

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

16<sup>th</sup> September 2009

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

A meeting of the Conservancy's Planning Committee will be held at **2.15pm** on **Monday 21<sup>st</sup> September 2009** 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 Committee meeting held on 24<sup>th</sup> August 2009 (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. SDF Applications**

(a) Progress Report (page 7)

(b) To consider the following applications for SDF funding:

- (i) CH-SDF/09-13: Releasing Potential (page 9)
- (ii) CH-SDF/09-14: Fishbourne Community Project (page 21)
- (iii) CH-SDF/09-15: Thorney Island Shoot (page 29)
- (iv) CH-SDF/09-16: Wickedly Wonderful (page 39)

## 6. 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 49).

## 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 63).

## 8. Appeal Decisions: The Manor House, Prinsted Lane, Prinsted, Emsworth

To note the Inspector's decisions in relation to The Manor House, Prinsted Lane, Prinsted, Emsworth PO10 8HR (Appeal A: APP/L3815/A/09/2101545 and Appeal B: APP/L3815/A/09/2101464 - page 67).

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**Date of Next Meeting:** The next meeting of the Committee will be held at **11.15am on Monday the 19<sup>th</sup> October 2009**, at County Hall, Chichester.

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### 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: Mrs Sheila Pearce and Mrs Virginia Wilson-Smith  
Deputy: Mr Terry Hart

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 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 Peter Henshaw and Mr Peter Wills

## CHICHESTER HARBOUR CONSERVANCY

### PLANNING COMMITTEE

24<sup>th</sup> August 2009 – Minutes of a meeting of the Planning Committee held at County Hall, Chichester.

Present:

Mr Steven Schrier (Chairman)

Mr Bill Acraman

Mr John Connor\*

Mr Tim Knight

Mr Richard Meynell

Mr David Myers

Mr Frank Pearce

Mrs Sheila Pearce

Mr Alan Rice

Mrs Virginia Wilson-Smith

\*Mr Connor deputised for Mr Moss

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

### APOLOGIES

39. Apologies were received from Mrs Louise Goldsmith, Mr Peter Henshaw, Mr Pieter Montyn, Mr Adrian Moss and Mr Peter Taylor.

### MINUTES

40. **Resolved** that the minutes of the meeting of the Committee held on 20<sup>th</sup> July 2009 be approved as a correct record and signed by the Chairman.

### DEVELOPMENT CONTROL APPLICATIONS

41. 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.

09/71910/001 - 1 Dolphin Quay, Queen Street, Emsworth, PO10 7BU - replace existing conservatory with new garden room and add an additional floor to existing single-storey workshop

42. The Planning Officer presented the application, utilising a PowerPoint presentation to identify and describe the application and site. The Committee was advised that the applicant was Mr Jim Garland, the architect commissioned by the Conservancy to prepare plans for the renovation of outbuildings at Eames Farm, Thorney Island.

43. The Planning Officer advised Members that 1 Dolpin Quay is a modern, flat roofed property located behind the properties fronting the south side of Queen Street, and fronts onto Dolphin Quay, opposite a boatyard. The property lies within the defined urban area and Emsworth Conservation Area.

44. The building is three-storeys high with a central projecting lift-shaft feature on its frontage and is finished in dark brown brickwork with dark-brown stained timber boarded elements, and sliding grey aluminium framed windows. A single-storey flat roofed workshop and architect's studio used by the applicant has been added to the northwest elevation, which adjoins a garage with studio over at the neighbouring property in Queen Street. An Edwardian-style conservatory has also been added to the southeast elevation at first floor level.
45. A public footpath runs from Queen Street past the front of the property and along the side of Dolphin Quay, from which there are clear views of the frontage and glimpsed views back towards the property above the brick wall and hedge marking the boundary with the footpath, with the building partly screened by large evergreen trees. There are also views from Queen Street itself across Dolphin Quay and further glimpsed views of parts of the property from the public footpath running down the west side of Slipper Mill Pond, from which it is viewed beyond the masts of boats and through the gaps in the trees.
46. The application seeks permission to demolish the existing conservatory and to replace it with a new, slightly wider 'garden room' with a flat roof to tie in with the main building, positioned more centrally on the south east elevation, with a new timber decking terrace to the west (rear) elevation. The new garden room would have aluminium framed windows with a sedum roof (to allow moss growth) and slatted timber screening on the front and parts of the side and rear elevations. It is also proposed to erect a first floor extension over the existing flat roofed workshop/studio to provide a larger, lighter studio for the applicant's architectural work. This would have a curved zinc roof with wooden beams sloping up towards the existing building and would have timber weatherboarding with porthole-style windows added at ground floor level, with aluminium windows surrounded by slatted timber screening at first floor level, and two upstanding roof lights.
47. The existing building expresses a modern architectural character of its time and it is considered that the proposed new garden room would be more sympathetic to the original form of the building than the existing conservatory, better reflecting its simple, square, flat roofed form. There would be glimpses of the new garden room from the public footpaths running along Dolphin Quay and Slipper Mill Pond to the southeast, however, these would be limited due to the evergreen trees and boundary wall which provide some screening of the building from these perspectives. The slatted timber screening and 'green' roof would help to soften any visual impacts. This element of the proposals would therefore not be unduly intrusive in the wider AONB landscape.
48. The proposed first floor studio extension would be visible from Queen Street and the public footpath as it runs directly in front of the building, but again, views from the footpath along Slipper Mill Pond would be limited and seen in the context of other built development and trees, and beyond the masts of boats. The proposed curved roof, while being unique, is designed to reflect structures at the adjacent boatyard and to provide a transition between the pitched roof of the adjacent building and the flat roof of the application property. The proposed matching window frames, slatted timber screening and timber weatherboarding would help to tie the extension in with the existing building and therefore prevent it from standing out as an obvious addition to the property.

49. Members agreed with the Planning Officer that the proposed changes would not be detrimental to the street scene, nor adversely impact upon the AONB. They considered that the roof proposed for the extension, while unusual, was attractive, and formed an interesting feature which improved on the existing appearance of the building.
50. **Resolved** that Havant Borough Council be advised that the Conservancy proposes no objection to the application.

#### SUSTAINABLE DEVELOPMENT FUND (SDF) APPLICATIONS

##### Project Progress Statement

51. The AONB Officer referred to a Project Progress Statement, which identified projects approved in the current year, the funds awarded and remaining, a copy of which is attached to the signed minutes. Members noted that, subject to any awards made at this meeting, £10,500 remained unallocated, and that projects had to be completed and grant claimed by 31<sup>st</sup> March 2010; if by the end of 2009 there remained unallocated funds, the Committee would be asked to consider making further awards to some or all of the approved projects.

