a small detached red brick single storey dwelling with gable pitched and tiled roof, brick elevations and attached flat roof garage. The property is set in a well enclosed plot with trees and hedges forming the boundaries, and there are glimpsed views from Thornham Lane to the south and Prinsted Lane to the east, which is a footpath and cycle route.

The Conservancy commented on a previous application at this property in 2007 (SB/07/04925/DOM) for an extension to the roof to form a first floor, and the construction of a pitched roof over the existing garage. The extension would create a pitched roof over the existing flat roof element on the property, at a right-angle to the main extent of the existing single-storey pitched roof; and would create 3 dormers (two on the rear elevation and one on the front elevation) and a gable face feature at each end, which would tie into the existing pitched roof (in matching materials). The Conservancy raised no objection to the application stating that the changes would not make the dwelling more intrusive from the wider AONB landscape, and it was subsequently approved by the District Council.

The current application proposes to make several minor changes to the approved scheme, as follows. It is now proposed to erect an external staircase to the rear of the garage to provide access to the new roof space, and to change the design of the windows at this first floor level to a porthole-style window on the front elevation, and a door to the rear elevation (at the top of the stairs). It is also proposed to erect two additional dormer windows on the front (east) elevation; and to install double doors with a Juliette balcony on the south facing gable, as opposed to the window approved.

The proposed changes would not increase the prominence of the dwelling (as extended) when viewed from the wider AONB landscape to an extent that would be detrimental. Views of the property are limited due to the extensive planting surrounding the plot and the building is not visible at all from the foreshore footpath due to a combination of this and its siting to the northwest of Prinsted House, which is a much larger dwelling. The clearest view of the property is from Thornham Lane to the west, where the approved pitched roof and dormers and proposed external staircase to the approved garage roof would be visible, but not unduly visually intrusive. The two additional dormers proposed under the current application would be sited on the 'front' (east) elevation and would only be glimpsed from Prinsted Lane through the substantial trees marking the southeast and northeast boundaries.

The design is similar to the approved scheme although there is concern that the dormers have taken up a higher position on the roof in comparison with the approved scheme, since they are now shown as meeting the ridge. In order to reduce their prominence and to present a better, less dominant and top-heavy relationship with the building, they should be set down from the

ridge as shown on the approved plans for application SB/07/04925/DOM. The proposed double doors and Juliette balcony would be well screened by the trees marking the southwest boundary with Thornham Lane and would therefore not be unduly intrusive within the wider landscape.

DATE CONSIDERED: 30/05/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

### DECISION

The Local Planning Authority is advised that the Conservancy has no objection to this application but asks that the following matter be negotiated if possible:

- The proposed dormers be set down from the roof ridge as shown on the approved plans for SB/07/04925/DOM.

### **8). WW/08/01960/DOM - WHITE WALLS, ROMAN LANDING, WEST WITTERING, CHICHESTER, WEST SUSSEX PO20 8AL - SINGLE STOREY REAR EXTENSION, SINGLE STOREY GARDEN ROOM EXTENSION, AND SIDE EXTENSION WITH 2 FIRST FLOOR BEDROOMS AND BATHROOM IN ENLARGED ROOFSpace.**

### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; Chichester District Local Plan Policies RE1, RE4 & BE12, Chichester Harbour AONB Management Plan 2004-2009, Design Guidelines for New Dwellings and Extensions, Chichester Harbour AONB Landscape Character Assessment Area F2.

### MANAGER AND HARBOUR MASTERS COMMENTS

These were the Conservancy's comments on the previous application of the same description:-

*"White Walls is a modern detached single storey dwelling situated in Roman Landing within the West Wittering Settlement Policy Area and adjoins open fields. There is no planting to the rear boundary adjoining the fields. There are views of the rear elevation from the public footpath and cycle route along Ellanore Lane.*

*The proposed replacement additions would have gable style roofs of 4.8m high and 5.7m high respectively which would be below the existing ridge height of the main house. Both extensions would use appropriate window styles and the materials would match those on the existing dwelling. There would be a very small increase in the existing footprint of approximately 50m<sup>2</sup>. These additions would not make the dwelling more intrusive when viewed from the wider landscape to the north."*

The District Council subsequently approved the application. The current application forms a resubmission of this approved application, seeking to make 3 changes, as follows:- The insertion of a chimney to the east side of the garden room extension; the omission of the bedroom 1 window on the east elevation; and the alteration of bedrooms 1 and 2 windows on the west elevation, to doors.

