

For questions regarding this agenda please ask for Chris Punnett - email: chris@conservancy.co.uk

10th November 2010

CHICHESTER HARBOUR CONSERVANCY - PLANNING COMMITTEE

A meeting of the Conservancy's Planning Committee will be held at **2.15pm** on **Monday 15th November 2010** at **County Hall, Chichester**.

RICHARD CRAVEN

Acting Manager & Harbour Master

AGENDA

1. Apologies

2. Declaration of Interest

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 Committee meeting held on 25th October 2010 (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).

5. Development Control Applications

- (i) To consider planning applications upon which the Conservancy has been consulted, which members have been notified of previously, and to make recommendations to the appropriate local planning authority (page 9).
- (ii) To consider a planning application upon which the Conservancy has been consulted but which it was not possible to circulate to members for prior consultation, and to make recommendations to the appropriate local planning authority (page 18).

6. 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 21).

Date of Next Meeting: The next meeting of the Committee will be held at **2.15pm on Monday the 13th December 2010**, at County Hall, Chichester.

Committee Members

From the Conservancy:

Chichester DC: Mr Adrian Moss and Mr David Myers
Deputy: Mr John Connor
Hampshire CC: Mr Tim Knight (ex officio as Vice-Chairman of the Conservancy),
Mr Frank Pearce and Mr Alan Rice
Deputies: Mrs Ann Buckley and Dr Ray Ellis
Havant BC: Jackie Branson and Mrs Virginia Wilson-Smith
Deputies: Mr Terry Hart and Mr John Smith
West Sussex CC: Mr Bill Acraman, Mrs Louise Goldsmith (ex officio as Chairman of
the Conservancy) and Mr Pieter Montyn
Deputy: Mrs Deborah Urquhart

From the Advisory Committee:

AC Cons' Members: Mr Steven Schrier (Chairman) and Mr Peter Taylor
Deputy: Mr Nick Fox
Local residents: Mr Richard Meynell
Farming/landowning: Mr Simon Sprackling
Environmental: Mr Steve Gilbert
Additional two reps: Mr Michael Glanville and Mr Peter Henshaw (Vice-Chairman)

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at County Hall, Chichester on 25th October 2010.

Present:

Mr Steven Schrier (Chairman)

Mr John Connor*

Mr Michael Glanville

Mr Peter Henshaw

Mr Tim Knight

Mr Pieter Montyn

Mr David Myers

Mr John Smith*

Mr Peter Taylor

Mrs Virginia Wilson-Smith

Officers: Nicky Horter (AONB Officer), Linda Park (Planning Officer) and Chris Punnett (Administrative Officer)

*Mr Connor deputised for Mr Moss; Mr Smith deputised for Jackie Branson.

APOLOGIES

100. Apologies were received from Jackie Branson, Mr Steve Gilbert, Mrs Louise Goldsmith, Mr Richard Meynell, Mr Adrian Moss, Mr Frank Pearce and Mr Alan Rice.

DECLARATIONS OF INTEREST

101. Mr Montyn declared a personal interest in application no: WI/10/04537/FUL below as County Council member for the area.

MINUTES

102. **Resolved** that the minutes of the meeting of the Committee held on 20th September 2010 be approved as a correct record and signed by the Chairman.

DEVELOPMENT CONTROL APPLICATIONS

103. The Committee considered a report detailing the recommendations of the AONB Manager and the Deputy Harbour Master to the local planning authorities on Development Control applications, a copy of which is attached to the signed minutes. The Planning Officer presented the applications utilising a PowerPoint presentation to identify and describe the applications and sites.

WI/10/04537/FUL: Itchenor Gate Farm Itchenor Road West Itchenor Chichester West Sussex PO20 7DA - construction of granary/boat store

104. The Committee considered the information contained in the report, as detailed below:

"Itchenor Gate Farm is located on the west side of Itchenor Road, with open fields to the north and west, and a residential property to the south. It consists of several large corrugated metal agricultural barns, several smaller buildings and two residential properties to the north. A thick hedgerow marks the boundary of the site with Itchenor Road, limiting views into the site to those from opposite the vehicular entrance. A public

footpath runs across the fields to the north and west, from where there are views across towards the farm buildings and residential properties against a backdrop of mature trees.

"Permission was granted in 2005 (WI/05/01258/FUL) for a new grain store on the site, situated directly adjacent to an existing barn. This addressed concerns raised in response to a previous withdrawn application in 2004 (WI/04/01362/FUL) which had proposed the store within an identified 'rural gap' in the West Itchenor Village Design Statement; however, the 2005 permission has not been implemented.

"The current application seeks permission for the erection of a granary/ boat store within the southeastern corner of the site. This would be a large building measuring approximately 36m x 20m, rising to 7m high to the ridge. It would be constructed from corrugated plastic roofing, with blockwork at ground floor level and timber weatherboarding at the upper level. It would include 4 large metal roller shutter doors for access by vehicles to deposit grain or pick up the stored boats. The plan indicates that the smaller farm buildings would be removed from the site.

"The supporting statement is very limited and does not explain why this large building is needed for the farm, the details of the proposed boat storage use, or how the proposed dual use would operate. Given the countryside location, any new building, and particularly such a substantial one, would need to be fully justified as being necessary in this location. We would question, for example, why the 4 existing large barns already on the site cannot be used for storing grain.

"The impact of the proposed building in this location would be limited as viewed from Itchenor Road, given the extensive roadside hedge screening; provided this is maintained and managed. The proposed building would however be more clearly visible in views across the fields from the public footpath to the west. It would be viewed in the context of the existing agricultural barns; however, it would increase the impression of built development on the site significantly and this adds weight to the need for further information and justification to be provided. The Council's agricultural adviser should be consulted, and permission only granted if the building is considered to be reasonably necessary for the purposes of agriculture. We would also wish to see samples and/or proposed colours for the plastic roofing, weatherboarding, blockwork and roller shutter doors; as these should be appropriately dark, muted colours to ensure that the building has as limited an impact as possible in the landscape. Additional tree planting to the west of the building is also suggested as a way of limiting the landscape impact.

"However, in the absence of sufficient information or justification for the new building, we have no option but to object to the application.