##### Project No. 09/10: Slipper Mill Pond Preservation Association

52. The Committee considered an application for financial assistance under the Conservancy's Sustainable Development Fund (SDF) scheme, a copy of which is attached to the signed minutes.
53. Members agreed that this Phase 1 proposal to produce a technical specification for the required repairs to the Slipper Pond wall deserved support, and noted that further support might be sought in future years for Phase 2, when the engineering works were to be commissioned.
54. **Resolved** that SDF funds of £2,500 be awarded to the Slipper Mill Pond Preservation Association for the purpose set out in its application.

##### Project No. 09/11: Pond Restoration, Deckhouse Estate, Emsworth

55. The Committee considered an application for financial assistance under the Conservancy's Sustainable Development Fund (SDF) scheme, a copy of which is attached to the signed minutes.
56. Members noted that the application, for the restoration of the larger of the two ponds on the site, made clear that this was a private estate, owned and managed by the residents. In view of the lack of public benefit, it was suggested that the application did not adequately meet one of the essential aims of the SDF scheme, namely benefit to the wider AONB community. On being put to the vote the proposal to grant aid this project was not approved.
57. **Resolved** that no SDF funds be awarded to the Philbourne Estate for pond restoration.

Project No. 09/12: Christian Youth Enterprises Sailing Centre

58. The Committee considered a further application from the Sailing Centre for financial assistance under the Conservancy's Sustainable Development Fund (SDF) scheme, a copy of which is attached to the signed minutes.
59. Members agreed to financial assistance for the purchase of a Drascombe sailing longboat and a safety boat, noting that the Centre had previously received funds towards the purchase of Wayfarer dinghies; they sought re-assurance that the Centre's courses were open to young people of any (or no) religious persuasion.
60. **Resolved** that SDF funds of £2,000 be awarded to the Christian Youth Enterprises Sailing Centre for the purpose set out in its application.

DEVELOPMENT CONTROL - DELEGATED ACTION

61. The Committee considered 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 and Havant Borough Council, a copy of which is attached to the signed minutes.
62. The report included details of action taken by the officers as a matter of urgency in submitting comments on behalf of the Conservancy in relation to application no. SB/09/01575/ADV: New Life Church, Thorney Road, Southbourne. In considering this matter Members commented upon the Church's failure to comply with conditions attached to an earlier planning permission in relation to the surface of the access road into the site. It was suggested that the District Council be advised that the Church should be required to implement a coloured (resin) treatment of the surface to make its appearance more acceptable in the rural area.
63. **Resolved**
- (i) That the action taken by the officers in relation to application no. SB/09/01575/ADV: New Life Church, Thorney Road, Southbourne, recommending refusal of the application, be approved and confirmed;
  - (ii) That the report on action taken under delegated powers be noted.

REPORTS BACK FOR INFORMATION: JANUARY TO MARCH 2009

64. The Committee considered a report by the Manager & Harbour Master, a copy of which is attached to the signed minutes.
65. **Resolved** that the report be noted.

The meeting started at 2.15pm and ended at 3.28pm.

Chairman

Next Meeting: The next meeting of the Committee will commence at 2.15pm on Monday the 21<sup>st</sup> September 2009 at County Hall, Chichester.

**Sustainable Development Fund Year Five 2009-10**

**Progress report for September Committee Meeting**

**Projects awarded grant funding to date:**

<b>Project Number</b>	<b>Project Title</b>	<b>Recipient</b>	<b>SDF Grant Awarded</b>
CH-SDF/09-01	Chidham Community Recreation Area	Chichester Harbour Trust	£10,000
CH-SDF/09-02	Living in an AONB	Chichester Harbour Conservancy	£2,000
CH-SDF/09-03	Coastal Heritage Display	Havant Arts Centre	£7,673
CH-SDF/09-04	Tomato Recycling Project	The Apuldram Centre	£1,800
CH-SDF/09-05	Solar Water Heating	Cobnor Activities Centre Trust	£15,000
CH-SDF/09-06	Days Out Plus	Action in Rural Sussex	£1,500
CH-SDF/09-07	Discover Hayling: Video Reminiscences	Hayling's BEST MTI Group	£2,467
CH-SDF/09-08	Children's interpretation	Friends of Old Bridge Meadow	£500
CH-SDF/09-09	Thorney Island Heritage & Conservation Project	Army Welfare Service	£3,000
CH-SDF/09-10	Slipper Mill Pond West Bank Repairs: Phase 1	Slipper Mill Pond Preservation Association	£2,500
CH-SDF/09-12	Improving safe access to water activities	CYE Sailing Centre	£2,000
<b>Total grant awarded</b>			<b>£48,440</b>

**Remaining grant available to allocate: £6,100**

**Applications received for consideration :**

CH-SDF/09-13	Releasing Potential Sailing Academy	Releasing Potential	£1,379
CH-SDF/09-14	Fishbourne Community Project	Fishbourne Parish Council	£2,000
CH-SDF/09-15	Thorney Island Habitat Management Project	Thorney Island Shoot	£1,000
CH-SDF/09-16	Wickedly Wonderful	Topper Sailing in Chichester Harbour	£2,000
<b>Total grant applications received</b>			<b>£6,379</b>

**Further applications in progress: 0**

CHICHESTER HARBOUR CONSERVANCYPLANNING COMMITTEE21<sup>st</sup> SEPTEMBER 2009REPORT BY THE MANAGER & HARBOUR MASTERDEVELOPMENT CONTROL APPLICATIONS**1). 09/72956/001 - 8 WESTERN PARADE, EMSWORTH, PO10 7HS - DEMOLITION OF BUNGALOW AND CONSTRUCTION OF 1 NO. DETACHED 4-BED HOUSE WITH INTEGRAL GARAGE.**PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; L1, L6, D1, C3: Havant Borough Local Plan 2005. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policies B2, B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

MANAGER AND HARBOUR MASTERS COMMENTS

7 and 8 Western Parade are two detached bungalows fronting the Harbour to the west of Emsworth. Western Parade runs along the foreshore and AONB boundary and therefore the properties themselves fall just outside the AONB; however, they sit in a very exposed position visible from the wider AONB landscape for some considerable distance from the Harbour to the south, and from the foreshore footpath running past the properties.