Works have begun on site. However, these proposed changes would not make dwelling (as approved) more visually intrusive within the AONB landscape. Public views are limited from

Ellanore Lane, where there are glimpses of the dwelling through the trees along the west boundary of the lane. The proposed chimney would be located on the east side of the dwelling facing this lane, but the remaining changes from the approved scheme would not be noticeable or visible from this perspective.

DATE CONSIDERED: 06/06/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

### DECISION

The Local Planning Authority is advised that the Conservancy has no objection to this application.

**9). BO/08/01907/DOM - CREEK COTTAGE, SHORE ROAD, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8QL - SINGLE STOREY REAR EXTENSION, FIRST FLOOR FRONT BALCONY AND ALTERATION TO DOORS AND WINDOW.**

### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; Chichester District Local Plan Policies RE1, RE4, C1 and BE12, Chichester Harbour AONB Management Plan 2004-2009, Design Guidelines for new dwellings and extensions, Chichester Harbour AONB Landscape Character Assessment Area G4.

### MANAGER AND HARBOUR MASTERS COMMENTS

This is a detached two-storey cottage located on the south side of Shore Road and School Rythe, outside the Settlement Policy Area of Bosham. The existing building has a double pitched roof finished in clay tiles and a combination of tudor beams and painted render on the side elevation facing the creek; black stained weatherboarding on the rear elevation, tudor beams, painted render and brickwork on the south side elevation and flint with brick coins and tile-hanging on the front elevation. Windows are white-painted timber, mostly with a traditional lattice glazing bar pattern. The property has a lean-to front porch and a large full-height window extending above eaves level at first floor level on the front elevation, and a gable face, cat-slide roof and dormer on the rear elevation.

The application proposes to erect a single-storey rear extension measuring approximately 5 metres deep and 5.35 metres wide, with a pitched roof and gable face rising to 3.95 metres high to the ridge. The extension would be constructed from brick elevations, and a tiled roof to match the existing roof, with 2 conservation roof lights on the north (creek facing) elevation. It is also proposed to replace the first floor window (currently plain glass panels) on the side elevation facing the creek with a timber projecting bay of a more traditional lattice framework design, and to replace 3 of the windows on the front elevation, again in timber and to match the lattice design of the remaining windows. At first floor level it is proposed to provide 2 sets of double doors and a balcony supported by painted timber posts and frame, with clear laminated glazed balustrade and stainless steel cross bracing.

This property is very prominent given its position fronting onto the creek and on higher ground than Shore Road. It is therefore visible from distant views across the water from the foreshore footpath running around the creek; from Shore Road running directly past the

property, and the public footpath running past the side (south side) of the property, and the cream painted side elevation makes it a noticeable feature within the landscape.

The proposed rear extension would have a substantial depth, but would essentially be a subservient addition to the existing property by virtue of its single-storey nature. It would be appropriate in design terms, with a simple pitched roof to tie in with the main roof, and would be located on the south side of the rear elevation, therefore set back from the side of the property fronting the creek.

It would have a large set of French doors of the traditional lattice design and appropriate vertical emphasis on both this north side elevation and the rear. To tie in with the existing windows on the property these doors would need to be white-painted timber, and therefore would be noticeable against the proposed brickwork elevations. There is some concern, however, that plain brickwork would not relate well to the main dwelling, since the rear elevation and north side elevation (the main visible elevations that would be 'read' with the extension) do not include any significant amount of plain brickwork (the rear elevation is dark stained weatherboarding and the side elevation is cream-painted render and tudor beams, with only a small panel of decorative brickwork below the first floor window). It is considered that dark stained weatherboarding to tie in with the rear elevation would give the extension a more comfortable relationship with the existing building and would also enable it to integrate well within the planted backdrop, reducing its prominence. Cream painted render to match the side elevation would be discouraged since this would increase the prominence of the extension within the wider landscape.

