



CHICHESTER HARBOUR CONSERVANCY – PLANNING COMMITTEE

A meeting of the Conservancy's Planning Committee will be held at **2.30pm** on **Monday 12 December 2022** at Eames Farm, Thorney Road, Thorney Island.

Richard Craven, Director & Harbour Master

For questions regarding this agenda please email maria.court@conservancy.co.uk.

AGENDA

1. WELCOME AND APOLOGIES

2. DECLARATIONS OF INTEREST

Members and officers are reminded to make declarations of pecuniary or personal interests they may have in relation to items on the agenda and to make any 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. Members are also reminded to declare if they have been lobbied in relation to items on the agenda.

3. MINUTES

Minutes of the Planning Committee meeting held on 14 November 2022 (Page 1).

4. DEVELOPMENT APPLICATIONS

- a. 22/02938/DOM. West Winds, Westlands Lane, Birdham, West Sussex. PO20 7HH (page 4).
- b. 22/02804/FUL. Longshore, Bosham Hoe, Bosham, West Sussex. PO18 8EU (page 10).
- c. BO/22/02531/FUL. Five Elms, Stumps Lane, Bosham, West Sussex. PO18 8QJ (page 17).

5. SOUTHBOURNE NEIGHBOURHOOD PLAN

To consider the report from the Principal Planning Officer (page 32).

6. DRAFT HAYLING ISLAND COASTAL MANAGEMENT STRATEGY

To consider the report from the AONB Manager (page 37).

7. CHICHESTER HARBOUR AONB PLANNING PRINCIPLES

To discuss and review Planning Principle 09: Dark Skies (page 43).

8. TABLE OF DELEGATED DECISIONS

To consider the report from the Principal Planning Officers (page 46).

9. QUARTERLY REPORT

To consider the report from the Principal Planning Officers (page 63).

10. OTHER CASE UPDATES

Verbal reports from the Principal Planning Officers.

11. DATE OF NEXT MEETING

Monday 23 January 2023 at County Hall from 10.30am.

Planning Committee members: Heather Baker, Jackie Branson, Jane Dodsworth, John Goodspeed, Pieter Montyn, Adrian Moss, Nicolette Pike, Lance Quantrill, Sarah Payne, and Alison Wakelin. Two Conservancy Board vacancies.

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

Minutes of the meeting held on Monday 14 November 2022 from 10.30am at Eames Farm, Thorney Island.

Present Alison Wakelin (Chairman)

Heather Baker Jackie Branson Jane Dodsworth John Goodspeed

Lance Quantrill

In attendance

Nicolette Pike (Advisory Committee)

Officers

Richard Austin Linda Park (LP) Steve Lawrence (SL)

Public

Two (one addressed the Committee)

1.0 WELCOME AND APOLOGIES

1.1 Apologies for absence were received from Pieter Montyn.

2.0 DECLARATIONS OF INTEREST

2.1 There were none. The Chairman reminded Members that declarations can be made during the meeting as well, if it becomes apparent that an interest does need declaring.

3.0 MINUTES

3.1 The minutes of the meeting held on Monday 17 October 2022 were agreed as a true and accurate record of the meeting.

3.2 A Member said that as and when a date for training is arranged, it would be beneficial to invite all Members, and not just those appointed to the Planning Committee.

4.0 DEVELOPMENT APPLICATIONS

4a 22/02446/FUL, Land at The Old Cart Shed, Hook Lane, Bosham, Chichester, West Sussex, PO18 8EX

4.1 The Principal Planning Officer (LP) presented her report to members on the application for a small agricultural barn. The application stated that the agricultural barn would serve around 30 hectares. However, it seems only 5-6 hectares would likely be used. The proposed barn would have limited visibility from Dell Quay. Two previous applications were withdrawn. Although there would be little impact on nature conservation or landscape, the need and location for the development has not been justified, and the latter instance, why it is not located near to the existing farm buildings. The Officer recommended an objection.

4.2 A Member said this was clearly a new building in the countryside, not a replacement. A Member said the site was a large farm in the centre of the AONB, with other agricultural buildings, and good access tracks. The location of the proposed building was not justified.

Recommendation

- 4.3 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises an objection to the proposed development for the reasons outlined in the Committee paper and those subsequently discussed. The decision was unanimous.
- b. 22/01941/FUL, Stables north of Thornham Farm House, Prinsted Lane, Prinsted, PO10 8HS.**
- 4.4 The Principal Planning Officer (SL) presented his report to members on the application for a proposed change of use of existing stables and outbuildings to create 1 no. new dwelling with fully engineered floating floor, retained stables, garage, and machinery store. If the application is permitted, the harbourside field would be used for horse grazing. The Officer said the applicant did consider a 2-metre earth bund to protect the property from flooding. CDC Local Plan Policy 46 refers to the adaptation of buildings in the countryside. This site is outside of the settlement boundary. The Officer said that if the flood concerns are not met, there is little reason to continue scrutinising the application as is presented. The existing building needs to be structurally sound. The application would raise the building by 2.67m. It was the view of the Officer that the whole building would need to be rebuilt to realise these ambitions, constituting more than a significant alternation. The Officer recommended an objection.
- 4.5 A Member asked if the site was in a high flood risk area. The Officer confirmed it was. A Member said the business case had not been proven, and noted the location was too exposed to serve as a test case for this type of adaptation. It is not a residential site and should not become one. A Member said the application was not compliant with the Chichester Harbour Management Plan (2019-2024), the Local Plan, or the NPPF.

Recommendation

- 4.6 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises an objection to the proposed development for the reasons outlined in the Committee paper and those subsequently discussed. The decision was unanimous.
- c. 22/02502/FUL, Land north of Southfield House, Delling Lane, Bosham, West Sussex, PO18 8NN.**
- 4.7 The Principal Planning Officer (SL) presented his report to members on the application for a change of use of poultry buildings to form 1 no. new dwelling, including partial demolition of existing garage, landscaping, and associated works. The existing poultry shed has access from two locations. There are two adjacent dwellings, 'Southfield' and 'Dolphin House'. There is gated access to the north and site is screened as part of the wider landscape. Access along Delling Lane is difficult, due to the 3m width. Although the building has been described as "dilapidated" it seems to be structurally sound. The site is outside the defined settlement boundary, yet is contiguous with Bosham. The location is not in a flood zone, and the plans do not show a conventional garden area. There is an arboricultural report with the application and the tree removal plans are modest. The Officer recommended no objection.
- 4.8 The two members of the public in attendance were the respective residents of 'Southfield' and 'Dolphin House'. Although both are objecting to this application,

only the owner of 'Dolphin House' addressed the Committee. He said that the application should be refused because it is in the AONB and the site was previously turned-down as part of the Neighbourhood Plan that failed at inspection. He reiterated it was outside of the settlement boundary, and the access along the driveway was an issue, with no space for passing traffic. He then reflected on the impact on wildlife, referring to buzzards, owls, and deer. He concluded saying that despite the way the application was presented, he felt it was for 2 two-bedroom residences, and further applications may follow.

- 4.9 The Chairman opened the discussion up to Members. A Member reminded the Committee to only focus on material planning considerations, and therein issues that affect the Conservancy and the AONB, and not to bring other factors into the discussion.
- 4.10 A Member agreed with the access concerns and said the site has been derelict for a long time. It is a rural site, and the application is to effectively reuse existing buildings. The member said there is asbestos on-site, and something needs to happen to clear it up.
- 4.11 A Member asked if condition (viii) could be strengthened to say the development must only be separate to the main building. SL said that could be achieved through a separate planning obligation.
- 4.12 The Chairman said it was for the Local Authority to consider the access issues, since it is not within a designated site, other than the AONB. The Committee agreed.
- 4.13 A member said parking would be limited, but again, that is not an issue for this Committee to consider.
- 4.14 The Chairman asked about the Tree Protection Order. This applies only to the northern part of the site.
- 4.15 An application for commercial use was turned down in 2007.

Recommendation

- 4.16 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises no objection to the proposed development for the reasons outlined in the Committee paper and those subsequently discussed. The decision was unanimous. It is advised that the annexe does not become a separate dwelling and should be subject of a planning obligation with the suggested condition (viii) varied to delete that part of the text in the Committee paper.

5.0 TERMS OF REFERENCE

- 5.1 The Committee discussed the proposed revisions to the Terms of Reference, which will be presented to the Conservancy during the afternoon. The discussion focussed on the implications of increasing the size of the Committee.

6.0 DATE OF NEXT MEETING

- 6.1 The date of next meeting was agreed, 12 December 2022, from 14.30, at Eames Farm.