There is a complex planning history relating to both of these properties, including several refusals of permission for replacement dwellings, the latest being three separate appeals (for two options at each site), all of which were dismissed on the grounds of poor design, overbearing form, and an extent of glazing that is too great and the individual elements too unrelated to each other to achieve an acceptable design. However, at No.7, a previous permission had been granted for a traditional replacement dwelling with a hipped tiled roof, brickwork elevations and aluminium window frames, and this is currently being constructed on the site.

This application seeks permission again for a replacement dwelling at No.8, of a contemporary design with a split gable roof fronting the Harbour. The dwelling would have a grey metal standing seam roof with roof lights on the flat section in between pitches, and also on the eastern slope. Elevations would be red brickwork to the southeast and northwest parts of the building, and white render to the southwest and northeast parts, which would link to a balcony feature on the Harbour-elevation with stainless steel balustrading. There would be a mono-pitched roof garage element on the western side, matching the white rendered section, and windows would have grey powder-coated aluminium frames, with a large glazed element with full-height panels extending to eaves level serving the proposed living room at first floor level.

Conservancy officers were consulted on the proposed plans for this contemporary option prior to the formal application submission. We accepted the principle of a contemporary design in this position given the variety of designs nearby; but stressed the sensitivity of the site in terms of distant views from the AONB. We acknowledged that the width, and therefore bulk of the proposal had been reduced from previous schemes; however, we did raise concern about the level of first floor glazing, which we felt would give the building an ungainly, top-heavy appearance, which in combination with the proposed brilliant white rendered element and contemporary design, would add to the dominance of the building and make it overly conspicuous from the wider AONB to the south. We suggested that there may be scope for larger windows at ground floor level to provide more of an anchor and to relate better to the first floor windows, but that the living room window should be redesigned (with the level of glazing significantly reduced) in order to address concerns consistently raised in relation to previous schemes by the Conservancy, the Council and the Inspector. We also encouraged the use of overhanging eaves or canopy features to provide shading to the glazed areas, and suggested that an alternative, less visually obtrusive finish be considered in place of white render, such as cedar cladding.

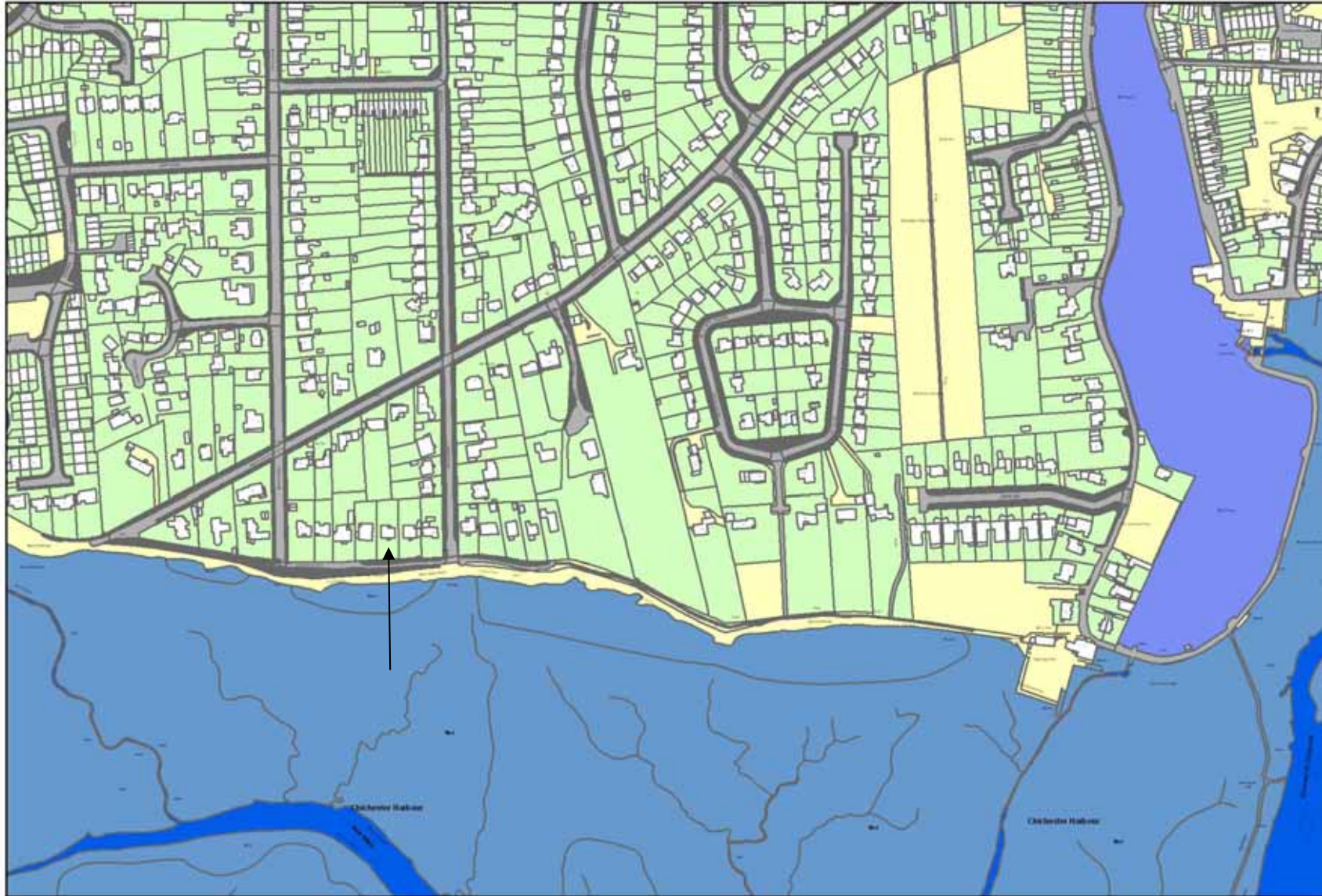
The AONB Landscape Character Assessment advises on avoiding the use of very bright, grey or white colours on elevations and roofs in harbourside housing development, and encourages the use of restrained dark matt colours to blend with the surrounding landscape. Similarly, while the AONB Design Guidelines for New Dwellings includes render as a material reflecting the maritime influence; for woodland setting houses, such as 8 Western Parade (which is viewed against a mature planted backdrop from the Harbour), it also encourages the use of locally distinctive materials in predominantly darker tones to ensure that the building blends into its planted background.