The proposed replacement windows, provided they match the existing lattice-framed windows, would result in an improvement over the existing, plain glass panelled windows. However, there is some concern that the proposed French doors at first floor level on the front elevation appear rather bulky in terms of their frame width, which would unbalance the appearance of this elevation, making it appear top-heavy. In the absence of detailed plans to show the design and construction of these doors, it is recommended that a condition is imposed to require that they match the existing windows below in terms of their elegant frame widths and profiles, and that they would have traditional external glazing bars to match the existing windows, since the submitted elevation plans do not provide sufficient detail to judge this aspect of the scheme.

Finally, the proposed balcony, whilst also visible within the wider landscape, would be a reasonably elegant, lightweight structure that would not project past the existing porch, and therefore would not be an unduly dominant feature on the dwelling to the extent that it would detract from the wider AONB landscape.

DATE CONSIDERED: 06/06/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

### DECISION

The Local Planning Authority is advised that the Conservancy has no objection to this application but asks that the following matters be negotiated if possible:

- Materials to the proposed rear extension elevations to be dark stained/painted weatherboarding to match the rear elevation rather than plain brickwork as indicated;

- A condition imposed to require that the proposed French doors to the first floor front elevation and replacement windows match the existing windows in terms of their design and construction (including frame width and profiles).

**10). BI/08/01359/COU - PREMIER BUSINESS PARK, BIRDHAM ROAD, APPLIEDRAM, WEST SUSSEX PO20 7BU - CHANGE OF USE OF EXISTING OFFICE BUILDING TO CLASSIC CAR SHOWROOM**

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1, Appendix 3, Policy D2.

MANAGER AND HARBOUR MASTERS COMMENTS

The Premier Business Park is situated along the main Birdham Road, outside the Settlement Policy Area and adjacent to Birdham Farmhouse. The site contains 4 linked warehouse buildings, two of which have been refurbished for the sale of motor homes, and the other two comprise the new 'Lansdale Marine' business for the sale, servicing and storage of marine-related leisure products. A further, older, lower-form building with brick and flint elevations, a corrugated concrete mix roof and black painted garage doors and windows is situated within the easternmost corner of the site, extending close to the frontage of the site. This has a previous B1 (office) use. Parking takes place on the frontage of the site, where post and rail fencing is in place on the road boundary. Some planting has been carried out along this fence on the side opposite the motor-home units although this has not established well due to vehicles being parked up against it.

The existing buildings are mainly visible from the Birdham Road when passing the frontage, the smaller brick and flint office building being most visible as the site is approached from the southwest. Mature planting to the south boundary of the site and the position of the warehouse buildings obscures this building from view from the public footpath to the southwest.

Members may recall various applications at this site including the Lansdale Marine use of units 3 and 4, and a recent application for a new office building to replace the existing low form brick building (BI/07/02832/FUL) to which the Conservancy raised no objection subject to suitable materials being used.

The current application proposes to change the use of the existing low-form, single-storey brick and flint office building into a classic car showroom. There are no external changes to the building proposed; vehicles would make use of the existing garage door openings. The main part of the building would be used for the parking of 3 vehicles for sale, while the garage doors would be pulled open to display the vehicles inside. It is proposed to display a further 2 vehicles outside the building, immediately in front of the garage doors on the north side of the building. It is not proposed to display the vehicles on the frontage (the 8 car parking spaces on the frontage as indicated on the plan would be retained for customers and staff). The garage at the southern end of the building would be used for the cleaning and preparation of cars for sale, although there would be no maintenance or servicing of vehicles on the premises. The site would be principally used for the sale of 'Morgan' cars; although other models may be taken in part-exchange (only those fulfilling the 'classic car' description would be sold from the site).