The meeting closed at 12.15pm

Chairman

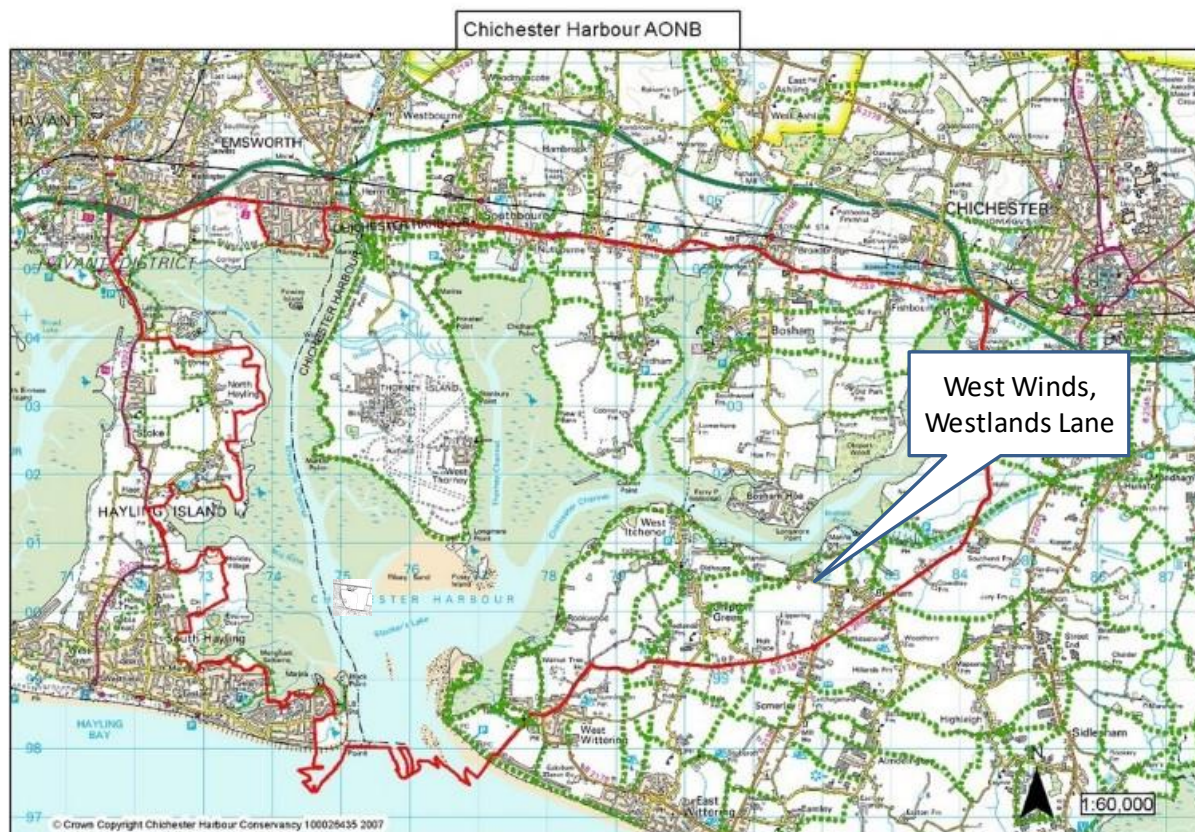
Local Planning Authority planning application reference: 22/02938/DOM

Site: West Winds Westlands Lane Birdham West Sussex PO20 7HH

Proposals: Construction of a boat store/garage to front of dwelling and new building for home office/ancillary accommodation in rear garden following demolition of existing garden room/boat store.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RLJNJ2ERFZT00>



RECOMMENDATION

(a) That Chichester District Council as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objection** subject to the following:-

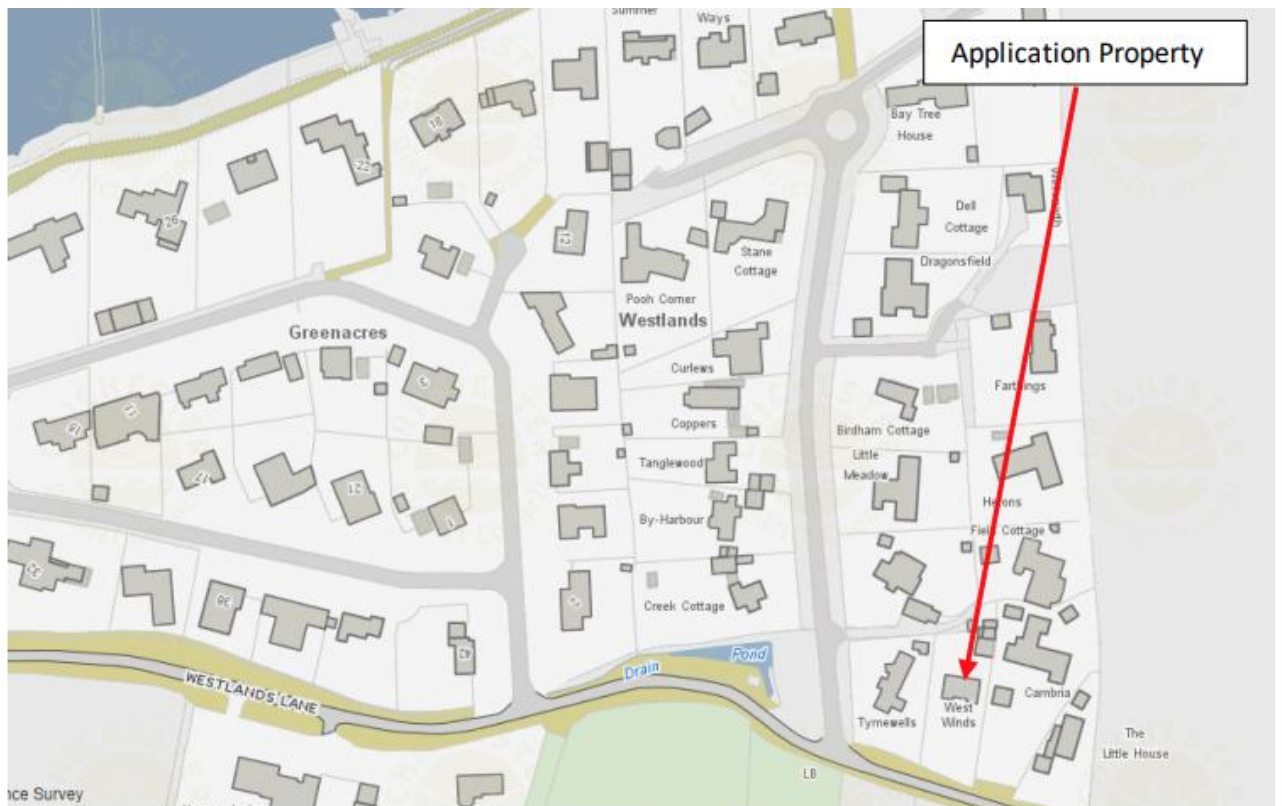
- New outbuildings to remain ancillary to the host dwelling;
- Timber boarding and clay tiles be used as set out in the application;
- Retention of boundary trees and planting;
- Nature conservation mitigation and enhancement measures set out by the Council's Environment Officer be secured.

Conservancy Officers' comments and reasoned justification

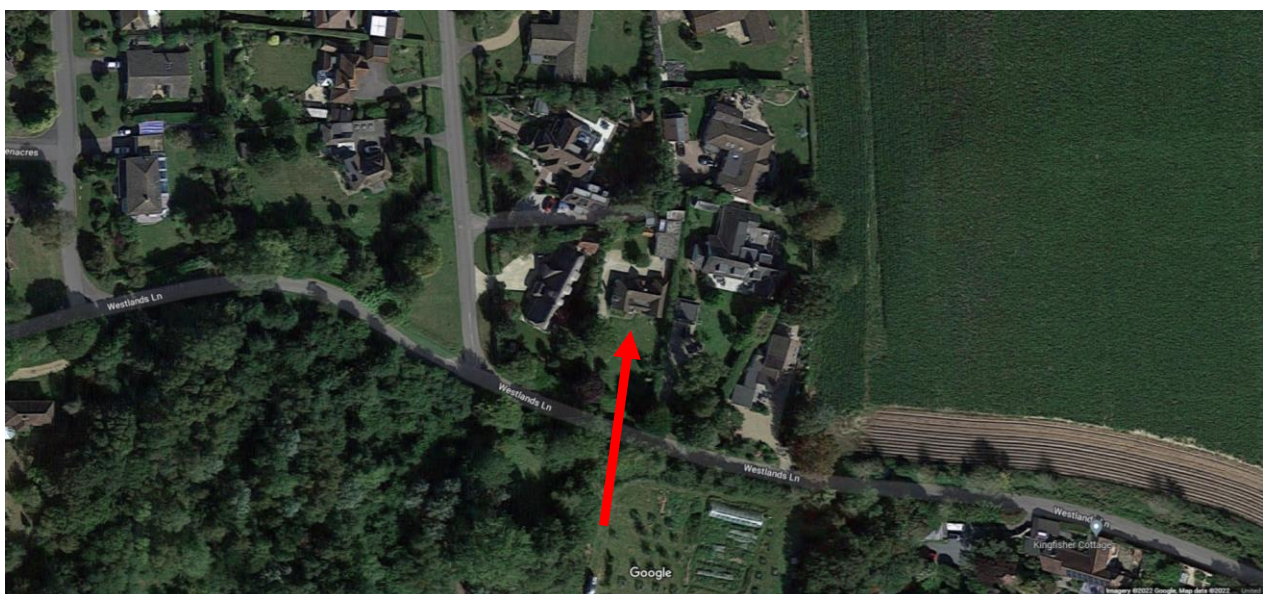
1.0 Site description

1.1 'West Winds' is a detached bungalow located at the southeast corner of Westlands Estate. The site lies within the AONB and outside the defined settlement boundary of Birdham. The property fronts onto Westlands Lane which

has a rural character defined by mature trees and hedges and with fields and trees on the south side.