The current application plans have not changed since our pre-application advice was given. We are disappointed that none of our concerns have been addressed, despite the suggestions made for relatively minor changes to address them. We therefore remain concerned about the increased visual intrusion in the landscape that would result from the proposal due to the combination of brilliant white render, top-heavy glazing and its contemporary design, particularly given that the new dwelling would be significantly larger than the existing bungalow. The adjacent dwelling under construction at No.7 is of a traditional design and we understand that a soft palette of materials has been chosen to minimise its impact on the AONB. The current proposal for No.8 is likely to have a significantly greater visual impact for the reasons given.

#### MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

Propose recommend refuse.

## 7 & 8 Western Parade, Emsworth



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## **2). BO/09/03137/FUL - MALLARDS, WINDMILL FIELD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8LH - SINGLE REPLACEMENT DWELLING.**

### 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: Policies B2, B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

### MANAGER AND HARBOUR MASTERS COMMENTS

'Mallards' is a detached chalet-style house located on the east side of the Bosham Channel. The site lies within the rural area and forms part of a row of detached, spaciouly arranged properties fronting the Harbour on this side of the channel, running northwards from the former Burnes Shipyard. The existing house has dark brown brick elevations, with a hipped, plain tiled roof with dormer windows. Despite its relatively exposed position with little or no planting to the waterside boundary, due to its low form and dark materials, the house is relatively unobtrusive in the wider landscape, apart from the white window frames and surrounds. The house is visible from the water in an arc to the west, from the footpaths running past the east and west sides of the site and in more distant views from the Chidham peninsula, where the house is viewed against a backdrop of mature trees.

The application seeks permission for the demolition of the existing dwelling and its replacement with a detached, two-storey house with an L-shaped footprint. The new dwelling would have a simple pitched roof with a gable face element fronting the Harbour, and would be approximately 0.3 metres higher than the highest part of the existing house roof; although the ridge would remain slightly lower than the adjoining property 'Windmill House' to the north. The new dwelling would be moved slightly further from the north boundary to maintain better spacing from this neighbouring property. The Harbour elevation would comprise a first floor balcony running across the majority of the elevation, with several sets of vertically divided glazed panels. There would be a recessed area at ground floor level under the balcony. Materials would be a mixture of facing brickwork, natural timber boarding left untreated, and flintwork with render dressings to the central section (including the recessed element), with slate tiles to the roof. Window/door frames would be grey powder-coated aluminium. The east elevation facing away from the Harbour would comprise a row of small square windows just below eaves level leading to a full-height window divided into squares to light the stairwell. The rear wing would include a double garage with an extending brick wall to screen a boat storage area behind, and a set of 12 solar panels on the south-facing roof slope.

Given that a public footpath runs past the east side of the site, the front (non-harbour-facing) elevation would have some impact on public views from within the AONB; however, these views would be limited by an existing garage building on the front boundary which is to be retained for boat storage use, and sections of hedgerow which mark the front boundary with the footpath.

The proposed solar panels and double garage with extending screen wall will be clearly visible through the driveway entrance and a gap in the hedgrows, but given these limited views and the fact that the new house would not extend significantly further east than the existing building, it is not considered that the new house would be unduly prominent from this perspective. As such, the main impact would be the west or harbour-facing elevation, which, as stated above, would be visible for some distance from various perspectives including from the foreshore footpath, the water, and the Chidham peninsula.

The approach taken to the design of the new dwelling with a simple, long and relatively low profile kept slightly below that of the neighbouring property to the north, is considered appropriate in this exposed landscape context adjacent to the shoreline. The small increase in height and footprint do not appear excessive and the fenestration and balcony elements are kept relatively simple, again, respecting the highly sensitive, rural setting of the building. There is some concern however regarding the proportion of some of the windows on this west elevation which appear rather squat or square in proportion. We would prefer to see the frames with a greater vertical emphasis so that these large areas of glazing are broken up appropriately in accordance with the AONB design guidelines, to provide a more sympathetic overall composition and to avoid large reflective areas which could draw the eye to the building.

The proposed mix of facing brick, untreated timber cladding and flint work with render dressings should work well by presenting relatively neutral, unobtrusive colours but at the same time providing interest and variety to break up the perceived massing of the building in wider views. We would ask that the 'natural' coloured render is not painted a bright colour. We would also ask that the existing trees and hedges on the site are retained, as stated in the application, in order to help soften the impact of the new building.

#### MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

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

- Glazed elements on the west elevation be given greater vertical emphasis through further subdivision of the frames;
- Existing trees and hedges on the site be retained;
- Proposed 'natural' coloured render dressing on the proposed flint panels to be a neutral/subdued colour.

# Mallards, Windmill Field, Bosham



0 0.0150.03 0.06 0.09 0.12  
Kilometers



Map produced by Chichester Harbour Conservancy

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**3). BO/09/03112/FUL - BOSHAM FARM SHOP, DELLING LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8NN - NEW AUTO-SLIDE DOOR AND SHOPFRONT.**

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE8: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3.

MANAGER AND HARBOUR MASTERS COMMENTS

Bosham Farm Shop is located on the west side of Delling Lane, forming part of the Broadbridge Business Centre, fronting onto open fields to the east on the opposite side of the road. The site lies within the AONB, the rural area and the strategic gap. The shop is contained within a converted farm building with brick and flint elevations, and a slate tiled roof. The shop front and entrance is set back from Delling Lane beyond the elements of the building which abut the pavement; however, it is clearly visible from opposite the entrance into the business centre and also from a distance across the fields when viewed from the A259 to the east of the site. Until recently the shop front comprised silver aluminium doors which were recessed underneath a canopy containing the main shop sign; however, work is currently underway to install a new shop front with an 'auto-slide' door, which infills the lobby area so that the new window and doors are directly underneath the fascia sign.

The application proposes to retain this new shop front. The design includes one large square-proportioned picture window and a set of double, sliding doors in white powder-coated aluminium frames on either side of the existing brick piers.