On the basis of the information submitted, it is considered that this proposed change of use would not have a significantly detrimental impact upon the AONB landscape, particularly given that no external changes to the building are proposed. As such, any visual impact would be limited to the proposed display of vehicles; given that the proposed parking area is already in use for parking. However, in order to ensure that there is no detrimental impact on the landscape from the permanent display of vehicles close to the road frontage, we would wish to see a condition imposed to restrict the display of vehicles outside the building to a maximum of 2 vehicles at any one time, displayed outside the northern part of the building (set back from the road frontage), as specified in the application. The Conservancy would also wish to see a condition imposed to require a row of native hedgerow species of no less than 1.5 metres wide (4 planting rows) to be planted in a continuous line along the front boundary of the site from the boundary with Birdham Farm to the point where it meets the vehicular access from Birdham Road, before the change of use is implemented, as per condition 11 on the previous approval for a replacement office building (BI/07/02832/FUL), and to improve the sparse level of planting in this position currently; since this would reduce the visual impact of the display of vehicles and the customer/staff parking close to the frontage within the AONB landscape.

DATE CONSIDERED: 06/06/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

### DECISION

The Local Planning Authority is advised that the Conservancy has no objection to this application but asks that the following conditions be imposed upon any permission granted:

- Maximum number of vehicles on display outside the building at any one time to be a maximum of 2 vehicles, positioned outside the northern-most garage doors, as specified in the application;
- A row of native hedgerow species of not less than 1.5 metres wide to be planted in a continuous line along the front boundary of the site from the boundary with Birdham Farm to the point where it meets the vehicular access from Birdham Road, before the change of use is implemented (as per BI/07/02832/FUL condition 11).

### **11). SB/08/02194/DOM - CEDAR TREE, MAIN ROAD, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO18 8RT - ALTERATIONS AND EXTENSIONS TO EXISTING DWELLING**

#### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; Chichester District Local Plan Policies RE1, RE4, RE6, BE5 and BE12, Chichester Harbour AONB Management Plan 2004-2009 Appendix 3: Policy B3; Design Guidelines for new dwellings and extensions.

#### MANAGER AND HARBOUR MASTERS COMMENTS

This property is a two-storey Grade II Listed building located on the south side of a service road leading off Main Road, in between the Nutbourne West and Nutbourne East Settlement Policy Areas. This was formerly the 'Tamarind' restaurant, but recently obtained planning permission to convert back into a residential dwelling (under reference 07/05236/COU). The

building is not visible from the wider AONB landscape, due to mature evergreen planting to its site boundaries, but is a prominent building as viewed from Main Road itself and the service road. The building is white rendered with a plain tiled roof, set at the front of a large site, including a gravel car park to the east of the building. On the western side of the building there is a single-storey extension housing the kitchen with a metal corrugated roof and large metal extract flue, with a large lean-to plastic storage building attached to this. The existing commercial character of the site does detract from the rural character of this part of the AONB.

The application proposes to demolish the single-storey metal corrugated roof extension and plastic lean-to building, and to erect a single-storey side extension in its place to provide a new kitchen, measuring 3.7 metres wide, 6 metres deep, and rising to 5.1 metres high to the top of the pitched roof which would have low eaves and would be finished with a 'barn hip'. It is also proposed to erect a conservatory extension onto the rear of this, also with a tiled and pitched roof, measuring a further 3.6 metres deep, 4.2 metres wide and rising to 4.57 metres high with a gable face on the rear (south) elevation. It is also proposed to erect a new open front porch with a flat roofed canopy and to erect a wooden picket fence just under a metre high along the front boundary, and a close-boarded timber fence approximately 1.7 metres high to the west of the extension. Various window replacements and a new roof light in the eastern elevation are also proposed. Finally, the erection of a detached, oak post timber framed double garage and store is proposed to the rear of the dwelling, on the eastern side of the plot, where a vehicular access and driveway would be retained leading to it. This new building would measure 7.2 metres wide, 5.4 metres deep and would rise to 4.3 metres high, with a barn hip on one end of the roof and a cat-slide on the other side, over the proposed store.