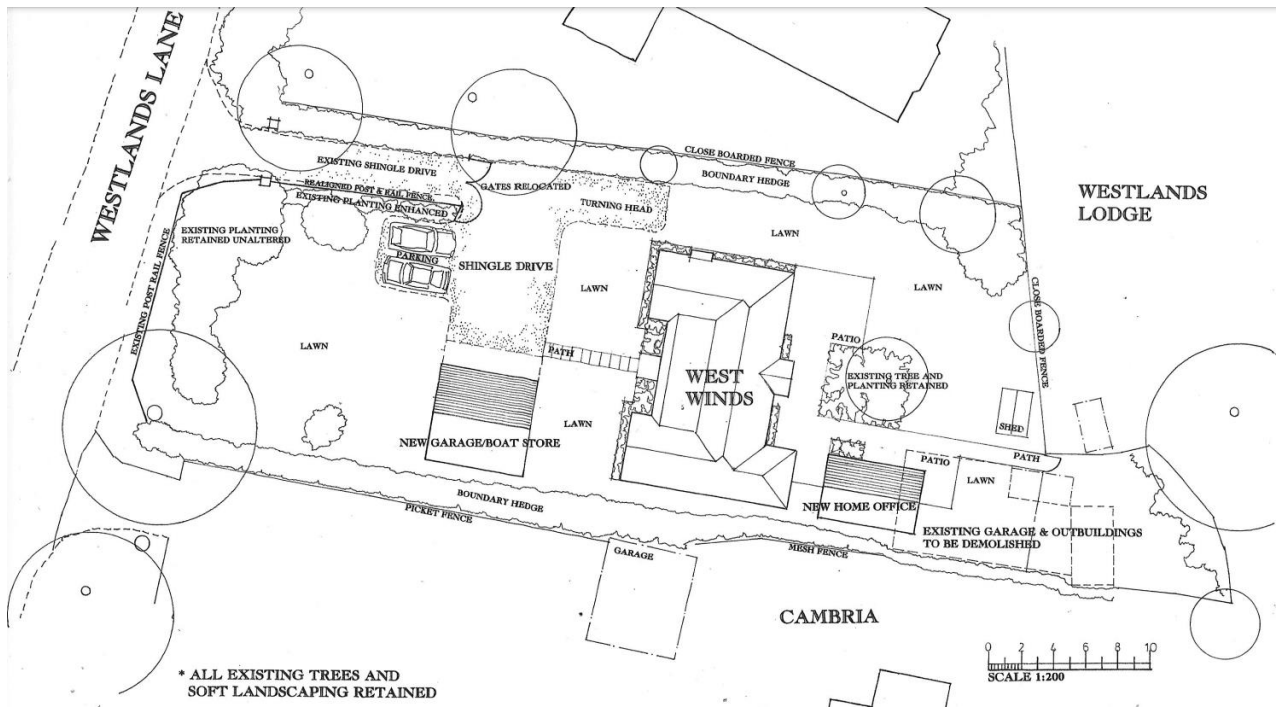
- 1.2 The house itself has rendered elevations with a plain tile roof and two forward projecting tile-hung gables either end of the front elevation. The dwelling is set back deep within its plot with a large front lawn bounded by trees and shrubs. The existing access drive extends along the west side of the plot and around to the rear of the property where there is a flat roofed outbuilding used as a garage/boat store with a garden room and store behind.



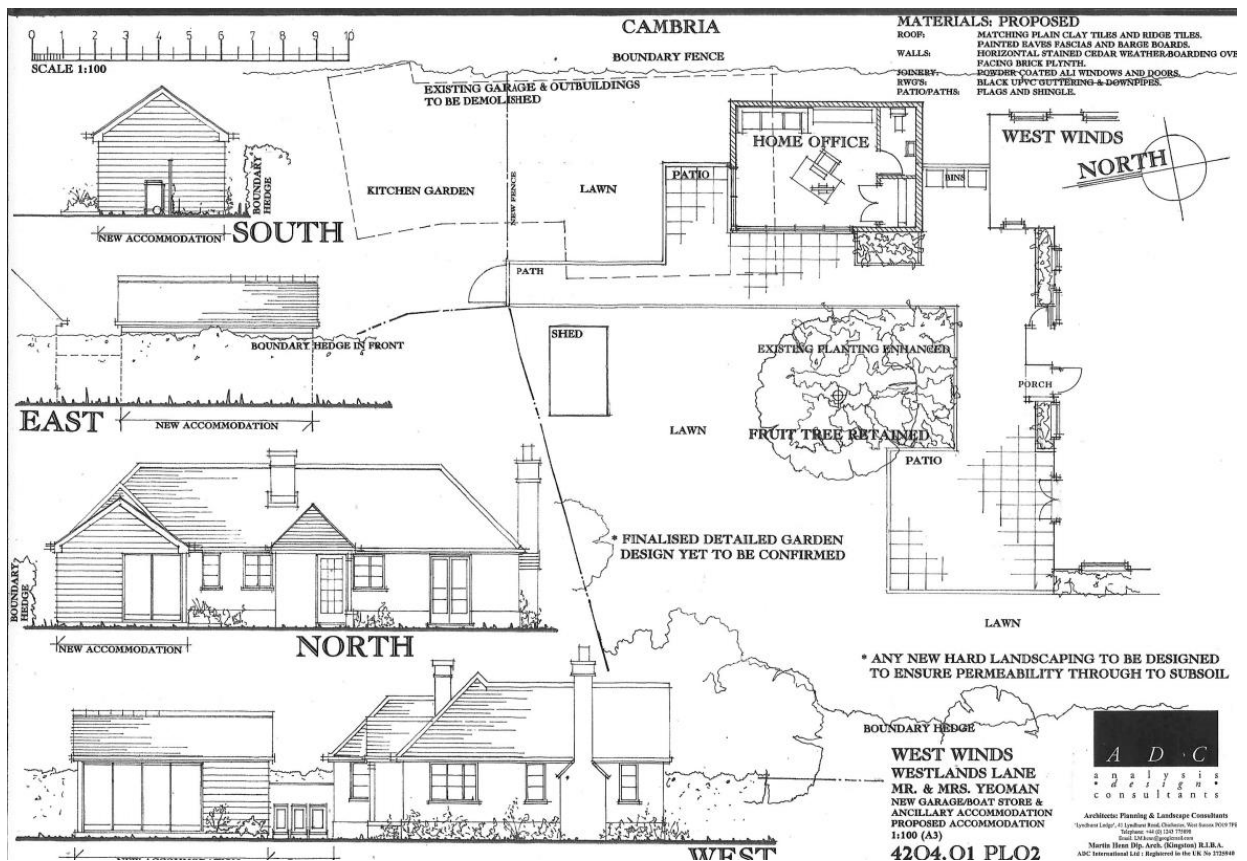


3.0 Proposed development

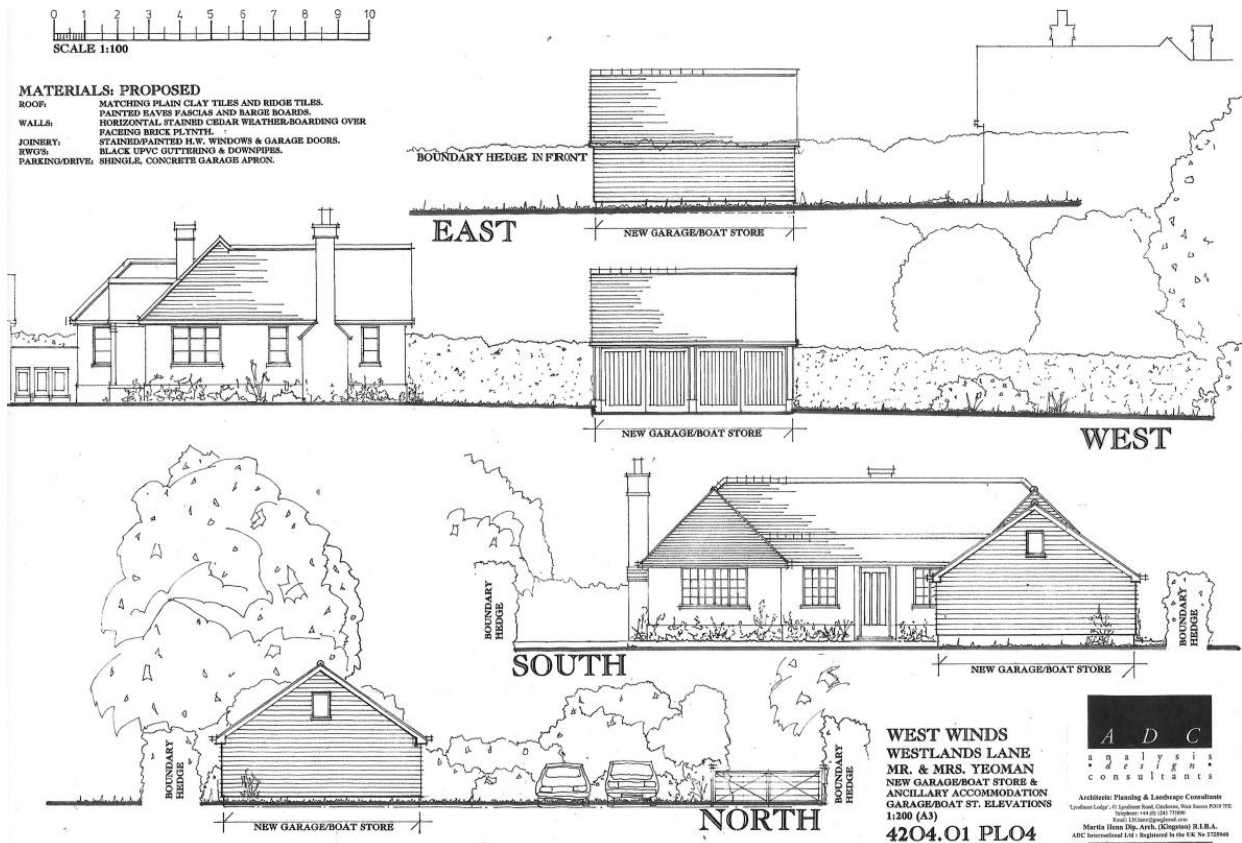
- 3.1 The application proposes to demolish the flat roofed outbuildings to the rear and to erect a new detached building to principally form a home office. The building will; measure 6.2m by 4.2m and will be finished in timber boarding with a pitched tiled roof of clay tiles.
- 3.2 A new boat store is also proposed in the front garden adjacent to the eastern boundary with access taken from the existing driveway across a new parking and turning area. The new boat store will measure 6.3m by 6.5m and will also have timber boarded elevations with a clay tiled roof. It is argued that this will remove vehicle movements from the rear of the property to create a safer and more usable rear private amenity space for the family.