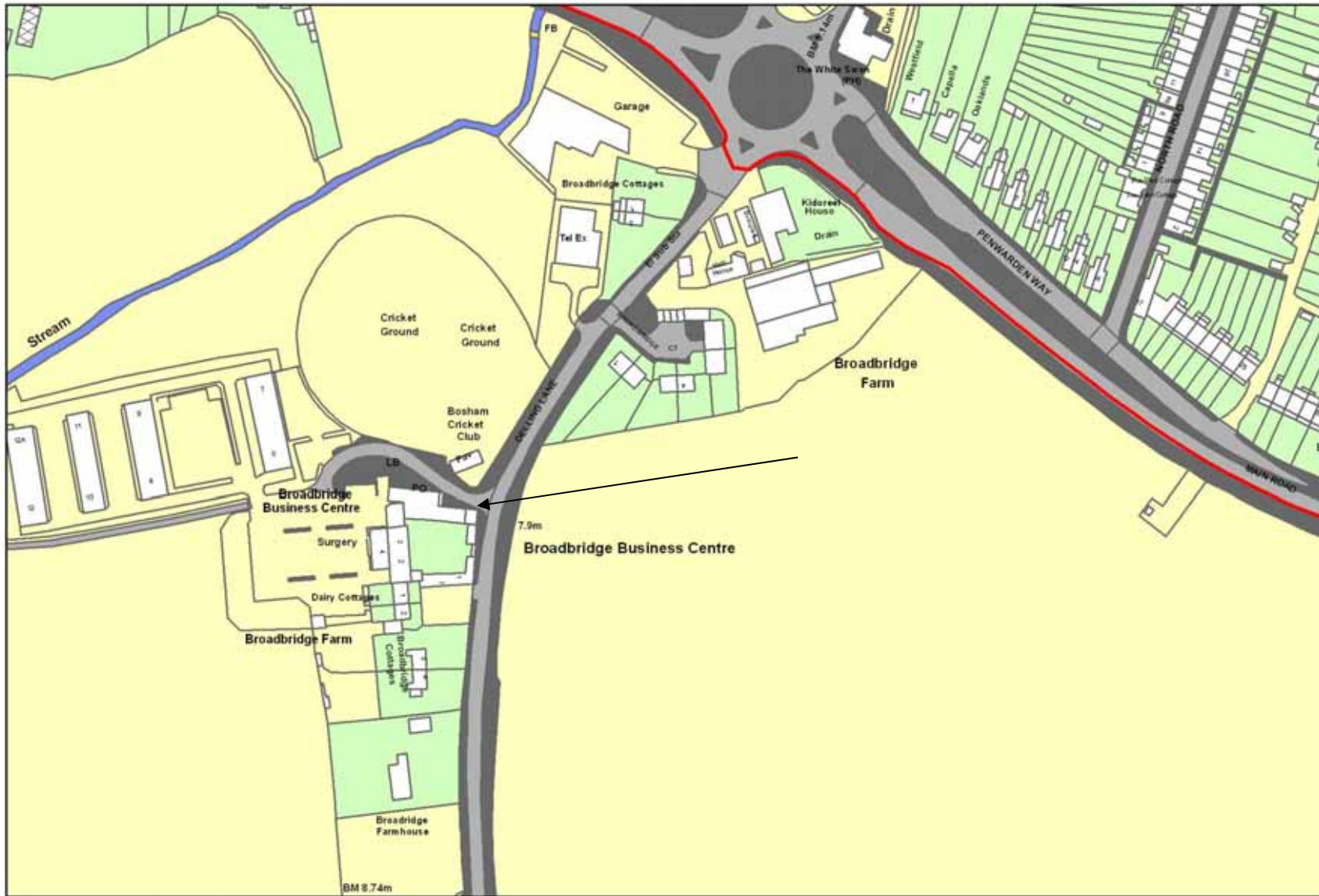
The supporting statement fails to acknowledge the location of the site within the AONB or to consider properly the visual impact of the proposed shop front in this location. It is considered that the newly installed shop front is not sympathetic to this rural setting within the AONB. The large, square proportioned shop window and white-coloured frames are inappropriate to the modest size and rural character of this former agricultural barn, and will be visible not only from Delling Lane itself but also in wider views across the AONB, from the A259 some distance to the east. The infilling of the former covered lobby will exacerbate the visual impact of the shop front by bringing it forwards in public views and resulting in a protrusion from the original building.

Whilst it is appreciated that the Cooperative may wish to use white because it fits in with their 'corporate' colours; it is considered that in this sensitive, exposed location within the AONB, a darker coloured frame with greater vertical subdivision would be more appropriate and sympathetic to the building and its setting. In accordance with one of the key principles of PPS1, the opportunity should be taken to improve the character and quality of the area, and it is considered that the new shop front as proposed would detract from, rather than conserve and enhance the character of the AONB. The application also conflicts with saved Policy BE8 of the Local Plan which requires that new shop fronts should be in scale with the building and be sympathetic in design, materials and appearance to the character of the building and its surroundings.


MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

Propose recommend refuse.

# Bosham Post Office



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0 005 10.020 030 04  
 Kilometers



**4). BO/09/03223/ADV - BOSHAM FARM SHOP, DELLING LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8NN - ILLUMINATED FASCIA AND PROJECTING SIGN.**

PLANNING POLICY FRAMEWORK

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

MANAGER AND HARBOUR MASTERS COMMENTS

Bosham Farm Shop is located on the west side of Delling Lane, forming part of the Broadbridge Business Centre, fronting onto open fields to the east on the opposite side of the road. The site lies within the AONB, the rural area and the strategic gap. The shop is contained within a converted farm building with brick and flint elevations, and a slate tiled roof. The shop front and entrance is set back from Delling Lane beyond the elements of the building which abut the pavement; however, it is clearly visible from opposite the entrance into the business centre and also from a distance across the fields when viewed from the A259 to the east of the site. Parts of the building are set further towards Delling Lane and are therefore even more prominent in wider views.

The shop currently has several signs, including a large green fascia sign above the entrance lobby reading 'Bosham Farm Shop'; two fixed signs on the end and side of the building closest to Delling Lane; and two small projecting signs advertising the Post Office element. There is also a window opening on the end of the barn abutting the pavement which is blocked in with green panels to match the main fascia sign and other green window panels around the building.

The application seeks advertisement consent for replacement signage as part of a shop re-fit and conversion into a 'co-operative food' store. It is proposed to replace the existing, non-illuminated fascia sign with a new white aluminium fascia sign of the same size as existing, with blue and green lettering reading 'The co-operative food' with a fluorescent tube trough light above (painted white to match the fascia); and to install a new projecting white aluminium sign (also with blue and green lettering reading 'the co-operative food') with external spot lights on stalks on the end of the barn abutting the pavement. It is also proposed to replace the existing projecting Post Office sign with a new projecting Post Office sign in red and white; to install a new fixed sign in place of the existing window opening below (again the sign would be a white panel with blue and green letters reading 'the co-operative food') and a further, much larger fixed sign of matching colouring also reading 'the co-operative food' and advertising opening times and goods sold, on the north side of the barn adjacent to the projecting signs, in place of an existing beige-coloured sign advertising the goods for sale.