The proposed single-storey extensions would achieve a good standard of design which would relate well to the existing building (provided matching materials are used) whilst remaining a subservient element in relation to it. The replacement of the existing unsightly extension and store on this side of the building with the proposed extensions would therefore result in a significant improvement to the appearance of the property and the site. The proposed picket fence and front porch would give the site a more domestic appearance which would remain in keeping with the character of the surrounding dwellings. The extension and fencing would not be visible from the wider landscape due to the presence of tall trees on the south and west boundaries and the adjacent nursery and remaining dwellings to the south and west. The proposed garage would be set well into the southeastern part of the site and similarly, would be screened from the wider landscape by the mature planting surrounding the site. No details are given regarding the proposed materials for this building. The Conservancy would wish to see the use of dark stained timber and plain clay tiles to ensure that it sits comfortably against the planted backdrop and does not compete visually with the main Listed building.

The plan indicates that a large area of the existing car park, within the applicant's ownership, would not be included within the curtilage of the dwelling. There are no details of proposals for the restoration of this area to garden and the Conservancy would wish to see a condition imposed on any permission granted to require a scheme for the landscaping of this area to ensure that it reintegrates sympathetically with the surrounding area, rather than being left as a large gravel surface.

We would also wish to see the existing planting on the site retained to ensure there is no greater impact on the wider AONB landscape than at present.

DATE CONSIDERED: 13/06/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

### DECISION

The Local Planning Authority is advised that the Conservancy has no objection to this application but asks that the following matters be negotiated if possible:

- The use of dark stained timber and plain clay tiles on the proposed garage/store;
- A condition requiring a scheme for the landscaping of the eastern section of the site which is not to be included within the curtilage of the dwelling; and
- A condition to require that the mature planting surrounding the site is retained.

### **12). BI/08/02179/FUL - WIDDICOMBE, MAIN ROAD, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7BY - NEW TWO-STOREY DWELLING**

#### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE4, BE11, BE13: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

#### MANAGER AND HARBOUR MASTERS COMMENTS

'Widdicombe' is a detached bungalow finished in white painted render with a bright orange tiled roof, situated close to the Birdham roundabout, in the middle of a row of three properties to the east of the petrol filling station. The site falls within the Settlement Policy Area although the property directly to the east, 'Tate House', forms the edge of the built-up area and adjoins open fields (the rear of the site also backs onto fields). The site is not visible from any public vantage points within the wider AONB landscape, but is prominent as viewed from Main Road and the roundabout.

Members may recall several applications to redevelop the site of both 'Tate House' and 'Widdicombe' with several dwellings, and the most recent application, for the retention of Tate House and Widdicombe and the erection of 4 one-and-a-half storey dwellings (including the addition of dormers to Widdicombe), was granted permission under reference BI/07/03486/FUL. The Conservancy did not raise an objection to this application but requested that the proposed buffer planting area in front of Tate House be planted with native species, and an appropriate condition was imposed on the permission to this effect.

The current application relates only to 'Widdicombe' and proposes to demolish this bungalow and replace it with a two-storey house, with a slightly smaller footprint but in the same position as the existing bungalow. This proposed dwelling would have a gable face feature on the front elevation with a catslide roof running down over an open porch feature in the centre, and would have its first floor accommodation within the roof which would incorporate 2 pitched-roof dormers on both the front and rear elevations. The dwelling would be constructed from brickwork and would have dark stained weather boarding to the gable face, painted timber windows and a plain clay tiled roof. The dwelling would measure

approximately 6.2 metres high to the ridge (the existing dwelling measures approximately 6 metres high to the ridge) and would have a footprint of approximately 10 x 7.3 metres.

This application forms part of the overall development proposals for this site and the site containing 'Tate House' as described above and approved under the 2007 scheme. The applicant argues that this proposal for a two-storey dwelling to replace 'Widdicombe' is a style more in keeping with the remainder of the proposed development, featuring more sympathetic materials and a varied roofline in comparison with the existing bungalow. The plot belonging to Widdicombe would be substantially reduced and vehicular access to the new dwelling would be via the newly formed road into the proposed development which runs past the eastern side of Widdicombe. This would lead to a 3-car car port (which forms part of the approved scheme underneath the proposed coach house to be sited the rear of Widdicombe), and the applicant states that one of these parking spaces would be allocated to Widdicombe. Pedestrian access to the new dwelling would be formed from Main Road and also the new access road, through proposed boundary hedging surrounding the site.