"Additional information has subsequently been submitted in response to Council officers' request, to explain the need for a building of this size and its use throughout the year. This further information states that the approved grain store is not large enough or in the correct position. It goes on to set out that the applicants farm 400 acres on crop rotation and that a typical year would produce wheat, barley, grass and oats. The additional statement calculates the need for the space proposed based upon the number of tonnes of crop produced and needing to be stored. It is stated that the height of the building is as a result of the need to tip a 12 tonne trailer up fully to empty slightly wet corn and an artic lorry that collects the crops. It explains that this large barn would be empty for a large part of the year and therefore to avoid waste the applicant is trying to diversify the business by proposing to use the barn as boat storage for local residents/tourists during this time.

"We would still wish to see confirmation from the Council's agricultural adviser that there is a need for a building of this size. We would also question why the applicant states that the approved grain store is 'not in the correct position'. The currently proposed position is identified as an 'important rural gap' in the West Itchenor Village Design Statement (these

'give West Itchenor its rural character and prevent the creation of ribbon development') and therefore it would be preferable to see the building resited further north as per the 2005 permission. We would also ask for details of the proposed colours for the plastic roofing, weatherboarding, blockwork and roller shutter doors - our comments on the approval referred to 'moorland green' (dark green) for the elevations and 'olive green' for the roof, which would be appropriate colours in this rural setting. Once we have this further information we will be able to make a better assessment of the application, as this would be a large building to introduce in this part of the countryside, particularly within an 'important rural gap', and therefore full justification for the size and position proposed is still required."

105. The Committee agreed with the officers' concerns regarding the need for, size of and siting of the proposed barn, and in view of inadequate information on these aspects considered that they were unable to properly assess the application.
106. **Resolved** that Chichester District Council be advised that the Conservancy recommends that the application be deferred for further information to ensure the agricultural need for this size of building in this position. In the absence of information to address these concerns, the Conservancy recommends refusal.

SB/10/04168/FUL: Land at Kings Court & 44 & 46 Main Road & Land Rear of 1, 2, 3 Kings Court & Glenthorne & Cherry Trees, Thorney Road, Southbourne, Hampshire PO10 8AU - removal of hedge remnants and other boundary treatment rear of nos. 1-3 Kings Court (removal of condition no. 24 application no. SB/08/01409/FUL) and change of use of agricultural land to domestic gardens

107. The Committee considered the information contained in the report, as detailed below:

"Kings Court is part of a new development of 5 dwellings located on the South side of Main Road, within the 'Hermitage' settlement policy area to the east of Emsworth. The development comprises a pair of semi-detached dwellings fronting onto Main Road, and 3 detached chalet-style dwellings backing onto the open paddocks to the south (1 - 3 Kings Court). The development was kept within the boundaries of the settlement policy area to accord with planning policy by preventing encroachment into the strategic gap and countryside to the south, and as a result of the number of dwellings accommodated, the 3 dwellings to the south have fairly short rear gardens for the size of house. This effect has been exacerbated by the erection of conservatories at Nos. 1 and 2.

"A public footpath runs along the west side of the paddocks to the south of the site, from where clear views are possible of the rear of 1 - 3 Kings Court. The boundary hedge running along the southern boundary of the site was removed during the redevelopment, which has exposed the houses and their rear gardens to view, with only a post-and-rail fence remaining.

"This application seeks permission for a change of use of agricultural land (the paddock to the south) to domestic gardens, by virtue of an extension of the rear gardens of 1 - 3 Kings Court, and also 2 dwellings to the east on Thorney Road which lie directly to the east of the proposed extended garden area. The proposed extended area would measure some 13 x 50 metres (650 square metres). The application also seeks the removal of condition 24 on the 2008 permission for the development of the whole site, which required that the hedges on the east, west and south boundaries of the site be retained at no less than 3 metres in height. The Conservancy raised concern over the removal of the south boundary hedge in response to the later application for the addition of conservatories to 1 and 2 Kings Court, and requested that a replacement hedge be planted in the next available

planting season to help screen the development as viewed from the AONB to the southwest, to accord with the later part of condition 24.

"The supporting statement argues that this land is unsightly and badly managed and therefore has no visual beauty despite being within the AONB. It states that it is unclear why the developer removed the hedges and planted replacement planting (which has failed), and how condition 24 might be applied or varied now, but that the applicants are keen to provide a new hedge of native species around the exposed limits of their properties to soften the edge of the development when viewed from the south. The applicants consider that a 3m high hedge set on the existing southern and western boundary will shadow much of the restricted garden areas and limit their ability to add to the biodiversity of the area. It is argued that an increased garden area would tidy the land, incorporate a ditch to improve drainage, protect new planting from damage by horses, screen more of the existing development to the east of Kings Court, and provide increased space for more vegetation to replace the failed hedging. The proposed hedging would comprise a mix of native species and would be provided on the south and west boundaries of the extended gardens, with a post-and-wire fence 1.3m high on the outside (and possibly also on the inside, set 1.5m apart). The supporting statement argues that these proposals represent an opportunity to significantly enhance this part of the settlement boundary and increase the biodiversity of the area.

"Conservancy officers were consulted on these proposals by the applicant's agent at the pre-application stage. We commented that this proposal would be unlikely to be supportable given the clear conflict with policy and encroachment into the countryside and strategic gap that would occur. The plans have not been amended since the pre-application stage and we remain of the view that the proposed change of use of agricultural land to garden land would be contrary to policies RE1, RE4 and RE6 of the Local Plan and there are no exceptional circumstances that would justify a departure from these policies which are designed to protect the countryside from incremental encroachment. Granting permission for this change of use would set a dangerous precedent by making it very difficult for the Council to resist similar proposals elsewhere, the cumulative impact of which would be seriously damaging to the open and rural character of the AONB.

"Whilst we are pleased that the applicants are anxious to reinstate the lost south and west boundary hedgerow and we can understand their wish to extend their gardens to provide more private amenity space; the housing development forming 1, 2 and 3 Kings Court was designed to remain within the settlement policy area in order to be acceptable in planning terms, and the applicants bought the properties knowing that the rear gardens were limited in size and in the knowledge of condition 24 requiring the maintenance of a hedgerow on the east, west and south boundaries.