Saved Policy BE9 of the Local Plan states that stringent control will be maintained over advertisements in areas of special control (the whole AONB is an area of special control as a result of its visual sensitivity) and that applications will only be permitted if the size, colouring, and layout does not detract from the appearance of the building to which it is attached or from the character and appearance of its surroundings; and that the materials used are visually sympathetic to their surroundings ('preference will be given to hand painted signs'). Policy B4 of the AONB Management Plan planning guidelines

states that signage should be kept to the minimum size possible, an appropriate colour, scale and lettering and should be located in one position on the site to avoid clustering of signage. It states that internal illumination or tube lighting is not appropriate to the rural character of the AONB.

The supporting statement fails to acknowledge the location of the site within the AONB or to consider in any detail the impact of the proposed signs in this exposed, rural location. It is considered that the number of signs proposed is excessive given that there would be three signs advertising 'the co-operative food' within very close proximity on the part of the barn closest to Delling Lane, which would result in a cluttered appearance, thereby detracting from the character of the building. Furthermore, the proposed fixed sign on the north elevation is excessive in size (being substantially larger than the existing sign) and would therefore be unnecessarily intrusive in the AONB. The proposed fascia shop front sign would follow the size and length of the existing canopy box which unfortunately is excessively long in relation to the building. In combination with the proposed shop front, this proposed new sign would not be sympathetic to the scale or character of this converted agricultural barn or its location within this rural part of the AONB. We are also concerned about the use of a tube trough light to illuminate the sign as tube lighting is not generally appropriate within the AONB (as advised in policy B4 of the planning guidelines).

Overall, the proposed signs, particularly given their number, size and colouring, would be clearly visible in wider views across the AONB and the large sign on the north elevation in particular, would draw the eye to the building, presenting an intrusive feature. We consider that the signs fail to meet the requirements of saved Policy BE9 of the Local Plan or Policy B4 of the AONB Management Plan, and overall, would make the building significantly more intrusive in the AONB landscape. In order to achieve a scheme of signage appropriate to the sensitive, rural character of this part of the AONB, we would recommend reducing the number of signs, reducing the length of the fascia sign and significantly reducing the overall size of the sign proposed on the north elevation; considering the use of a black or green background with white lettering; and avoiding the use of tube lighting.

#### MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

Propose recommend refuse.

**5). BO/09/03093/DOM - PHEASANT LODGE OLD PARK LANE BOSHAM CHICHESTER WEST SUSSEX PO18 8EX - SINGLE-STOREY EXTENSION.**

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, RE14, BE11, 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

'Pheasant Lodge' is a dwelling on the south side of Old Park Lane, located in between Church Farm and Dovecote House. It was formerly a barn associated with Church Farm but permission was granted for its conversion in 1996. It lies within the rural area, and there are views of the existing buildings from Old Park Lane to the north and northeast, particularly in the winter. However, the site is fairly well enclosed by trees which in the summer limit views into the site except across the frontage of Church Farm. There are no public footpaths to the south with views of the site.

Permission for a large extension to the south side of the barn was refused permission and subsequently dismissed on appeal in 1998, on the grounds of it resulting in consolidation of the developed area and being an unduly prominent feature in the landscape and harmful to the character, appearance and openness of the AONB, closing in the openness of views from Old Park Lane out into the surrounding countryside. In 2004 permission was refused again for an extension to the south side of the barn, on similar grounds, although the Conservancy had raised no objection given the limited views from the road or wider landscape. In 2005 permission was granted for a smaller extension on the north side of the barn, to mirror the former granary and linked to the existing building with an interconnecting single-storey glazed link. Again, the Conservancy raised no objection due to its appropriate scale, height and materials and limited public views. This extension has been constructed. Members may also recall that permission was refused in 2008 for a change of use of a triangular piece of field to the south to residential garden and the retention of a garden shed and dog kennels at the property, on the grounds of unjustified visual encroachment into the countryside.

This application seeks permission for a large extension of a similar size to the original barn, attached to the west side of the granary extension via a small glazed link, with its length running east to west across the northern part of the site. It would have a hipped roof with low eaves on its north side as viewed from Old Park Lane, with brick and flint elevations with no windows and a slate tiled roof. Its south elevation would be entirely glazed with overhanging eaves to provide a small covered external area and shading to the windows, which would have stained timber frames.

Whilst the extension has been designed so that its elevational impact as viewed from Old Park Lane would be minimised with low eaves, no windows and appropriate materials; it would be a large addition approximately the same size as the original barn, which in combination with the existing extension, would more than double the size of the original property. Its length would be visible from Old Park Lane in the winter months when there are views through the trees, particularly from opposite the shared driveway. Whilst we have consistently raised no objection to previous applications for extensions due to the limited public views, these have been set further back from Old Park Lane or smaller in scale and therefore less visually obtrusive as viewed from the north.

We are concerned that the current proposal would consolidate the existing development on the site as perceived from this main public perspective, and that the proposed extension is a disproportionately large addition to what was originally a small agricultural barn. We acknowledge the applicants' need to stay in close proximity to their business at Church Farm and their wish to expand the property to accommodate their family, and therefore we would be supportive in principle of a smaller extension. However, we are concerned that the current proposal is excessive and would be unnecessarily obtrusive in the landscape as viewed from Old Park Lane due to its scale, position and orientation, and therefore would be harmful to the distinctive rural character and openness of the AONB.

#### MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

Propose recommend refuse.

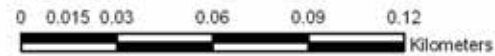
# Pheasant Lodge, Old Park Lane



Map produced by Chichester Harbour Conservancy



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CHICHESTER HARBOUR CONSERVANCYPLANNING COMMITTEE21<sup>st</sup> SEPTEMBER 2009REPORT BY THE MANAGER & HARBOUR MASTERDEVELOPMENT CONTROL APPLICATIONS DETERMINED UNDER MEMBERS DELEGATED POWERS

**09/50756/019** - THE LANGSTONE HOTEL, NORTHNEY ROAD, HAYLING ISLAND, PO11 ONQ

EXTERNAL SIGNAGE TO INCLUDE LIGHTBOX ABOVE DOOR, ILLUMINATED LIGHTBOX, SIGN BOARD, INDIVIDUAL APPLIED LETTERING, ILLUMINATED LINE ADDED TO EXISTING SIGN AND 'HOTEL' WORDING REMOVED FROM SAME EXISTING SIGN.