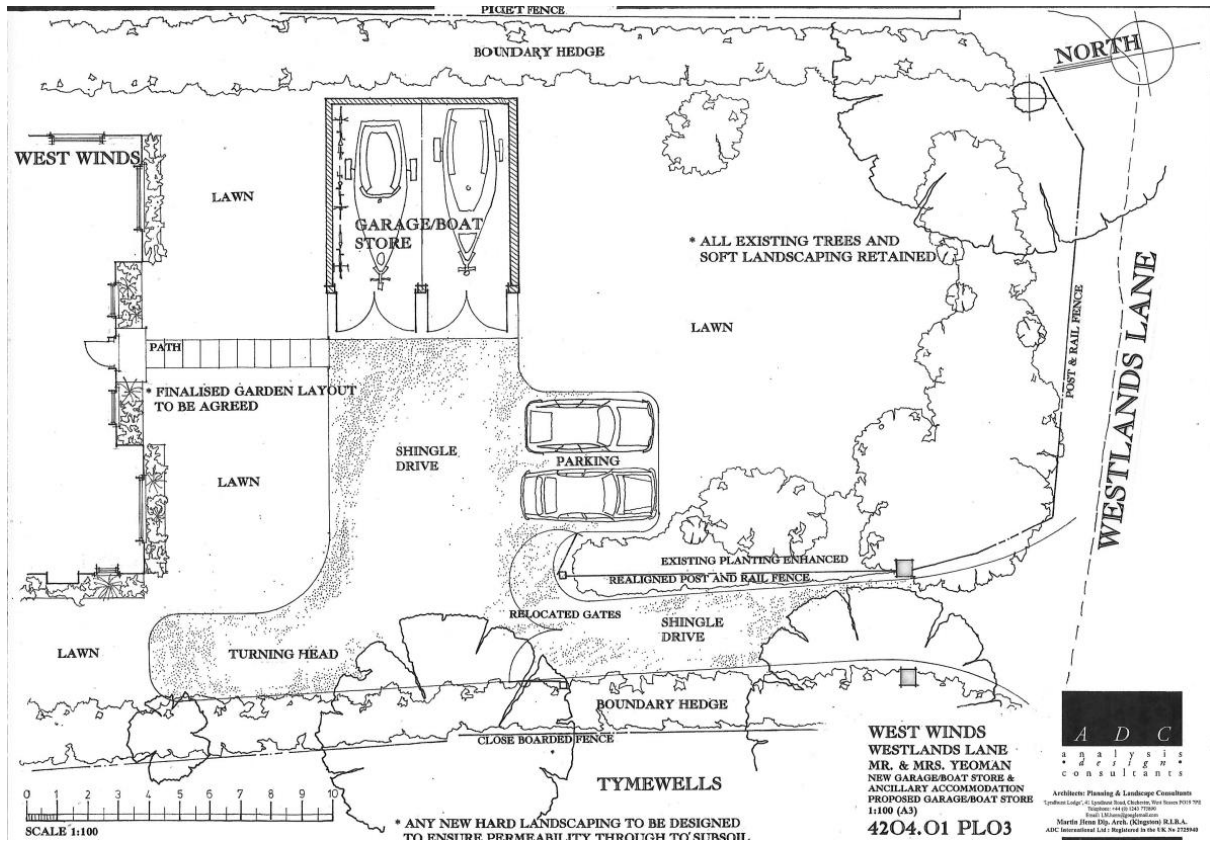
Proposed site plan



Proposed home office in rear garden



Proposed boat store in front garden



Proposed boat store layout plan

4.0 Related Planning Policy framework

National Planning Policy Framework (NPPF) (Revised July 2021), paragraphs 11, 176, 180-182

National Planning Practice Guidance (NPPG) (2014 onwards)

Chichester Local Plan: Key Policies (2014-2029), Policies 43, 44, 45, 48, 49

Chichester Harbour Management Plan 2019-2024

Chichester Harbour Landscape Character Assessment (CBA update 2019)

CHC Planning Principles (adopted by CHC 17.10.16 onwards), PP01, PP03, PP09

Joint CH AONB Supplementary Planning Document (SPD) (2017)

4.1 Key issues: Impact on Chichester Harbour AONB

- 4.1 The only public views of the site are from Westlands Lane, from where there are limited views into the frontage through the gaps in the hedgerow and trees and across the driveway entrance to the application property and its neighbour to the east.
- 4.12 The proposed outbuildings are not excessive in scale or height and the building to the rear would not be visible from Westlands Lane.
- 4.13 The proposed boat store within the frontage would remain a lower height than the dwelling, and whilst it would be sited forward of the main dwelling, it would not be sited closer to Westlands Lane than two of the closest neighbouring properties, and therefore it would not be at odds with the pattern of development surrounding the site.
- 4.14 The natural screening, which is shown on the plans as being retained, would limit views of the building, which is of a sympathetic design with natural materials which would blend effectively into this rural setting, limiting any visual impacts.
- 4.15 As such, it is not considered that the proposals would be detrimental to the natural beauty of the AONB landscape. Suitable conditions would be necessary to ensure that both outbuildings remain ancillary to the host dwelling, to secure the proposed materials and finishes as presented in the application, and to secure the retention of the existing trees and planting.
- 4.16 The Council's Environment Officer has requested the provision of a bat box and bird box along with other mitigation measures to avoid impacts to wildlife, and we would also ask for a suitable condition to secure these mitigation and enhancement measures.

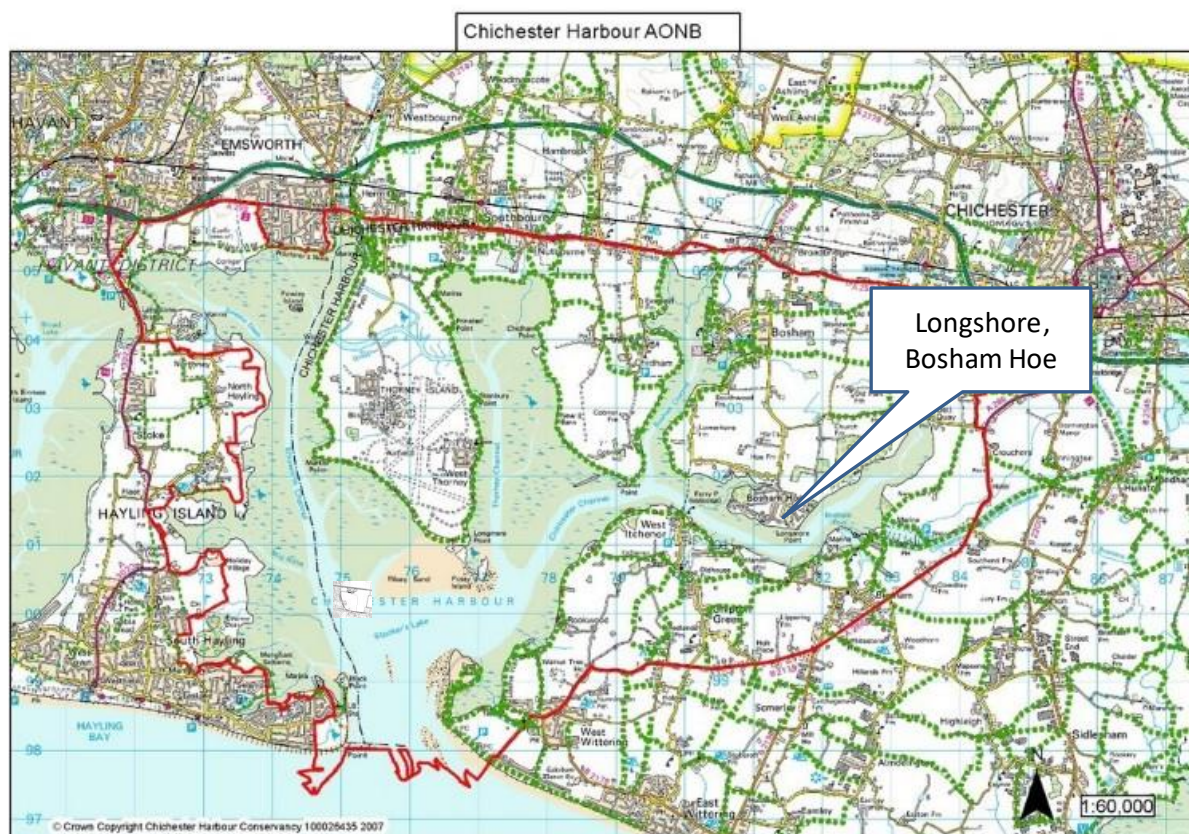
Local Planning Authority planning application reference: **BO/22/02804/FUL**

Site: Longshore, Bosham Hoe, Bosham, West Sussex PO18 8EU

Proposals: Demolition of existing 1 no. dwelling and 1 no. detached garage with ancillary accommodation above, replaced with the construction of 1 no. dwelling with detached store and pergola. Installation of photovoltaic panel array on roof of existing boat house.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RKZ8V6ERFI600>



RECOMMENDATION

(a) That Chichester District Council as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objection** subject to the following conditions:-

- Samples of materials be agreed;
- Construction Environmental Management Plan be agreed prior to works commencing;
- Internal blinds to the proposed roof lights and any external lighting to be approved;
- Retention and protection during construction of all trees as set out in the arboricultural report;
- Ecological mitigation measures and enhancements be secured through a condition;
- Details of solar panels be agreed (to ensure they are wholly black).