The proposed design and materials of the new dwelling in a traditional Sussex character would tie in well with the remainder of the proposed development, and with 'Tate House' adjacent. Whilst the proposed dwelling would be two-storeys as opposed to the existing single-storey dwelling, a first floor with dormers has already been agreed as part of the approved scheme, the new dwelling would be constructed from more sympathetic, subtle and traditional materials than the existing dwelling, and the overall height of the new dwelling would only be approximately 0.2 metres higher than the existing building. As such, it is not considered that the proposed new dwelling would present an unduly dominant building compared with the existing bungalow in this prominent location.

Furthermore, the approved 'coach house' which would be located directly behind the plot for Widdicombe would be slightly higher than the proposed new dwelling to replace Widdicombe and therefore the new dwelling would be viewed in the context of similar height buildings, with the exception of the smaller bungalow to the east, which does not form part of the overall scheme. However, given the above points and the fact that the site is not visible in public views from the wider AONB landscape, it is considered that the proposal would be acceptable, subject to the hedge planting proposed around the new dwelling comprising native species typical of Chichester Harbour AONB.

DATE CONSIDERED: 13/06/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

### DECISION

The Local Planning Authority is advised that the Conservancy has no objection to this application but asks that the following matter be negotiated if possible:

- Proposed boundary planting to be native species typical of Chichester Harbour AONB.

## Havant Borough Council

### **08/60050/001 - LONGSHORE, 3 WESTERN PARADE, EMSWORTH, PO10 7HS - FRONT PORCH/BAY WINDOW WITH BALCONY ABOVE**

#### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; L1: Havant Borough Local Plan 2005. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

#### MANAGER AND HARBOUR MASTERS COMMENTS

This application relates to a detached, chalet-style dwelling finished in white-paint and with large areas of glazing, located on the north side of Western Parade, facing the harbour. The property lies within the urban area and adjoins, but falls just outside of the AONB boundary. However, it is a prominent building as viewed from both the water, and the foreshore footpath running past the south elevation of the dwelling. A thick hedge marks the boundary of the property with the footpath.

The application seeks permission to erect a front porch/bay window with a balcony above, to be sited centrally on the front elevation measuring 3.35 metres wide, 1.75 metres deep, and 2.535 metres high to the balcony floor. The bay window would include a sliding pedestrian entrance door and the balcony above would be enclosed with a 1.1 metre-high dark grey painted steel balustrade. A new pedestrian path would be created within the centre of the existing hedge, leading to an extended timber decking area outside the front of the dwelling. It is also proposed to make various changes to the windows on the front (harbour facing) and side elevations and to re-clad the front elevation and re-roof the glazed section of roof, although no details are given as to materials and it is understood that these elements of the scheme do not require planning permission. As such, only the bay window with balcony above forms the subject of this application.

The proposed porch and balcony would be of a modest scale that would not detract from the appearance of the dwelling or appear unduly prominent from the wider landscape, subject to suitable materials. The plan specifies that the balustrade would be finished in dark grey painted steel, and it is considered that the bay window and sliding door (in aluminium) should be finished in a similar colour so as not to draw the eye as viewed from the wider landscape. Overall the changes proposed to the south elevation would make the dwelling less prominent, given the change from white-painted render and large areas of glazing to a dark-coloured cladding and smaller areas of glazing.

DATE CONSIDERED: 13/06/2008

CONSIDERED BY: Manager and Harbour Master under delegated powers

#### DECISION:

The Local Planning Authority is advised that the Conservancy has no objection to this application but asks that the following matter be negotiated if possible:

- The proposed aluminium bay window to be in a dark grey finish to match the balustrade above.