"We have been advised that the applicants' ownership extends slightly beyond the existing south boundary fence and therefore we would suggest that it may be acceptable to plant the new hedge on the south side of this fence (rather than inside it) to ensure that it does not encroach into the garden area. We agree with the applicants that it is very important that this hedge is provided in order to enhance biodiversity and ensure that the edge of the development is softened in views from the AONB. However, we consider that the proposed extension of domestic gardens into the countryside cannot constitute an exceptional circumstance that justifies a departure from established policy, and that a native hedgerow could and should still be provided along the southern and western edges of the existing fencing to achieve these aims and accord with condition 24 on the original permission, without encroaching into the countryside and AONB."

108. The Committee concurred wholeheartedly with the views expressed by the officers, and noted with concern the fact that the hedge on the southern boundary had been removed during construction, in clear defiance of the conditions attached to the planning permission.

109. Members considered that the houses were built and purchased in the clear knowledge of the very small size of the rear gardens, which in two of the three dwellings had been exacerbated by the construction of conservatories. The Committee did not accept that the paddock was unsightly, badly managed or of no visual beauty, and agreed that the proposal to encroach onto land outside the SPA would have a detrimental impact on the AONB and could be cited as a precedent by other property owners.
110. **Resolved** that Chichester District Council be advised that for the reasons set out above the Conservancy recommends that the application be refused.

MAYBUSH COPSE, COT LANE, CHIDHAM

111. The AONB Officer advised the Committee that the Conservancy had submitted a planning application for a change of use at Maybush Copse, Chidham (application no. SB/10/04552/COU), to create a new community woodland.

SUSTAINABLE DEVELOPMENT FUND (SDF)

Action in Rural Sussex Intergenerational Project: Application No. 10-06

112. The AONB Officer thanked the Committee for approving by exchange of emails the urgent application for SDF funding submitted by Action in Rural Sussex, for an inter-generational project.

Christian Youth Enterprises: Application No. 10-07

113. The Committee considered a report by the AONB Officer on an application for SDF assistance from Christian Youth Enterprises for financial assistance towards the installation of a ground source heat pump (copies attached to the signed minutes).
114. The AONB Officer advised members that the application sought funding of £2,500, whereas the remaining budget was only £2,022. If the Committee agreed to grant £2,500 the excess would be funded from the administration fee charged by the Conservancy on the SDF scheme as a whole.
115. The Committee agreed that the application was deserving of support. Members were aware of similar schemes for ground source heating elsewhere, and welcomed this innovative and sustainable project.
116. **Resolved** that an SDF grant of £2,500 be awarded to Project SDF/10-07 towards the installation of a ground source heat pump at Christian Youth Enterprises.

DEVELOPMENT CONTROL - DELEGATED ACTION

117. The Committee considered a report on action taken under delegated powers, with the agreement of the Chairman, in making recommendations on behalf of the Conservancy on planning applications to Havant Borough and Chichester District Councils, a copy of which is attached to the signed minutes.
118. **Resolved** that the action taken under delegated powers be noted.

REPORTS BACK FOR INFORMATION – JANUARY TO MARCH 2010

119. The Committee noted a report by the Environment Manager on the decisions taken by the relevant local authorities in relation to planning applications on which the Conservancy had expressed a recommendation, a copy of which is attached to the signed minutes.
120. The Planning Officer highlighted those applications where the local authorities decisions had varied from the recommendations of the Conservancy, but pointed out that these were very infrequent, and that in over 93% of cases there was no significant conflict between the Conservancy's recommendation and the Council's decision.
121. **Resolved** that the report be noted.

The meeting started at 11.15am and ended at 12.15pm.

Chairman

Next Meeting: The next meeting of the Committee will commence at **2.15pm** on Monday the 15th November 2010 at County Hall, Chichester.

CHICHESTER HARBOUR CONSERVANCY**PLANNING COMMITTEE****15th NOVEMBER 2010****REPORT BY THE ACTING MANAGER & HARBOUR MASTER****DEVELOPMENT CONTROL APPLICATIONS****SB/10/04471/DOM: 23 SLIPPER CARAVAN SITE, SLIPPER ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8BU - ALTERATION TO EXISTING FENCE.****PLANNING POLICY FRAMEWORK**

PPS 7 paragraph 21; 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

The application relates to the 'Slipper Caravan site', which contains a group of mobile homes and is located on the east side of the Slipper Mill Pond at Emsworth, outside the designated Settlement Policy Area. The boundary with Slipper Road on the north side of the entrance into the site is marked with a dark brown stained 6-foot-high timber fence. A new decorative fence displaying a series of arches with trellis sections at the top, set into a red brick wall with brick posts, was erected on the southern side of the entrance, measuring over 2.5 metres high at the highest point (the top of the fence panels) and 28 metres long abutting the boundary with Slipper Road.

The remaining properties on this east side of the Slipper Mill Pond have low boundary walls or hedges fronting the Mill Pond so as to maximise views across the pond. This gives the area a relatively open feel, with clear views of the buildings from the public footpath running around the east, south and west sides of the pond. The only exception to this character is the existing dark brown fence and newly erected fence the subject of this application, providing the western boundary to the 'caravan' site.

An application sought permission for the retention of the newly erected fence and wall in August 2008. The Conservancy objected to the application on the grounds that the newly erected arch-topped fence with brick wall and posts has a significantly greater visual impact than the existing dark-stained 6-foot fence, due to its greater height, its more decorative form, and brighter colours (not only caused by the new timber but also by the bright red bricks chosen). There are wide views of this fence and wall from the footpath running around the Mill Pond, and it is considered that it stands out as an unduly harsh, suburban feature in this area which is otherwise characterised by low boundary walls and hedges which have significantly less visual impact. The Council refused permission on these grounds, and a subsequent appeal was dismissed, the Inspector concluding that

"in the context of the AONB particular care and attention to detail is essential with any development in order to protect this area's local distinctiveness. It seems to me that the red bricks which have been used in the wall and piers do not reflect or complement the

colour of other bricks used in walls or buildings in the vicinity. The brick piers introduce a harsh vertical element which is not present in any of the other means of enclosure around the Slipper Mill Pond. The panel fencing with its decorative trellis has a symmetric and urban appearance... furthermore, the overall height of both the piers and the infill fence increases its visibility and accentuates its starkly contrasting appearance... these factors combine to make it an inappropriate, out-of-keeping and harmful means of enclosure within this sensitive protected coastal area."