Conservancy Officers' comments and reasoned justification

1.0 Site description

- 1.1 The application relates to a detached house situated at Bosham Hoe, in a large plot which extends to the water's edge, but with the dwelling itself being set back further than the two neighbouring dwellings in relation to the Harbour.
- 1.2 The existing dwelling is of a unique design, with the first floor situated within the roof which is formed of two elements including a steep gable facing the Harbour. The most prominent elements in wider landscape views are the window frames and the ground floor rendered elements, due to their light colouring which stands out against the treed backdrop and natural landscape setting of the site. The existing timber clad boathouse, due to its more recessive materials, is less visually prominent in the wider landscape despite its position closer to the water's edge.
- 1.3 Given that Bosham Hoe is a private estate with no public footpaths, the only public vantage points of the site are obtained from the Harbour itself, to the south of the site.





Photo 01 - The house set back amongst the trees



Photo 02 - The view of Itchenor Reach



Photo 03 - The view from the drive of the house, boathouse and Itchenor Reach



Photo 04 - The south front of the existing house



2.0 Site history

- 2.1 A porch and a single-storey flat roofed extension were permitted in 2004 and 2005. An application for a replacement dwelling incorporating a large amount of glazing facing the Harbour was withdrawn in 2005 following an objection from the Conservancy (BO/05/01753/DOM).

- 2.2 Pre-application advice was sought from the Conservancy in 2018, and then more recently in 2021 and in May 2022. Conservancy Officers gave fairly positive feedback in May 2022 given that the AONB SPD guidance and previous pre-application advice had been taken on board and the proposals had been amended to reflect this. We encouraged greater vertical subdivision of the glazing and commented that the southern elevation was rather unbroken in terms of its outline; but that the materials and other aspects of the design including the veranda to shade the ground floor glazing were positive. We also gave general advice regarding roof lights and dark skies, the need for a tree report, and encouraged the use of wholly dark solar panels on the boat house roof.

3.0 Proposed development

- 3.1 The current application differs in design from the most recent pre-application scheme, now showing a fully hipped roofed design, with contemporary style windows and materials including a zinc standing seam roof and grey clay brickwork to the elevations, with mid-grey powder-coated window frames.
- 3.2 The footprint of the replacement dwelling would be set slightly further from the waters edge than the existing building, and at less of an angle. The existing garage/guest house would not be replaced, but a pergola and terrace is proposed on the west side of the dwelling, with a small detached store. The Harbour-facing elevation would incorporate a flat roofed veranda with an aluminium frame and zinc roof to match the main building. There would also be a matching open porch structure to the east elevation. The north elevation would incorporate a roof light to the main roof.
- 3.3 It is proposed to retain and refurbish the boat house by replacing the roof with standing seam zinc to match the main house, and to add solar panels to its south-facing roof slope and two extra roof lights to its north roof slope.



- 3.4 The proposed increase to the silhouette would be 0.076% over the existing silhouette, and the increase to the footprint would be 44% larger than the original dwelling (before the extensions were added).

4.0 Related Planning Policy framework

National Planning Policy Framework (NPPF) (Revised July 2021), paragraphs 11, 176, 180-182

National Planning Practice Guidance (NPPG) (2014 onwards)

Chichester Local Plan: Key Policies (2014-2029), Policies 43, 44, 45, 48, 49

Chichester Harbour Management Plan 2019-2024

Chichester Harbour Landscape Character Assessment (CBA update 2019)

CHC Planning Principles (adopted by CHC 17.10.16 onwards), PP01, PP03, PP09

Joint CH AONB Supplementary Planning Document (SPD) (2017)

Bosham Village Design Statement (2011)

Bosham Parish Neighbourhood Plan 2014-2029 (2016)

5 Key issues: Impact on Chichester Harbour AONB

- 5.1 The proposed design has changed since the most recent pre-application scheme, with a fully hipped roof, different window designs, and a change from clay tiles to standing seam zinc for the roof.
- 5.2 The proposed dwelling would have a rather utilitarian appearance with an unbroken outline similarly to the pre-application scheme; however, the increase in silhouette would be very small and there are aspects of the design which would help to mitigate the visual impact of the new dwelling, including the veranda which would shade the ground floor glazing, the hipped roof reducing the overall massing and silhouette, and the choice of muted colour materials. The application includes computer impressions of the finished appearance of the proposed dwelling as viewed in its landscape setting, and the overall impact is not significantly greater than the existing building.
- 5.3 The new dwelling would be sited slightly further into the site which is another benefit of the scheme, and the proposals overall offer a more coherent design than the existing building which is somewhat unusual and piecemeal with its flat roofed addition and detached garage.
- 5.4 The proposed new roof and solar panels to the boat house would not have a harmful impact on the landscape provided the zinc finish is suitably dark and matt in its appearance, and the solar panels are the wholly black variety as stated in the application. Suitable conditions could be included to ensure this is the case.

6 Impact on nature conservation

- 6.1 The application includes an Arboricultural assessment and method statement which confirms that no trees would be removed and that the proposed new

dwelling is outside the root protection area of the retained trees. Suitable protection measures are proposed, which should be secured through a condition.

- 6.2 An ecological appraisal and Bat survey are also included, which includes proposed mitigation which should be secured through a condition. We would also ask for further suitable conditions regarding any external lighting, internal blinds to the proposed roof lights to prevent unnecessary light spill, and ecological enhancements in the form of a boat box and bird box as requested by the Council's Environment Officer.
- 6.3 The application should also include a suitable Construction Environmental Management Plan to address how disturbance to the adjacent designated nature conservation sites (SPA, SAC, SSSI, Ramsar) from noise, dust, vibration, runoff and lighting will be managed, and this could be dealt with through a suitable condition.

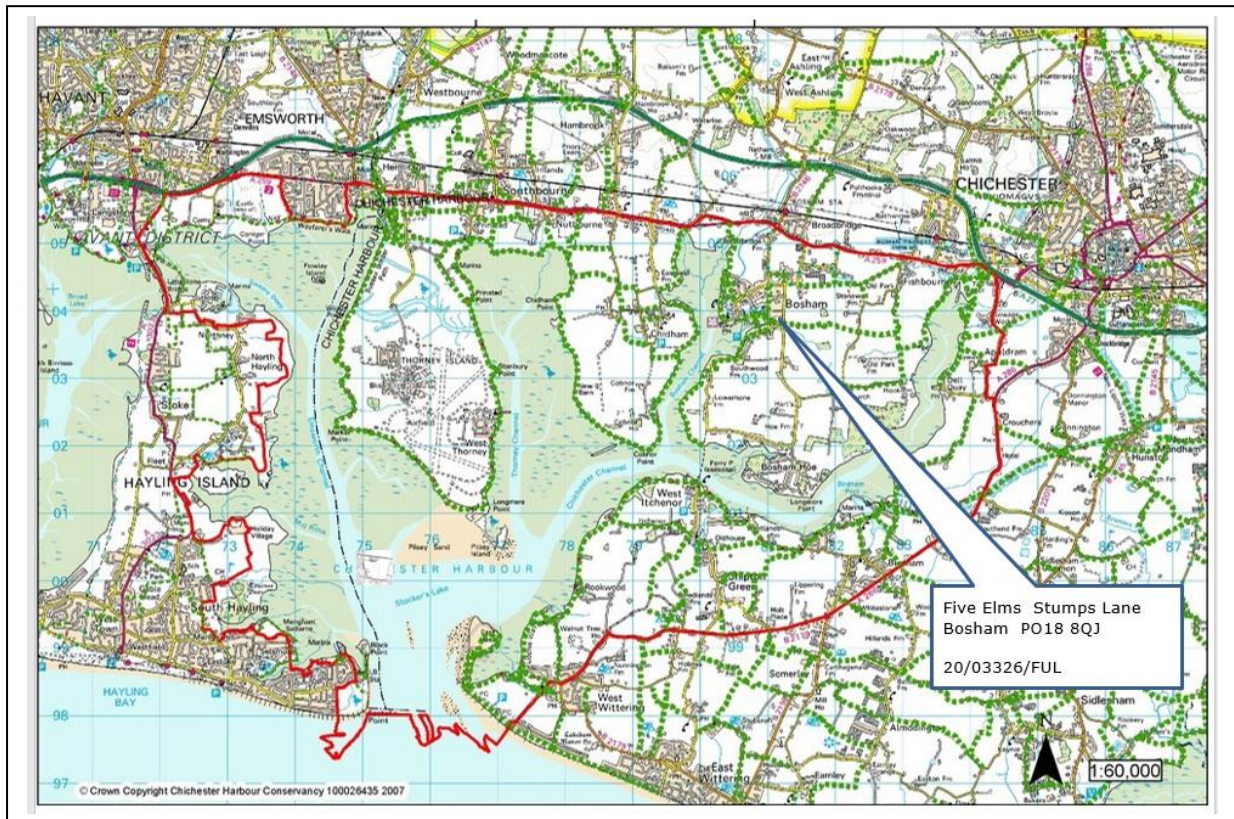
7 Conclusion

- 7.1 Overall the application has been carefully thought out taking into account the previous pre-application advice from Conservancy Officers and the relevant guidance contained within the AONB SPD. Whilst the design is somewhat utilitarian and contemporary, the dwelling is set well back from the Harbour in a treed setting and the modest increase in size and muted materials should ensure that the dwelling does not create an intrusive feature in the wider AONB landscape.