# Appeal Decisions

Inquiry held on 22 and 23 April 2008

Site visit made on 23 April 2008

by **John Chase** MCD Dip Arch RIBA MRTPI

an Inspector appointed by the Secretary of State  
for Communities and Local Government

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Decision date:  
6 June 2008

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## **Appeal A Ref: APP/L3815/A/07/2048201**

### **Mayfield, Prinsted Lane, Prinsted, Emsworth, Hampshire, PO10 8HS**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs P Yeates against the decision of Chichester District Council.
- The application Ref SB/07/00139/FUL, dated 7 February 2007, was refused by notice dated 30 May 2007.
- The development proposed is to demolish the existing house and build a new house.

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## **Appeal B Ref: APP/L3815/A/08/2065950**

### **Mayfield, Prinsted Lane, Prinsted, Emsworth, Hampshire, PO10 8HS**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs P Yeates against the decision of Chichester District Council.
- The application Ref SB/07/03408/FUL, dated 10 July 2007, was refused by notice dated 30 January 2008.
- The development proposed is to demolish the existing house and build a new house.

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## **Decisions**

### **Appeal A**

1. I dismiss the appeal.

### **Appeal B**

2. I dismiss the appeal.

## **Procedural Matters**

3. At the Inquiry an application for costs was made by Mr and Mrs P Yeates against Chichester District Council. This application is the subject of a separate Decision.
  4. As indicated above, two appeals have been submitted concerning alternative development on the same site. Whilst I have considered each appeal separately on its own merits, to avoid duplication I have dealt with the appeals together in this decision, identifying those instances where a matter applies to one appeal alone.
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## **Main issue**

5. In both appeals I consider that the main issue is the effect of the development on the character and appearance of the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

## **Reasons**

6. Reference has been made to a number of policies in the West Sussex Structure Plan 2001-2016 (SP), adopted 2004, and in the Chichester District Local Plan – First Review (LP), adopted 1999. Of these the main parties have agreed that SP Policy CH2, and LP Policies RE4, C1 and H12 are of most relevance to the main issue, and I have no reason to take a different view. Chichester Harbour Conservancy, which, as a Joint Advisory Committee, acts as a non-statutory consultee on planning applications, has provided extracts from its publications: The Management Plan 2004-2009; Design Guidelines for New Dwellings and Extensions; and Landscape Character Assessments dated 1992 and 2005. These documents do not form part of the development plan, and did not go through a formal supplementary planning guidance procedure, but I consider that they are entitled to some limited weight.
7. During the site visit, which included a viewing from the water, I noted that the house at Mayfield occupies a particularly prominent position in the AONB. It forms part of the group of houses in Prinsted that are adjacent to Chichester Harbour, but it stands out by being two storey, where the remainder are bungalows or chalet houses. Although there are dwellings to the north and west of the appeal site, these are at some distance and largely obscured by trees, especially when viewed from the south or south east, so that Mayfield appears as the last house in the village group. The remainder of the shoreline is flat and largely undeveloped, with a backdrop of trees and hedges, interspersed with a few isolated houses. Having regard to the prominent position of the property, I recognise the influence that any redevelopment would have on the character of the AONB, which is entitled to the highest status of protection in relation to landscape and scenic beauty (Planning Policy Statement 7, paragraph 21).
8. Planning permissions ref SB/03/03303/DOM and SB/05/01102/DOM, granted in 2004 and 2005 for alternative schemes to extend the existing house, remain in force and I have assessed the likelihood of either scheme being implemented if the present proposals did not receive permission. Both extension schemes would provide significant increases in accommodation that would be likely to be attractive to the occupants, even if they could not be justified in purely economic terms. I do not have reason to suppose that structural shortcomings of the existing building could not be overcome during the extensive works that would be necessary to implement the permissions. I consider that the permissions represent a genuine fall back position that should be taken into account in assessing the current proposals.
9. The appeal property has a large plot, and the existing house is sited on its eastern side. Both schemes A and B would place the house westwards towards the centre of the frontage, by different amounts. As indicated above, Mayfield appears as the westernmost house in the small group of buildings that are visible from the south and south east. Moving the two storey element further

from the house at Harbourside to the east would diminish the appearance that Mayfield is an integral part of this group, and would extend the built frontage by filling the wider gap between the properties with hardstanding and outbuildings. In addition, whilst the new house, in both appeals, would be of similar depth to the approved extensions, its front elevation would be wider and, as a result of raising the ground level to meet flood precautions, higher. The increase in both directions is not great and would not, of itself, have a very substantial effect. However, in combination with the westward movement of the building, it would contribute to the additional impact of the development.