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; Havant Borough Local Plan Policies C3, D1, L1, PC4. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B4.

MANAGER AND HARBOUR MASTERS COMMENTS

The Langstone Hotel is located on the north shore of Hayling Island, adjacent to Northney Marina. It is a large building visible from Langstone and the water to the northwest. The site lies within the AONB and the rural area as designated under the Local Plan, and fronts onto the adjacent saltmarsh and intertidal area which is designated as a Special Protection Area for wild birds (SPA), a Special Area of Conservation (SAC), and a Site of Special Scientific Interest (SSSI).

The application seeks retrospective permission for the installation of replacement signage at the hotel. This includes the removal of the word 'hotel' from the large applied lettering reading 'The Langstone Hotel' to the entrance brick feature on approach into the site and its replacement with an internally illuminated burgundy stip line, a new free-standing internally illuminated lightbox reading 'The Langstone' at the entrance into the car park, the replacement of an existing parking sign at the rear of the car park with a new lightbox sign reading 'Further parking at rear', the installation of a new lightbox sign and illuminated stipline above the restaurant door reading 'The Brasserie at the Langstone', and a free standing sign adjacent to the reception entrance reading 'The Langstone' with external spot lights below. Letters are black acrylic attached to white backgrounds, and the illuminated striplines are burgundy in colour.

The location of three of the five signs is relatively discreet and tucked away from view from the wider landscape, being sited along the wall of the hotel which is recessed back from the circular entrance feature of the building, and behind the car park as viewed from the north. However, the internally illuminated lightbox at the entrance into the car park and the new internally illuminated stripline on the corner brick wall are both exposed to view from the wider landscape, being visible from the water to the northwest, the Hayling road bridge, and from Langstone quay across the water to the north.

Whilst we have no objection to the size and design of the signs; we do have serious concern over the method and level of illumination. We have carried out a site visit at night to view the signs in their context when illuminated; and one of the lightbox signs (at the entrance to the car park) is already being illuminated, while the remainder are in place but not yet being illuminated. Unfortunately the car park entrance sign is excessively bright and therefore creates a significant visual intrusion and level of glare in the otherwise relatively dark, rural landscape, and is therefore considered inappropriate to the sensitive character of the AONB in this location. It is visible from Langstone quay and the road bridge, and from Northney Road as you approach the site, and stands out as being substantially brighter than the few surrounding globe car park lights or any other nearby lights.

Policy B4 of the planning guidelines within the AONB Management Plan states that internal illumination and tube lighting is not appropriate to the rural character of the AONB. Local Plan Policy PC4 states that where potential glare is significant in areas of nature conservation importance or areas whose open and remote landscape qualities would be affected, provision for full horizontal cut-off and other forms of containment of the illumination will be required. The policy acknowledges the potential harm from glare introducing a suburban feel into rural areas and thus affecting local character and causing stress and anxiety for those adversely affected. Horizontal cut-off and other forms of containment therefore may be required to minimise any adverse impacts. We are concerned that the three lightbox signs will create excessive glare and introduce an urban character to the site. While we have not seen the strip line on the brick entrance wall illuminated, and this is specified as a lower level of illumination (300 candelas as opposed to 526 candelas), we are also concerned about the potential impact of this on the landscape given its high, exposed position.

We would recommend that either the level of illumination (in particular for the lightbox signs) is significantly reduced and is shielded in some way in accordance with Local Plan Policy PC4; or the method of illumination is changed to external spotlights of an appropriate brightness and orientation, which would be more appropriate to the remote, rural character of this part of the AONB.

#### DATE CONSIDERED

20/08/09

#### CONSIDERED BY

Manager and Harbour Master under delegated powers - *21 days fell before the committee*

#### DECISION

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

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**BI/09/04012/DOM - TIDES REACH, 30 GREENACRES, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HL - RETENTION OF RAISED GARDEN DECKING.**

#### 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.

#### MANAGER AND HARBOUR MASTERS COMMENTS

'Tides Reach' is the western-most house fronting the Harbour at Greenacres, in Birdham. It lies within the rural area and this part of Greenacres is characterised by large properties in spacious gardens raised above the Harbour, with natural edges onto the foreshore. 'Tides Reach' has a rear garden laid to lawn which includes a steep sloping bank leading onto the shore. Several Oak trees line the bank and there is a section of a timber retaining wall and a small concrete hard.

A raised timber deck measuring 4.8 x 4 metres has been erected above a section of the sloping bank for use as a seating area for the garden. The structure is just over 3 metres high above shore level, and is set 0.5 metres below the lawn behind, located in between two Oak trees. It is constructed from dark stained oak with four round posts sited against the timber retaining wall and a simple post and rail balustrade around the decking, which overhangs the foreshore by approximately 0.8 metres. This application seeks permission for the retention of the decking.

The decking is set above the mean-high-water mark or intertidal area and therefore it is not an intertidal structure, but is entirely contained within the garden of the property. As such, the main issue is its visual impact as viewed from the Harbour.

The decking is viewed mainly against the existing timber retaining wall and sloping bank, with only the balustrading visible above this. Whilst we would be concerned about the prospect of raised timber decking being erected at every property in Greenacres fronting the Harbour; given its dark colouring, and position viewed against the bank and in between trees, the structure at 'Tides Reach' is not unduly intrusive within the landscape. We would ask however that the decking is maintained in its current dark stain or is left to weather naturally, as treatment by painting or staining in a different colour could increase its visual prominence.

#### DATE CONSIDERED

16/09/09

#### CONSIDERED BY

Manager and Harbour Master under delegated powers - *sent out on 11-day 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 matter be negotiated if possible: -

- A condition imposed to ensure that the structure is maintained in its current dark stain (or left to weather naturally) and is not painted or stained a different colour in the future.