A subsequent enforcement appeal was dismissed and the enforcement notice requiring the removal of the fence was upheld, with variations to allow the brick plinth on which the fence stands to remain, as this constitutes 'permitted development' because it is less than 1 metre in height.

A further application was submitted (10/00846/DOM refers) for an alternative fence above the brick plinth, involving the removal of the existing fence panels and brick piers, and the erection of a simple close-boarded flat-topped fence reaching a total height of 2.2 metres above road level (as opposed to 2.5 metres at present). The submitted plans showed the land behind the fence as being 0.7 metres higher than road level.

The Conservancy considered that with a dark brown stain to match the fencing to the north, this simpler design without the harsh brick piers and decorative panels would be a significant improvement over the existing fence; however, we were still concerned about the overall height which would only be reduced from 2.5 to 2.2 metres. The first Inspector specifically commented on the Council's suggestion of reducing the fence to 2 metres high with a dark brown stain, stating that this would be insufficient to make the development acceptable due to the combination of the visibility and colour of the brick piers, combined with the height and detailing of the fence. Whilst the removal of the brick piers and panel detailing would have gone some way towards overcoming these points, the overall height being proposed was greater than 2 metres. We therefore suggested that the overall height should be no greater than 2 metres above road level (which would still be higher than the adjacent caravan site fencing); and that the fence be stained dark brown within 1 month of any permission being granted, and be maintained dark brown in perpetuity.

This application was refused by the District Council on the grounds that the proposed 2.2-metre height was still unacceptably damaging to the visual qualities of this sensitive landscape. The Council included a formal note stating that they consider that the maximum height above the Slipper Road surface that would be acceptable would be 1.8 metres.

This further application now seeks permission for the fence and piers to be replaced with the simple feather-edge boarding, stained dark brown, at an overall height of 2 metres from Slipper Road (including the brick retaining wall beneath which is 0.7 metres high).

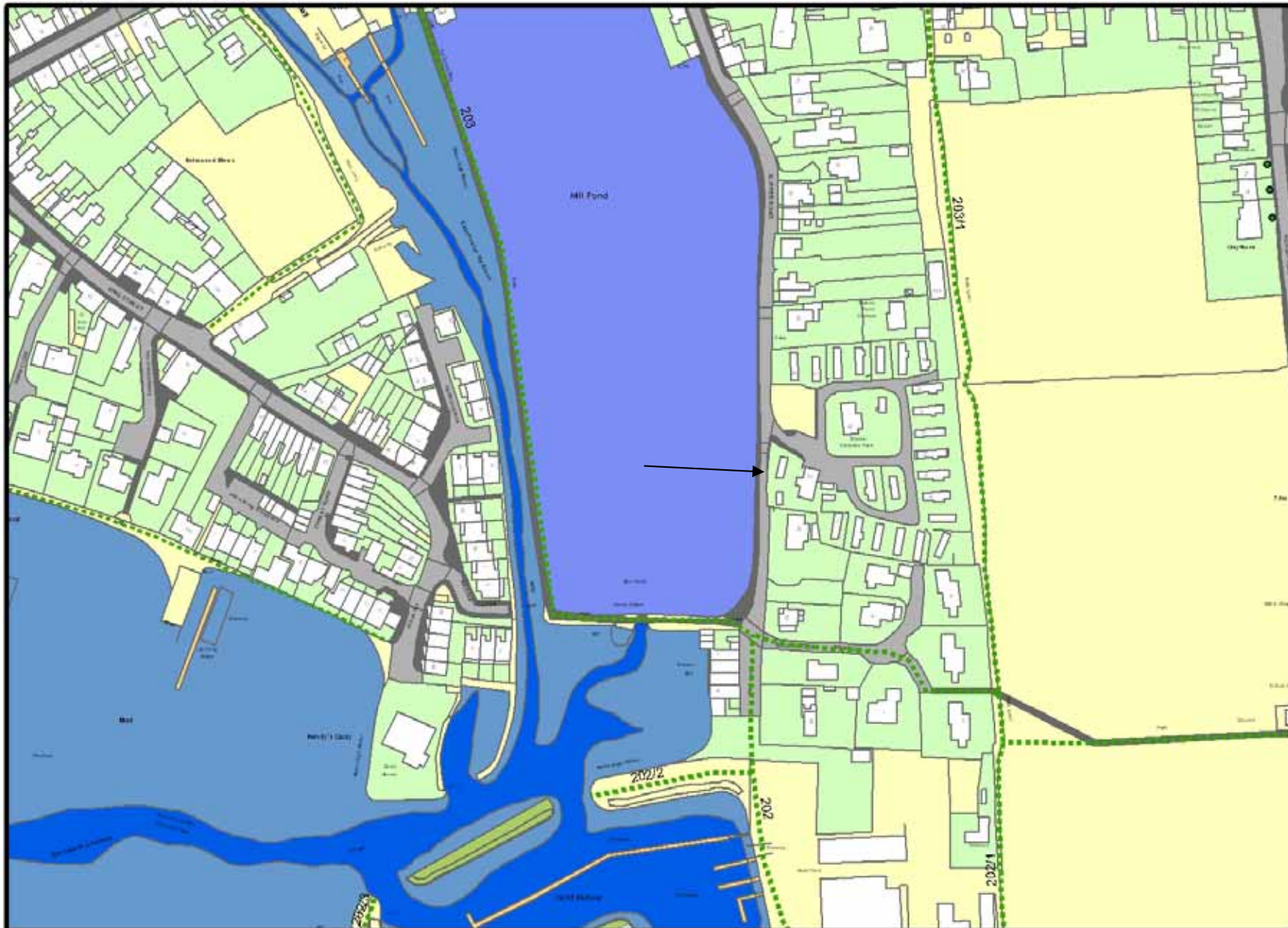
We would agree with the Council that a maximum height of 1.8 metres would be preferable, however, we previously commented that the overall height should be no greater than 2 metres, and this has now been presented, along with the suggested dark-brown stain to the wooden feather-edge boarding. We therefore on balance would not raise an objection, but would ask that the applicant considers taking on-board the Council's suggestion of a maximum height of 1.8 metres, particularly as this would no longer be higher than the fencing to the north.

MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

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

- The applicant considers further reducing the proposed height to 1.8 metres in-line with the Council's decision dated 27th April 2010;
- The fence be stained dark brown and maintained in this finish in perpetuity.

23 Slipper Caravan site



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BI/10/04721/DOM: HARBOUR HOUSE, 22 GREENACRES, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HL - AMENDMENT TO THE DESIGN APPROVED UNDER BI/10/01041/DOM TO ADD A SINGLE-STOREY SIDE EXTENSION, A DORMER AND ROOFLIGHTS.

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; 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

'Harbour House' is a 1960s house of a 'modern' design, with white painted elevations and white UPVC windows, located on the northern side of the 'Greenacres' private estate, fronting onto the Harbour. The stark design and white colours and a large UPVC swimming pool extension on the Harbour-side make this house a prominent feature as viewed from the Harbour. The site lies outside the Birdham settlement policy area. A public footpath runs along the private road in front of the house, and also along the east side of the house and eastwards along the shore from this point onwards. The house is clearly visible through the driveway entrance from the footpath along the private road, although mature shrubs mark the remainder of the front boundary and the footpath then leads onto lower ground adjacent to the side boundary wall; however, views of the side of the existing gable are still visible from this perspective above the boundary wall. The house is most prominent when viewed from the Harbour.

Permission was granted in August 2010 (BI/10/01041/DOM refers) for extensions, which would effectively 'remodel' the existing building into a more traditional design with a steeper pitched roof with hipped elements and pitched roof dormers. A large two-storey front extension would square-off the existing unusual shaped footprint by bringing a large catslide tiled roof forwards with two pitched roof dormers, alongside a hipped-roofed two-storey projecting element. This new south elevation (facing away from the Harbour) would incorporate a covered porch element with oak posts underneath the catslide roof. As part of the scheme, the elevations would be re-faced with brickwork, grey weatherboarding, clay tile-hanging and colourwashed brickwork to match the facing brick, all under the new pitched roof of handmade clay tiles. Window frames would be grey aluminium, with lead surrounds to the dormers. It was also proposed to replace an existing flat roofed annex and garage block with a new two-storey detached annex building with a barn hipped roof and dormer windows, and a new detached single-storey triple garage and workshop, both within the frontage onto Greenacres.

The Conservancy welcomed the changes to a more traditional design with the use of more varied and darker materials than the existing building are welcomed and would both help to improve the appearance of the existing house and reduce its impact when viewed from the wider landscape or Harbour, but originally objected to the proposed increase in height, coupled with the forward projection of the proposed extension on the north elevation coming closer to the Harbour. Amended plans were submitted showing a reduction in the size of the proposed north extension at first floor level and a reduction in height of the main roof from 9.3 metres to approximately 8.6 metres high, providing more balanced elevations and less of an increase in bulk and mass overall, and in response we removed our objection.

The current application seeks permission for amendments to the approved scheme, including the addition of a flat topped dormer window on the north (Harbour-facing) elevation and rooflights on the south, east and west elevations (to provide a games room and studio in the roof); and a single-storey extension on the west side, behind the single-storey pool element on the north elevation as viewed from the Harbour. This would have a zinc roof to match the pool element, which is now proposed to become a breakfast room and lounge, with the new side extension incorporating the pool.

The main change perceptible from the Harbour would be the addition of the dormer window and rooflights. Provided these are finished in non-contrasting finishes which integrate into the proposed clay tile roof (e.g. dark grey zinc dormer surround, dark window frames and dark conservation-style rooflights); it is considered that these changes would not add significantly to the visual impact of the proposed building. The proposed single-storey extension on the west side, while large; would be unlikely to be visible from the Harbour provided the western boundary planting is retained. The application states that additional screen planting along the western boundary will be introduced and we would wish to see this the subject of a suitable condition. The single-storey extension would be visible from the public footpath running past the front of the property; however, given its height and distance set back from the road, should not be an unduly intrusive feature, subject to suitable materials to match the remainder of the proposed alterations.

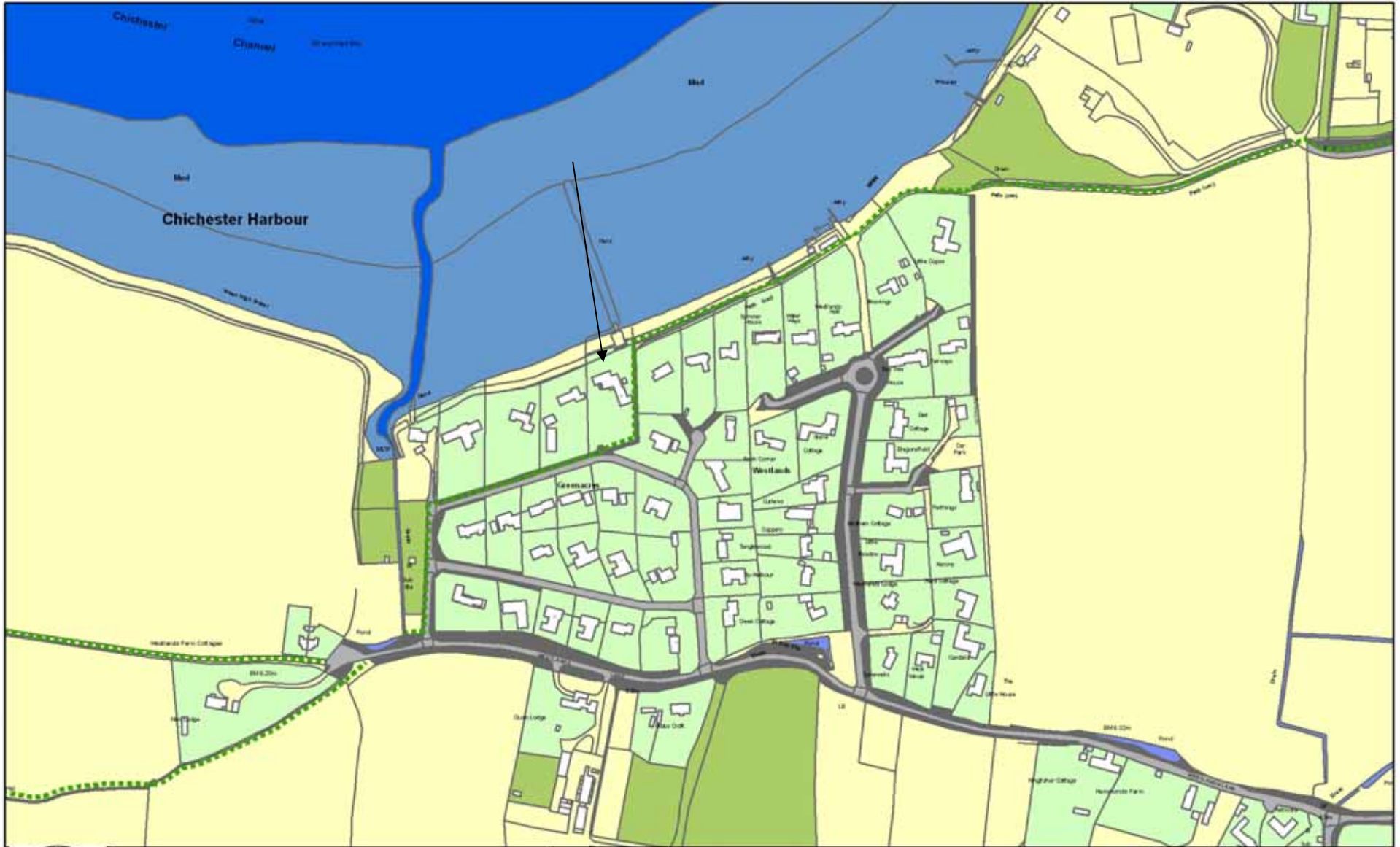
We would also be anxious to see suitable conditions imposed to ensure that the proposed new outbuildings remain ancillary to the main house, as previously commented.

MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

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

- Schedule/sample of materials to be agreed in writing to include appropriate ridge tiles;
- Boundary planting to be retained and western boundary to be supplemented as stated in the application;
- Two-storey annex and garage/workshop to remain ancillary to 'Harbour House' and not to be sold, let or lived in as separate dwellings or used for commercial purposes.

Harbour House



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**SB/10/04199/ADV: EMSWORTH YACHT HARBOUR THORNEY ROAD
SOUTHBOURNE EMSWORTH HANTS PO10 8BW - 1 NO. FREESTANDING WOODEN
LADDER SIGN**

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE9, BE11: Adopted Chichester District Local Plan 1999.
Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B4.

MANAGER AND HARBOUR MASTERS COMMENTS

This application seeks retrospective permission for a freestanding wooden 'ladder' sign at the corner of the junction with Thorney Road and the entrance road leading to Emsworth Yacht Harbour. The site lies within the AONB and the rural area, which is subject to an 'area of special control for advertisements' as referred to in Saved Local Plan Policy BE9. In these areas, stringent control is maintained and advertisements must be appropriate in terms of their size, colouring, layout and materials. Planning Guideline Policy B4 from appendix 3 of the AONB Management Plan encourages collective advertising on one coordinated sign for business premises to prevent clustering of signage within the AONB.

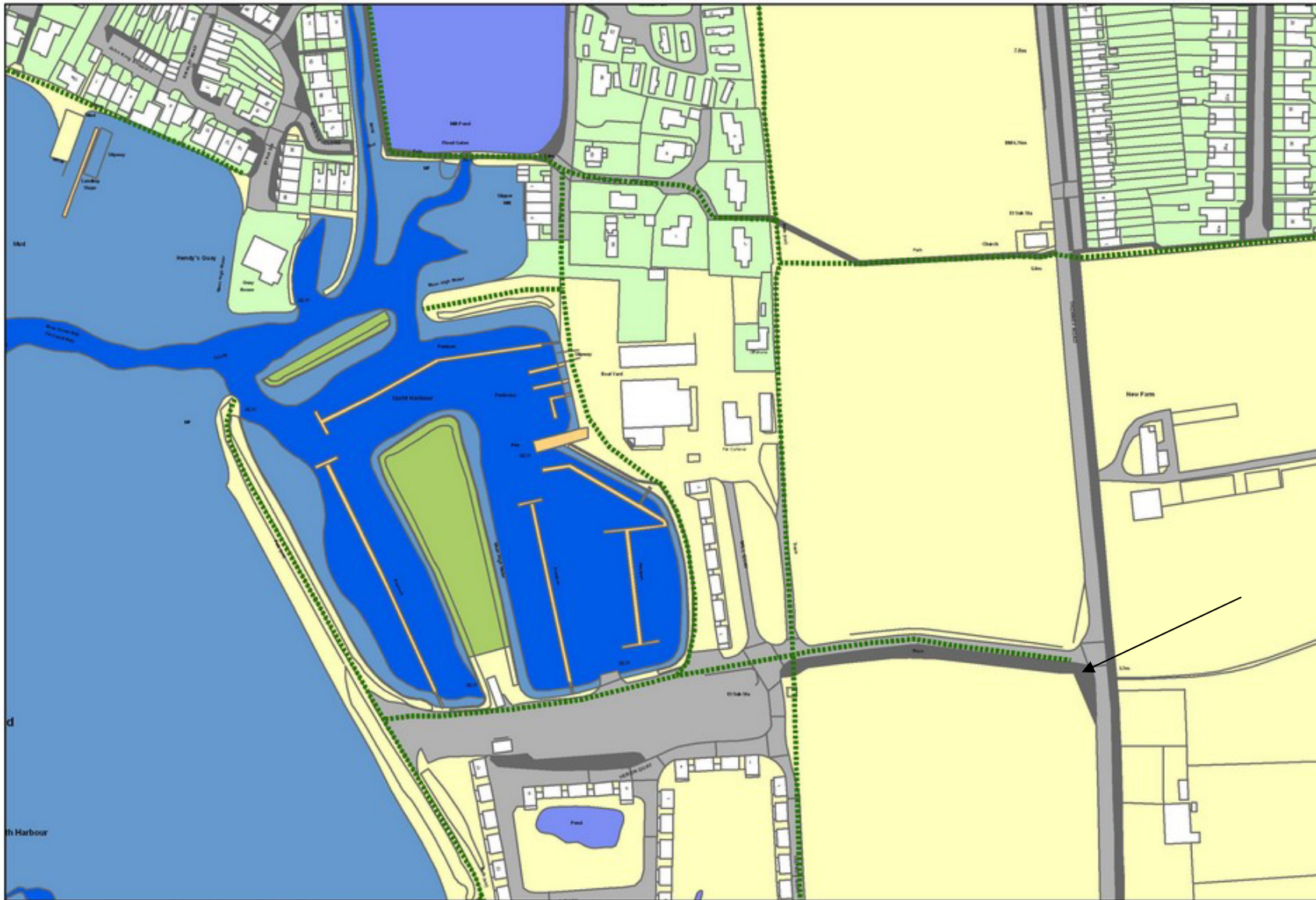
The application sign is constructed from wood, stained brown, with carved white letters on each 'ladder rung' advertising each of the businesses operating from the Marina. The sign does not include any illumination. It is located adjacent to the existing sign which advertises 'Emsworth Yacht Harbour', sets the speed limit and gives the website address. This sign is also a wooden 'ladder' sign but is painted blue with white letters, with matching acrylic strips attached to the lower 'rungs'.