10. I take note of the appellants' submissions with respect to unsympathetic alterations to other property, and the utilitarian appearance of the scout hut to the east, and I accept that there is no particular distinctive local style. Several of the design features that are now proposed have been accepted in the extension permissions and, in any event, the two storey form of the existing building already distinguishes it from the single storey and chalet bungalow buildings around. However, the increase in scale, to which I have referred above, would be accentuated by the architectural treatment, with a close rhythm of vertical windows, especially in scheme B.
11. I recognise positive aspects of the proposals. Amongst these my attention was drawn to the higher tree line on the western side of the site, so that the roof of the house would appear above the skyline from fewer viewpoints; scheme A would remove the appearance of the south facing garage doors and allow the addition of greater landscaping to screen the outbuildings; and, by comparison with the extension proposals, both schemes would have a lower mass of outbuildings extending towards the rear of the site and visible from the south and south east, although I note that this effect would be tempered in the case of scheme A by the forward movement of the garage. Overall, the impact of scheme B would be less than scheme A, by virtue of the smaller incursion westwards, and the reduced mass of outbuildings. Nonetheless, I consider that the westward movement of the house would be a fundamental defect in both schemes, not outweighing the benefits that I have outlined above.
12. For these reasons I consider that neither of the proposals would comply with the identified development plan policies. They would result in a material increase in the impact and extent of the built form at a prominent position within the AONB, contrary to SP Policy CH2 and LP Policy RE4 which set the objective of preserving and enhancing the landscape quality of the area by, amongst other matters, the design and siting of new development. Similarly, they would diminish the openness and rural character of Chichester Harbour, as referred to in LP Policies C1 and H12, being visible from a wide range of public viewpoints. I therefore conclude on the main issue that the development in scheme A and scheme B would have a detrimental effect on the character and appearance of the Chichester Harbour Area of Outstanding Natural Beauty.

### **Other Matters**

13. A number of other matters were raised by third parties. Included amongst them were concerns about the accuracy of plans, the effect of the proposals on the living conditions of residents at adjoining property, the removal of trees, and highway safety. To the extent that these matters would have had a

detrimental effect, I consider that they could have been adequately dealt with by planning conditions, and would not have created additional reasons to dismiss either appeal.

14. The appeal site is in the vicinity of the Chichester and Langstone Harbour SPA and RAMSAR sites and the Solent Maritime SAC. Natural England consider that neither of the proposals would have a significant effect on these sites, and, having regard to the nature of the development, I accept that an appropriate appraisal under the Habitat Regulations is not required.
15. I take note of the benefit of a new building in terms of its more sustainable form of construction, but the considerable alterations involved in the extension proposals would also provide opportunities for improving the environmental performance of the building. The raising of the ground floor would diminish the risk of flooding, although this did not seem to have been a problem in the appellants' experience.

### **Conclusions**

16. Whilst I have recognised positive features to the proposals, these do not outweigh the harm to the AONB and having taken this, and all other matters raised into consideration, I conclude that Appeal A and Appeal B should be dismissed.

*John Chase*

INSPECTOR



7. Letter from Martin Critchley Consultants to LPA dated 20 July 2006
8. Personal notes of Council Committee meeting of 30 January 2008
9. Letter from LPA to Mr and Mrs Moss dated 21 January 2008
10. Statement of Mrs Scillitoe
11. Statement of Mr Moss
12. Statement of Mrs Moss
13. Closing submissions on behalf of the LPA
14. Closing submissions on behalf of the appellants
15. Costs application on behalf of the appellants