# Appeal Decisions

Hearing held on 4 August 2009

by **Ken Barton** BArch DipTP Regd Architect

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

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**Decision date:**  
**19 August 2009**

**Appeal A: APP/L3815/A/09/2101545**

**Appeal B: APP/L3815/A/09/2101464**

**The Manor House, Prinsted Lane, Prinsted, Emsworth PO10 8HR**

- The appeals are made under section 78 of the Town and Country Planning Act 1990 against refusals to grant planning permission.
- The appeals are made by Mr R Richardson against the decisions of Chichester District Council.
- Application A, Ref.SB/08/02712/FUL, dated 30 May 2008 and submitted to the Council on 22 August 2008, was refused by notice dated 16 October 2008.
- Application B, Ref.SB/08/04992/FUL, dated 5 December 2008 and submitted to the Council on 8 December 2008, was refused by notice dated 29 January 2009.
- The development proposed in both application A and B is erection of 1no 3-bedroomed house to north of house.

**Summary of Decision: I dismiss appeal A and allow appeal B subject to conditions as set out below in the Formal Decision.**

## Main issues

1. Main issues in respect of both appeals are the likely effects on the setting of the listed building, conservation area, Area of Outstanding Natural Beauty and Strategic Gap. An additional issue with application A is the likely effect on the amenities of nearby occupants.

## Reasons

2. The Manor House is a Grade II listed building situated on the eastern side of Prinsted Lane within the designated Prinsted Conservation Area. The whole of the settlement lies within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The boundary of the Settlement Policy Area (SPA) passes through the rear garden of the listed building in a north/south direction and land to the east of this lies within the Chichester to Emsworth Strategic Gap. The Appellant's family live in The Manor House and they wish to build a new house in the northern part of their domestic curtilage for their own occupation. This land, which was previously approved for use as a hard tennis court, is mainly grassed and is enclosed to the north and east by a hedge, with a high stone wall separating it from the main grassed and planted rear garden area.
3. With application A, the proposed house would be set back as far as possible from Prinsted Lane, with much of its built form being located to the east of the SPA boundary, within the Strategic Gap. This would be a material extension of the settlement into the countryside, contrary to the aims of adopted Local Plan policies and I am not convinced that such a breach of policy would be justified. There would be some harmful effect on the open character of the area and an approval here, in my opinion, could unreasonably increase pressure on the

Council to approve further applications in situations that might otherwise have been regarded as inappropriate and further undermine the policy objectives in respect of the rural area and Strategic Gap. In terms of visual impact, the new dwelling would appear especially intrusive as seen from the garden area to the rear of The Manor House. Because of its height, mass and proximity to the separating wall, I consider that the new dwelling would have a significant harmful effect on the setting of the listed building and would detract from the character and appearance of this part of the conservation area. There would also be an unacceptable degree of overlooking from upper windows over the rear part of The Manor House garden. The Appellant showed how this might be overcome by modifying the fenestration and introducing obscure glazing; but such measures would have undesirable consequences for the appearance of the house and the living conditions of its occupants and, in any event, would not offset my other concerns.

4. As regards application B, the proposed house would be smaller in floor area than scheme A and the building would be located further to the west, wholly within the SPA. There could be a more intensified use of the land outside the SPA compared with that likely to occur in connection with The Manor House; but not necessarily so, especially bearing in mind the previously approved tennis court and also taking account of the orientation and layout of the proposed house. On balance, I consider that any conflict with aims for the SPA and Strategic Gap would not be so serious as to be unacceptable.
5. Similarly as regards the visual effect of the new dwelling, because of its simpler form and greater distance from the garden separating wall, its impact on the setting of the listed building would be less than in scheme A. There would be a reduction in spatial separation between The Manor House and Fraryhurst to the north; but, there is historic evidence of a former building in this general location and the bulk of the new house and its distance from Prinsted Lane would be such that I consider it need not appear unduly out of place or intrusive in the street scene. The west elevation of the house would be seen beyond the existing and proposed garage curtilage structures and the trees and shrubs to be retained and supplemented would also have a screening effect. Subject to certain conditions, therefore, I consider that the likely impact of the application B dwelling on the character and appearance of the conservation area, the setting of the listed building and the AONB would be acceptable.
6. The conditions that would be necessary were discussed at the Hearing and aim to ensure that the development would be satisfactory in respect of details of its external design and materials, floor levels and height to the eaves and ridge, landscape planting, parking provision, and external lighting. And, as agreed, corrections would be needed on drawing 08012/002A to the titling of east and west elevations and to adjust the position of a west facing bedroom window on the first floor plan. I also consider that it would be reasonable and necessary to ensure that the house would not be extended or that upper windows in the south elevation would not be provided without prior approval. With such safeguards I consider that the application B proposals would adequately comply with relevant national guidance and local policies, including West Sussex Structure Plan 2001-2016 policies LOC2, DEV1, CH1-CH5, and Chichester District Local Plan First Review 1999 policies BE1, BE4, BE6, BE11, RE1, RE4, RE6, as well as South East Regional Plan policies CC6, C3, C5, BE5, BE6.

## **Formal Decision**

7. I dismiss appeal A.
8. I allow appeal B, and grant planning permission for erection of 1no 3-bedroomed house to north of house at The Manor House, Prinsted Lane, Prinsted, Emsworth PO10 8HR in accordance with the terms of the application, Ref.SB/08/04992/FUL, dated 5 December 2008, and the plans submitted with it, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
  - 3) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development
  - 4) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.
  - 5) No external floodlighting shall be installed on the building or anywhere within the site. This exclusion shall not prohibit the installation of sensor-controlled security lighting which shall be designed to minimise light spillage beyond the immediate area surrounding the building.
  - 6) Before development commences detailed plans, including a corrected drawing 08012/002A, shall be submitted to and approved in writing by the Local Planning Authority showing the proposed car parking arrangements; existing and proposed ground levels and height to the eaves and ridge of the house; and scale 1:50 elevations and 1:10 sections of windows, doors and eaves. Development shall be carried out in accordance with the approved details.
  - 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the house hereby permitted shall not be extended and no windows/dormer windows other than those expressly authorised by this permission shall be constructed on the south elevation.

K. Barton  
INSPECTOR

DOCUMENTS (provided at the Hearing)

- 1 Third party submission by Mrs Sue Talbot (objector: local resident).
- 2 Draft wording of a planning condition agreed by the Council and the Appellant.

PLANS (provided at the Hearing)

- A Plan showing boundaries of Prinsted Conservation Area and the Settlement Policy Area, as they affect the appeal site, put in by the Council.
- B Map of Prinsted, dated 1630, showing the appeal site, put in by Mrs Sue Talbot,.
- C Chichester Harbour map showing the extent of the Area of Outstanding Natural Beauty.
- D Enlarged map of part of the Area of Outstanding Natural Beauty.