The application sign was erected in June 2010 and is considered to be a good example of appropriate materials and design for this rural context. The brown stain and natural timber respond to the landscape setting and prevent the sign from being overly intrusive in its context. The lettering is of an appropriate scale and the collective advertising solution is to be encouraged as a way of preventing clutter in sensitive locations such as this.

MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

Propose no objection.

Emsworth Yacht Harbour



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0050.02.08.04
 Kilometers



BO/10/04939/FUL: CEDAR LODGE, WALTON LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QB - DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF REPLACEMENT DWELLING WITH DETACHED GARAGE.**PLANNING POLICY FRAMEWORK**

PPS 7 paragraph 21; RE1, RE4, BE11, BE12, H12: 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

'Cedar Lodge' is a detached, two-storey house located on the west side of Walton Lane, in a row of detached properties that are included within the Settlement Policy Area of Bosham. The houses are all of relatively modern design with wide frontages, mainly of brick or flint construction, and are set fairly close together in plots of varying length. 'Cedar Lodge' itself is set at an angle to the road and has rendered elevations with a timber clad first floor all under a pitched and tiled roof. It is only visible from Walton Lane, at an angle or glimpsed through mature hedgerow and trees marking the boundaries (including a large Cedar tree on the front boundary), and is not exposed within the wider countryside/AONB landscape, due to the presence of dwellings on the opposite side of the road which block any views from the public footpath to the southeast.

An application was submitted earlier this year (BO/10/00149/FUL refers) to demolish 'Cedar Lodge' and to replace it with two detached two-storey dwellings. The Conservancy commented that there would be no wider landscape impacts given the position of the site with built development on all sides precluding views from the nearby public footpaths. However, we did highlight the semi-rural character at this point due to its position near the edge of the built-up part of Bosham. As commented at the pre-application stage, we questioned whether the proposed layout, resulting in plot widths significantly narrower than the neighbouring dwellings, would result in a cramped appearance in relation to the surrounding development, but ultimately deferred to the Council on this matter given the lack of wider landscape impacts. The Council refused permission on the grounds that the size, siting, bulk and poor relationship to existing development of the proposals would constitute a cramped, intrusive and incongruous feature detrimental to both the general streetscene and the local landscape of the AONB. The Council also felt that to allow sub-division of this plot into two smaller ones in this particular location would erode the special character of the area and result in the Authority finding it difficult to resist similar proposals harmful and detrimental to the general streetscene and overall character of the eastern end of the village.

The present application seeks to address this refusal, and now proposes a one-for-one replacement dwelling. The new dwelling would be of traditional design with a hipped roof of plain clay tiles, a timber-boarded first floor and brickwork at ground floor level, with timber windows. The front elevation would have a central hip feature with canopy porch feature below, and two mini-gable features on either side of the roof with bay features below, giving the elevation a balanced overall appearance. The new dwelling would be approximately 8.6 metres high (the existing building is 7.5 metres high). It is also proposed to erect a detached garage and cycle store in the frontage. This would measure 7 x 5.6m and would have a hipped roof rising to 4.1 metres high with a catslide sloping towards the road. Materials would be plain clay tiles with timber frame and cladding to

the elevations.

The current application clearly addresses the issue of the unsympathetic plot subdivision as the existing plot would be retained. The issue is therefore the impact of the proposed dwelling on the local streetscene and AONB. The proposed design is not very dissimilar to the existing building, but provides an opportunity for improvement with the right materials and detailing. We do not feel that the increase in height over the existing building would be unacceptable as the streetscene drawing demonstrates that the proposed dwelling would remain lower than the adjacent building known as 'Green Oak', and would therefore continue to be a transition between the lower chalet-bungalow to the south and 'Green Oak'. While we would prefer not to see the proposed garage positioned within the frontage, due to the rustic design with a relatively low sloping roof with bonnet ridge tiles and the mature planting to the front and side boundaries, this should not be an unduly dominant feature in the local landscape, provided the planting is retained.

We would recommend that suitable conditions are imposed on any permission granted to control the final materials and finishes to ensure a high quality building. It will be very important that the Cedar tree and hedgerows to the front and side boundaries are retained to soften the impact of the development, and therefore we would also wish to see a further suitable condition to require this.

MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

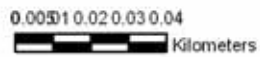
Propose no objection but ask that the following matters be negotiated if possible: -

- Schedule/sample of materials to be submitted and agreed prior to construction;
- Boundary hedges and trees (including Cedar Tree) to be retained and managed as shown on the plan.

Cedar Lodge, Walton Lane



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CHICHESTER HARBOUR CONSERVANCY**PLANNING COMMITTEE****15th NOVEMBER 2010****REPORT BY THE ACTING MANAGER & HARBOUR MASTER****DEVELOPMENT CONTROL APPLICATIONS DETERMINED UNDER MEMBERS DELEGATED POWERS**

WI/10/04677/DOM; 2 HAWTHORN COTTAGES, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DA - BOAT / GARDEN SHED.

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; 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

The application site relates to a semi-detached cottage on the east side of Itchenor Road. The property has a long rear garden which backs onto open fields to the east. The Salterns Way cycle path and public footpath run across the edge of the field some distance to the east of the site.