Local Planning Authority planning application reference: BO/22/02531/FUL

Site: Five Elms Stumps Lane Bosham PO18 8QJ

Proposals: Demolition of existing 1 no. dwelling and garage and erection of replacement dwelling and garage and amendments to site levels and additional planting



Recommendation – No objection, subject to the recommendations of Section 5 of the bat activity ecological report being followed and also the following suggested planning conditions being imposed:-

- suitable external hard surfacing, facing and roofing materials being agreed;
- permitted development rights relating to further extensions, outbuildings or roof alterations be removed;
- that demolition of all existing buildings and their removal from the site, unless to be recycled and this agreed in writing with the local planning authority to occur;
- that the existing hedge on the southern boundary to be safeguarded during construction and retained as part of the submitted landscape design;
- specified planting within the design and access statement, including the planting of nine trees to heavy nursery standard, to be fully implemented prior to first occupation of the dwelling;
- any new soft planting that fails, becomes diseased or is removed within 5 years of it being initially planted shall be replaced with similar species in the next planting season;
- investigate/record/archive site archaeology and,
- ensure the delivery of sustainable construction measures to comply with local plan policy 40.

1.0 Site and its context

- 1.1 This 0.08ha roughly triangular site is within the Settlement Policy Area but within Flood Zone 3. The previous agent reported that in June 2012 and February 2014, tidal flooding of 2.85m AOD occurred at the site. Five Elms is a part two/part single storey detached house with light coloured rendered ground floor and tile hung first floor elevations and hipped, plain tiled roof. Site levels vary from 2.3 AoD to 3.45m AoD at the northern boundary. The highest part of the existing dwelling is 9.64m AoD with an eaves line 7.2m AoD. The ground level of the site is about 1.4m lower than that of the adjoining house to the north in Stumps End). It is situated in a large, narrow plot which tapers to a point towards the junction with Taylors Lane. The street elevation of the existing house and some photographs of its current appearance are shown below.



- 1.2 It is within the 'D: Rest of Bosham' character area of the Bosham Village Design Statement (VDS). This notes that - *"Houses are set back from sunken roads, often hidden by trees, hedges and well-tended gardens. The eye is drawn upwards to the roofscape which is, in general, pleasingly harmonious"*. There is mature tree planting to much of its north boundary and mature hedge to most of the southern boundary, punctuated in two places by vehicular access points.
- 1.3 A pumping station exists to the west, in a single storey building set back from the street, but raised up on an embankment. The open character of that land allows greater visibility of Five Elms, but longer views from the Harbour some 140m to the west are curtailed by a large Weeping Willow tree on the corner with Stumps End, a small residential cul-de-sac of mostly 2 storey dwellings, with some having

created accommodation in their main roofspaces. The next nearest housing is some way north in Taylors Lane (Byways and Eastfield Cottage).

- 1.4 Being on an exposed corner, the site is highly visible from the south and east. A public footpath exists to the north/north-east of the site, part crossing open arable fields, raised up from the carriageway of Taylors Lane. Views here are somewhat curtailed by the trees to the northern boundary of the site.





- 1.5 Paragraph 5.9 of the VDS states – *“‘Infill’ developments especially which lose garden or wildlife areas should be firmly discouraged due to the threat to the existing townscape and to avoid pressure on a periodically stressed sewerage system. Careful consideration should be given to the volume of ‘replacement’ buildings which affect the ratio between the built area to the open land and the rhythm of the existing perspectives. The style and siting of housing should be appropriate to the immediate environment as indicated by scale, shape, proportion and colour. In essence, the quality of streetscape should be maintained. There are developments locally which are now considered to be out of proportion with the area. This kind of ‘massing’ should be prevented in future developments”.*
- 1.6 Paragraph 5.14 goes on to state –*“For properties overlooking the harbour or open land, domestic extensions and other incremental additions to existing dwellings should restrict the increase in the ‘footprint’ and the ‘silhouette’ of any elevation of the original building visible from the wider landscape in accordance with the Design Guidelines for New Dwellings and Extensions; Chichester Harbour Area of Outstanding Natural Beauty”.* (That guidance is now reinforced/strengthened/superseded by the Joint CHAONB SPD).
- 1.7 A Neighbourhood Plan (NP) has been ‘made’ for Bosham. Policy 2 relating to new housing development is the most relevant.
- 1.8 The existing property is not Listed, and its modest architecture is not particularly noteworthy, with an unsympathetic roof addition having been added in the past.
- 1.9 The site is within a defined Settlement Policy Area and sits in the G4 (Bosham Peninsula) character area abutting the D2 (Fishbourne Channel). Key characteristics of the latter include:-

- Undeveloped and mostly tranquil character

This landscape has high sensitivity to change and the strategy is one of conservation.

2.0 Relevant planning history

- 2.1 Under application 99/01627/DOM permission was refused to demolish the detached garage form a larger guest annexe, with wide catslide dormer window above a new detached garage, increasing the ridge height to some 5.8m. This was refused owing to bulk and height causing harm to the AONB and loss of on-site turning.
- 2.2 Under application 99/02109/DOM permission was granted to form a larger guest annexe at the eastern end of a new detached garage/domestic workshop, increasing the existing roof ridge height to 4.8m, for the garage/workshop part of the structure. This was subject to planning condition 3 requiring that the accommodation always be ancillary to Five Elms and never be used as a separate dwelling.
- 2.3 Under application 00/01297 permission was granted to form a larger guest annexe as part of the detached garage, increasing the approved roof ridge height from 4.8m to 5.5m, resulting on what appears on the site today. This was subject to planning condition 3 requiring that the accommodation always be ancillary to Five Elms and never be used as a separate dwelling. The Conservancy did not oppose that application.
- 2.4 Application 07/01809/DOM sought to convert the garage part of the detached structure to additional living accommodation for the annexe. This was refused as being tantamount to creating an additional dwelling and overdevelopment of the plot. Unacceptable flood risk was also identified.
- 2.5 An application was made for a Certificate of lawfulness for use as the annexe as a dwelling was applied for under reference 09/02333/ELD. With no evidence to dispute the applicant's claim, the Conservancy offered 'no comment' on the application. A Certificate confirming lawfulness was issued 5 March 2010. The significance of this decision is that it recognises there are two lawful dwellings on this plot.
- 2.6 Application 10/05678/FUL proposed to convert the existing garage into additional living accommodation for the small dwelling, basically laid out as for 07/01809/FUL. The Conservancy had no objections. This was refused 22.2.2011. Reasoning related to overdevelopment, tantamount to the creation of 2 sub-standard plots, uncharacteristic of the area. This decision was Appealed, but dismissed 8.8.2011. The Inspector found that formalising sub-division of the plot, was out of keeping with footprint to plot ratios locally, that poor living conditions would result and flood risks be increased compared to surrounding dwellings, where occupants could at least retreat to first floor accommodation.
- 2.7 Application 14/02419/FUL - Demolition of 2 no. dwellings and the construction of 2 no. replacement houses - was withdrawn.
- 2.8 Application 14/04280/FUL - Demolition of 2 dwellings and the construction of 2 replacement dwellings, was refused for the following reason –

"The application site lies in a prominent position on the edge of the designated Bosham Settlement Policy Area within the Chichester Harbour Area of

Outstanding Natural Beauty. The proposed replacement dwellings by virtue of their height, massing, bulk and form would result in cramped and over developed plots, which would fail to respect or respond to its context and would not reinforce local distinctiveness. Furthermore, by reason of the height, massing, bulk, form, the design of the proposal would result in an incongruous form of development, which would be detrimental to the visual amenity and character of the locality. The proposal would therefore be contrary to saved policies BE11, BE12, BE13 of the Chichester Local Plan 1999, Policies 1, 33, 49 of the Chichester Emerging Local Plan and paragraphs 17, 56, 58, 60, 61, 64 of the National Planning Policy Framework."

- 2.9 Application 15/01543/FUL - Demolition of 2 dwellings and the construction of 2 replacement dwellings was given conditional permission. The street elevation approved is shown below.



- 2.10 17/02820/PREOT – This pre-application enquiry proposed a modernist 3 level replacement house, the bottom level being a semi-basement level. The house was shown with a pitched roof. A cautious no objection in principle was offered with some reservations which included:-

- No design and access statement has been put forward to support the design approach taken and how this would sit comfortably in its context;
- The design put forward appears to be of contemporary design, with a uniform, rectangular, first floor floorplate, topped by a conventional pitched roof running parallel to the street, 'floating' over a number of ground floor 'pods' arranged at angles to the first floor floorplate. It is hard to comment on the merits of such an approach since no elevations have been provided;
- The floor plans suggest a high degree of glazing in the south elevation, presumably design to take advantage of passive solar gain and views over the open countryside beyond. That at ground floor would be mitigated to a degree by the first floor floorplate oversailing it;
- Usable garden space beyond the garage would be poorly related to the house in terms of intervisibility;
- Bringing the dwelling footprint closer to the street, by deletion of the front/west steps and deck may be an option to improve the size of the rear garden, yet still keep a reasonable set back to the street;
- No schedule of external materials has been put forward;
- Clarification should also be sought regarding retention of the existing tree and hedge lined boundaries, as drawing P102 is silent on this point. The Conservancy supports their retention;
- The Conservancy would like the sustainable credentials of the replacement buildings demonstrated;
- A cautious approach needs to be taken with this prominent, but awkwardly shaped site. I am not convinced with the juxtaposition of the first floor to the ground floor, with a seemingly ordinary pitched roof sitting on a contemporary 'box' with a number of disparate elements projecting from

it. A flat-roofed solution might be more appropriate in terms of keeping overall height down and presenting a unified architectural approach. More work needs to be done on justifying the design for a new dwelling here, driven by a proper contextual analysis of the site and its surroundings

- 3.11 18/00806/FUL – Replacement (5 bedroom) dwelling and garage. This proposed a two-and-a-half-storey, flat-roofed dwelling finished in a mixture of red brick and timber cladding. A semi-basement level was also going to provide reception/family room spaces. Although a pitched, hipped roof set of amendments were submitted, the applicant later withdrew those and reverted to the original design, whose highest part would have been 10.3m AoD (lowest site level being 2.3m AoD). The Conservancy made the following comments at its 29.1.2019 Planning Consultative Committee meeting –

“Continued objection, on the basis that no reasoned basis has been set out for the replacement dwelling’s design, notwithstanding the amended plans showing a change to a pitched roof profile and then now back the previous flat roof profile, which is still very divergent in appearance to the surrounding character of dwellings adjoining it.”