The application seeks permission for the erection of a boat shed / garden shed. This would be a softwood timber structure measuring 4.5 x 5.5 metres, with a pitched roof covered in grey/brown shingles rising to 2.79 metres high. This would replace two small sheds and a greenhouse which were previously on the site. The new boat / garden shed would be accessed via a private track which runs along the north side of the property, giving shared access with the agricultural field.

The rear of 2 Hawthorn Cottages is just visible from the public footpath and Salterns Way to the east, at some distance. The neighbouring property's garden extends beyond the rear garden of 2 Hawthorn Cottages and a small shed is placed here, visible from the public footpath. There are trees behind this at the rear of the application site, and it is stated that these would be retained or replaced. The proposed shed would not be visible from Itchenor Road.

Conservancy officers were consulted at the pre-application stage and we concluded that the proposed shed, given its modest height and location, would have a minimal impact on the wider landscape, provided it is either left to weather naturally or stained in a natural or dark stain (such as dark brown); and the trees are retained. We would also ask for a suitable condition to ensure that the shed is not used for commercial purposes or converted into residential accommodation.

DATE CONSIDERED

10/11/10

CONSIDERED BY

Manager and Harbour Master under delegated powers - *sent out on e-mail committee dispatch but not red-carded by Members for discussion*

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 shed be left to weather or stained in a natural or dark stain;
 - The trees to the north and east boundaries of the garden be retained (or replaced where necessary); and
 - The shed be used for storage or ancillary purposes only.
-

WI/10/04536/COU: ITCHENOR PARK FARM ITCHENOR PARK ITCHENOR CHICHESTER WEST SUSSEX - CHANGE OF USE TO BOAT STORAGE TEMPORARY USE FOR ONE YEAR.

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11, B5, C7: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy D1, D2, D3, B3.

MANAGER AND HARBOUR MASTERS COMMENTS

The application relates to a redundant cattle shed and hardstanding area at Itchenor Park Farm. The site lies within the rural area and is accessed via a private road and public footpath running from the Itchenor Road to the site, which continues as a public footpath only past the western boundary of the site. The easternmost buildings on the site are just visible from the Itchenor foreshore but the site is not visible from the Itchenor Road due to a combination of distance, land levels and tree screening.

The application seeks permission for continued use of a redundant cattle shed within the centre of the site (725 square metres floor area) and a hardstanding area (682 square metres to the north and west of the farm buildings) as boat storage for up to 200 boats, for a temporary period of 1 year - this being a renewal of previous permissions (08/02719/COU and 09/03920/COU). The storage is used predominantly for keelboats and 20-26 foot classic sailing yachts. No changes to the existing farm layout or buildings are proposed.

The Conservancy did not object to the previous applications, supporting in principle the proposed use of an existing redundant farm building and adjacent area for marine-related storage, and concluding that the visual impacts and noise/activity would not be of a level which would be detrimental to the rural character of the area. We did however request suitable conditions relating to external lighting, to restrict the storage areas to those indicated on the plan (i.e. to the north and west of the existing buildings); and to ensure that no repair work to be undertaken at the premises beyond fitting out for the season.

The latest application was granted temporary permission until 31st August 2010, and included the conditions requested by the Conservancy. Haines Boatyard have submitted four recent applications designed to address their long-term storage and workshop space needs in the face of increasing demand from their customers, including an application for the use of an alternative building which better suits the needs of the business at Itchenor Park Farm for boat storage (10/03921/FUL). However, these applications are still under consideration and therefore the currently proposed temporary storage at Itchenor Park Farm is required to be continued until Haines is able to secure a long-term solution.

We therefore would not wish to raise an objection to this application since the same considerations apply as those outlined in our responses to the 2008 and 2009 applications; however, we would wish to ensure that the currently proposed storage is an alternative to (and would therefore be ceased and not carried on in addition to) the long-term package of storage solutions currently proposed under the four separate applications.

DATE CONSIDERED

10/11/10

CONSIDERED BY

Manager and Harbour Master under delegated powers - *sent out on e-mail committee dispatch but not red-carded by Members for discussion*

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 storage granted under this permission be alternative to and not in addition to the storage proposed in an alternative building on Itchenor Park Farm under application 10/03921/FUL;
 - Details of any artificial lighting proposed in connection with the development to be agreed in writing with the Local Planning Authority.
 - Storage areas to be restricted to the areas shown on the plan submitted with the application.
 - No repair work to be undertaken at the premises beyond fitting out for the season.
-

APP/10/006443: 2 SWANS WALK, HAYLING ISLAND, PO11 9TX - CONVERSION OF EXISTING ROOF SPACE AND A SINGLE-STOREY EXTENSION TO THE FRONT.

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; C3, D1, L1, L6: 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

2 Swans Walk is a Harbour-fronting detached bungalow situated on the south side of My Lords Pond (Mengham Rythe). The building itself lies outside the AONB, as the boundary runs across the end of the Harbour fronting garden. However, the building is clearly visible from the AONB, including from Mengham Rythe itself.

The application seeks permission for a single-storey extension to the front of the bungalow, which would square-off the footprint, with a matching hipped roof and small triangular dormer window. This element would be on the south side facing away from the Harbour and AONB and therefore would have a very limited impact on the wider AONB landscape.

The second element of the application is for a roof conversion, including a large box dormer and balcony on the rear elevation facing onto Mengham Rythe and the AONB. This would incorporate 3 full-height glazed panels with opaque panels on either side, and a projecting balcony with a glass balustrade, surrounded by a zinc-clad surround.

This part of the proposals would be clearly visible from the wider AONB and we are concerned about the scale of the proposed box dormer in relation to the existing bungalow and neighbouring properties, which have smaller rear dormers. We would prefer to see the width of the dormer reduced so that it relates better to neighbouring buildings and is less of a dominant feature in the existing roof. We would also ask that the applicant considers a timber, rather than a glass balcony balustrade, as this would also soften the appearance of the development as viewed from the AONB and wider landscape.

DATE CONSIDERED

10/11/10

CONSIDERED BY

Manager and Harbour Master under delegated powers - *sent out on e-mail committee dispatch but not red-carded by Members for discussion*

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: -

- Width of rear box dormer be reduced;
- Balcony balustrade be changed from glass to timber.