Notwithstanding those views the Council granted planning permission 15.3.2019. Your Officer is not aware of any works having been commenced to implement that permission. Some images of the approved scheme (which could still have been commenced before 15.3.2022, but has now lapsed), are shown below. The pink indicates the existing lawful dwelling footprints.

- 3.12 18/01017/FUL - Demolition and replacement of 2 no dwellings. This basically renewed permission 15/01543/FUL before it lapsed. Permission 18/01017/FUL has not been commenced as far as you Officer is aware and could still have been commenced up to 16.8.2021, but has now lapsed.



3.13 A pre-application, on-line meeting was held with the current site owner and their architect and planning consultant on 20.5.2020 and has led to the submission of planning application 20/03326/FUL. The applicant also approached the Council for pre-application advice under reference 20/01382/PASUR in June 2020.

3.14 **BO/20/03326/FUL** - Demolition of existing house and garage and the construction of new house and garage. Amendments to site levels and additional planting. Conditional permission granted 14 December 2021 (and would expire 14 December 2024) if not commenced). Approved scheme shown below.





Stumps Lane frontage



Taylors Lane frontage



- 4.3 The scheme differs from 20/03326/FUL in that the east-west massing has been reduced and a bedroom lost. There is also now only a single point of vehicular access, the single entry point will be secured by gates, allowing the street hedge western access to be infilled. A large reduction in balcony size and any potential overlooking. Removal of large entrance steps and apparent commercial appearance. A lift has been incorporated to the stairwell core to facilitate easier access as the owners become older. The revised design has been proposed in consideration of the adjoining neighbour to the north and views previously expressed by the Parish Council.
- 4.4 A detailed contextual analysis of the site has been undertaken and the design informed by identified site constraints and opportunities. The scheme represents a transition between urban built form and the open countryside at the limit of the defined settlement boundary. Key in the project brief have been to improve on the design quality of extant permissions and create a synergistic design between house, landscape and site. The architect has won national design awards and sits on two Design Review Panels in London. A landscape architect, flood risk consultant and private planning consultant have also informed the design process.

- 4.5 Evolving from a single building mass, leaving the eastern end of the site clear of built form where the garage currently is, the first floor still projects over the ground floor to create a balcony at first floor level looking south-west into Stumps Lane. A roof terrace is provided on the east elevation. Existing gaps in the southern boundary hedge have been re-used to maintain the hedge. The main garden space is between the dwelling and Stumps Lane, with a more secluded and sheltered sitting space to be provided in the west. The main living space still exists at first floor level
- 4.5 Circulation space has been located on the northern edge of the building to prevent overlooking of neighbours and generally orientate outlook to the south, west and east.
- 4.6 Footprint and silhouette analysis seen above shows the silhouette would not be more than 25% and that the footprint would barely increase above the existing dwelling and be less than the consented 20/03326/FUL dwelling. The height of the new dwelling would be marginally higher than the existing roof ridge height, but still less than 9 Stumps End to the north.
- 4.7 Proposed materials are a solid stone base, oversailed by grey or black brickwork topped by timber boarding.
- 4.8 The garden has been broken into six distinct zones, each with it's own character, function and connectivity to both the adjacent zones and in some cases, directly to the house. The main roof may be considered a seventh (non-accessible) zone as it will be a green or biodiverse roof. Planting is chosen to be suited for the coastal climate, unirrigated, adapted to climate change and beneficial to local biodiversity. New trees are indicated within the design including the eastern end of the site as suggested by your Officer in his pre-application advice.
- 4.9 As the main building is being used as a bat roost, the following recommendations have been made in the submitted ecological report -
- *Apply for a Natural England development licence to legally carry out the works.*
 - *At the start of the works, site supervision by a licenced bat ecologist in accordance with the Natural England Development Licence will be required.*
 - *Prior to works commencing, one 1FS Schwegler Large Colony Bat Box will be installed to relocate any bats encountered during the works.*
 - *Install one Eco Bat Box or Integrated Eco Bat Box on the western elevation at the completion of the works.*
 - *Artificial lighting should be avoided where possible. If this is not possible, this should be sensorised for large bodies only and pointed downwards.*
 - *Optional Enhancement: Enhance the site for bats by installing Eco Bat Boxes on appropriate elevations (southern, eastern and/or western) – these must avoid artificial lighting.*
 - *Optional Enhancement: Incorporate a bat friendly planting scheme post development.*
 - *Optional Enhancement: Install a variety of Bird Boxes around the site post development to enhance the site for the local bird populations.*
- 4.10 In terms of the new dwelling's sustainable credentials the Planning statement sets out –

"The Proposed design seeks to address the challenges around Climate Change and overheating by focusing on passive measures - reducing solar gain and

improving cross ventilation. This is achieved by re-orientating the form of the building to be north-south orientated, thereby giving the following advantages:

- Reduced facade facing south thereby reducing solar gain at the hottest part of the day.*
- Increased facade presented to the prevalent south westerly winds, thereby improving on cross ventilation opportunities In addition to this Brise Soliel have been added to the key southerly windows to further decrease solar gain at the hottest part of the day. The Proposed design improves on the Consented, with regards to over-heating, in the following ways:*
- Greatly reduced south facing meaning reduced overheating; Five Elms, Stumps Lane*
- Lower reliance on comfort cooling or active mechanical systems;*
- Orientation allows better access to SW breezes for cross ventilation.”*

Policy framework*

NPPF - 1-3, 6-15, 28, 30, 34, 38-42; 47-48, 54-56, 59-70, 71, 73-79, 91, 96- 97, 102-103, 105-106, 108-110, 117-118, 122-128, 130-131, 148-150, 155, 163- 164, 170-172, 174-177, 180, 212-213; **NPPG** - IDs 6-8, 15, 18a, 20, 21a, 21b, 26, 31, 34, 56, 65, 66; **CLP** -1, 33, 39-40, 43, 48-49; **POCLP** - S1-S3, S20, S23, S26-S27, S31, DM8, DM16, DM18-DM19, DM23, DM28-DM29, DM31; **BMNP** – 2 and 5-9; **CHMP** – 1-2; **PP** – 01, 03, 09; **SPG/SPD**.

5.0 Key issues

5.1 Safeguarding intrinsic character and beauty of AONB/biodiversity from inappropriate development –

- 5.1.1 Planning permissions 18/00806/FUL and 18/01017/FUL although now lapsed could represent fallback position and 20/03326/FUL definitely so as a material planning consideration. The Council has accepted that a flat-roofed dwelling design at this site. The image below shows the difference between consented 20/03326/FUL and the currently submitted 22/02531/FUL scheme. There is a noticeable reduction in massing fronting Stumps Lane. A lesser footprint also results to that consented, whilst not exceeding the recommended 25% increase in silhouette. The Proposed design, with it's biggest elements perpendicular to the northern boundary, creates a more modest massing which improves the aspect of the homes to the north.
- 5.1.2 A bat activity report has been updated in August 2022. This concludes “..the main house (B1) was deemed as having moderate potential for bats to roost and negligible potential for birds to nest. The garage (B2) was deemed as having low potential for bats to roost and negligible potential for birds to nest. From the survey visits undertaken on the site, it is evident that the surveyed building is in use as a day roost for common pipistrelle (*Pipistrellus pipistrellus*) bats. In addition to this, common pipistrelle and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were identified foraging and commuting around the site. From the survey visit undertaken on the site, it can be concluded that the surveyed structure contains no bird nests. However, the surrounding landscape provides all of the necessary habitat elements that birds require, and their presence can be assumed.” The new house, will not be visible from the harbour but there would be longer views across fields from the south and the east (where there is a public

footpath). They would be seen partly screened by mature vegetation but the increased massing and height above existing built form would be most noticeable within the AONB, on this very exposed corner of the settlement boundary.



5.1.3 The applicant has carefully considered the site's context, constraints and opportunities, markedly improving on 18/00806/FUL and improving the detailing and neighbourliness over 20/03326/FUL, taking on board the advice of The Conservancy and the Council. A large rooflight has also been scaled down to 3 smaller skylights which are more respectful of the Conservancy's dark skies agenda, under its Planning Principle 9.

5.1.3 There would be just over a 25% footprint increase. Silhouette calculations/comparisons are comparable to the approval under 20/03326/FUL and less than 18/01017/FUL. The amount of glazing is considered appropriate and proportionate as a whole.

5.2 Heritage –

5.2.1 There are no heritage assets close to the site.

5.2.2 There is potential for ground bearing archaeology to be disturbed by the construction of new foundations. The council will ultimately take a view on this, but it is recommended that at the very least a watching brief is prepared and any finds recorded and appropriately archived in the council's Historic Environment Record, if the council is ultimately minded to support a formal planning application.

5.3 Flood risk –

5.3.1 According to the Environment Agency's flood maps, the stores building lies within Flood Zone 3 (highest risk). The applicant's solution to raise up the built form is understood and the raised ground floor level would be set at 4.4m AoD. A full flood risk assessment has set out how the building is to be made flood resilient. By signing up to EA flood risk alerts it would be possible to evacuate the site before a flood event, or if an exceptional event occurred without warning all habitable accommodation would be above the modelled flood levels. These measures will no doubt be conditioned by the local planning authority if it is

minded to grant permission and represent an improvement on the existing circumstance. The green roof and reduction in hard (non-permeable) surfacing at the site would lead to reduced surface-water run-off.

5.4 High quality, low carbon design –

5.4.1 The Joint CHAONB SPD to the design of new dwellings around the harbour recommends the use of low visual impact claddings to the elevations in the AONB, as they blend well into the natural landscape. The proposed schedule of external materials put forward does accord with the AONB SPD.

5.4.2 Sustainable construction could ultimately be delivered through a planning condition.

5.5 Residential amenity –

5.5.1 This is really a matter for the Council to determine.

5.6 Nitrate neutrality–

5.6.1 A net reduction of one dwelling would occur at the site, so it is concluded that a net reduction of foul flows from the site would result and therefore no further assessment or likely adverse impact to the European sites in Chichester Harbour is likely.

6.0 **Conclusions**

6.1 It is concluded that the house, as now designed would conserve and enhance the natural beauty of the AONB and that the submitted detailed landscape design would bed the new dwelling into the landscape, replacing built form at the eastern end of the site with new tree planting and an open garden space.

6.2 The existing dwelling relates poorly to the street and has had an unsympathetic roof addition during its lifetime. Replacement dwellings have of course been accepted in the past and the fact that only one is being proposed now is to be welcomed in principle. The Conservancy would wish to see demolition of the 2nd 'dwelling', prior to occupation of a new dwelling required by a planning condition if a consent is to ultimately be given.

6.3 In conclusion, a thoughtful alternative design has evolved to create a striking and attractive contemporary dwelling at an important gateway into Bosham, whilst softening built form at the site, which would only be 5cm higher than the approval under 18/00806/FUL.

SRL - For 12.12.2022 CHC Planning Committee

Comments requested by: 7 December 2022: extension of time granted to comment.

***Abbreviations used**

NPPF – National Planning Policy Framework – (Revised February 2019)

NPPG – National Planning Practice Guidance – (March 2014 onwards)

CLP –Chichester Local Plan (2015)

POCLP – Preferred option Chichester Local Plan 2035

BMNP – 'Made' version Bosham Neighbourhood Plan (2016)

CHMP – Chichester Harbour AONB Management Plan (2019-2024)

PP – Planning Principles (first adopted by The Conservancy 17.10.16 and since modified)

SPG/SPD – Planning guidance published by Chichester District Council relating to:-

- Bosham Village Design Statement (2011)
- Parking standards (2007)
- Joint CHAONB SPD (2017)



CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

12 DECEMBER 2022

SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN PRE-SUBMISSION MODIFIED PLAN 2014-2029 CONSULTATION

1.0 Introduction

- 1.1 The existing Neighbourhood Plan for Southbourne Parish is the Southbourne Parish Neighbourhood Plan (2014-2029) (SNP1). It was designated by CDC in 2014 and comprised of six settlement areas: Hermitage, Lumley, Nutbourne West, Prinsted, Southbourne and Thornham. It was made by CDC in 2015, following a referendum with 87% support. Policy 2 allocated 4 sites for a total of 350 dwellings.
- 1.2 In December 2018, CDC published the draft Chichester Local Plan Review 2035 Preferred Approach. Policy S4 provided a housing target of 12,350 dwellings for the period 2016-2035, with 1,250 (minimum) allocated to Southbourne.
- 1.3 Southbourne Parish Council have been working on a revised Neighbourhood Plan since March 2018, with the help of the Neighbourhood Plan Steering Group. The Conservancy commented on drafts of this emerging Plan. It was understood at the time that the draft Local Plan and draft Neighbourhood Plan could be developed in parallel.

2.0 Pre-Submission Plan consultation October 2020 (SNP2)

- 2.1 The Conservancy responded to the questionnaire on the draft SNP2, including pointing out that the 'Vision' wording needed revising to acknowledge that Southbourne Parish is partly within Chichester Harbour AONB rather than being a 'gateway' to it, with Southbourne being a valued Harbour community. The wording has now been adjusted as suggested as part of the current consultation (SNP3).
- 2.2 The Conservancy commented that the more detailed 'Objectives' from the adopted Southbourne Parish Neighbourhood Plan 2014-2029 had been lost and simplified into five bullet points and urged the Parish Council to reinstate the adopted objectives which remain fit-for-purpose. The simplified bullet points remain in SNP3; however, each of the bullet points are expanded upon in more detailed text (as previously).
- 2.3 The Conservancy commented on the need for land to be allocated as Suitable Alternative Natural Green Space (SANG) as part of allocation policy SB2 for 1,250 homes (land east of Southbourne village) to encourage residents to walk dogs here rather than visiting the coast. The Conservancy also commented on the need for sufficient parking space with some electric vehicle charge points.
- 2.4 The land east of Southbourne village allocation for 1,250 homes has been deleted from SNP2, with the new Policy SB2 relating to an allocation for 199 homes on land north of Cooks Lane (which already has outline planning permission through an appeal in March 2020 and a later reserved matters approval). Reference is made to the need for a network of natural public open space that supports a range of informal and formal recreation activities within the revised policy.
- 2.4 The Conservancy commented on the 'Green Ring' and the most important aims for this feature, including dog walking, pedestrian and cycle routes, and adult exercise

equipment; however, commenting that the Conservancy would support the direction of the Parish Council based on evidence of need. The Conservancy pointed out that the Green Ring must be contiguous to create a circuit for wildlife as well as people.

- 2.5 The Conservancy commented on proposals for a road bridge over the railway line, stating that the preference would be for new housing to be built north of the railway line, away from the AONB, hence acknowledging the need for a new bridge, but also that it must be considered in balance with other priorities.
- 2.6 The Conservancy broadly supported the range of policies set out in SNP2, particularly Policy 19 (mitigating effects on European designed sites); but commented that generally the policies did not address the protection afforded by the AONB and SPA, suggesting that these designations should be featured as a reminder of their importance.
- 2.7 The Conservancy congratulated Southbourne Parish Council for preparing an otherwise excellent Neighbourhood Plan and acknowledged the urgency in getting an up-to-date Neighbourhood Plan adopted as soon as possible.

3.0 Examiners Report March 2022

- 3.1 An Inspector was appointed in September 2021 to carry out an independent examination of the Southbourne Parish Neighbourhood Plan Review 2019-2037 (SNP2).
- 3.2 The report was published in March 2022. The most controversial topic was the SB2 allocation, which would increase the number of households by over 50% (the 1,250 new dwellings).
- 3.3 The Examiner concluded it was inconsistent with the Local Plan, citing non-compliance with Basic Condition (e), which requires conformity with the development plan for the area of the local authority. He therefore advised the draft Southbourne Neighbourhood Plan did not proceed to referendum.
- 3.4 The Examiner was uncomfortable with the draft Local Plan and draft Neighbourhood Plan being developed in parallel. With delays to the Local Plan, it meant the Neighbourhood Plan moved ahead, and consequently did not conform. This is a subjective area though - other Neighbourhood Plans elsewhere, and under certain circumstances, have been successful in moving ahead of Local Plans. The crux of the matter here is that the step change from 350 dwellings to 1,250 dwellings was too great (a "quantum leap", in the Examiner's own words) and therefore could not move ahead of the development of this Local Plan.
- 3.5 The Parish Council discussed the situation at its meeting on 12 April 2022 and decided that in the circumstances it would withdraw the Neighbourhood Plan from any further consideration by CDC.

4.0 Current consultation – Southbourne Parish Neighbourhood Plan Pre-Submission Modified Plan 2014-2029 (SNP3)

- 4.1 Following the failure of the SNP2 at Examination, the Parish Council propose, as an interim measure, to submit a revised NP (SNP3) based on the Local Plan 2015, so that there is at least a temporary NP in place for 2 years, providing some protection and influence for the period between now and the new Local Plan coming into force.

- 4.2 SNP3 does not allocate land for housing in an attempt to comply with the emerging Local Plan Review, therefore the policy promoting the area for development to the east of the village has been removed. It recognises recent permissions at Breach Avenue, Cooks Lane and Wayside since the original SNP was made and seeks to influence new development. It does not allocate any new sites, because Southbourne is already accommodating over 250 dwellings more than the 350 allocated in the Local Plan 2015.
- 4.3 The current consultation seeks views on the policies and the strategy, which are based on SNP2, with modifications to policies 1 and 8 of the 'made plan' (SNP1), subdividing and/or replacing the other seven policies with a suite of 15 new policies with the same overall intent and applying to the same areas; amending Policy 2 ([now SB2] as the originally allocated housing sites have been implemented in full); and adding 5 new policies covering new issues. These modifications have been made without allocating land for development on the scale anticipated in the reviewed Local Plan.
- 4.31 The comments below relate to the modifications in comparison with the 'made' plan (SNP1) which are of most relevance to Chichester Harbour AONB.
- 4.4 Modifications to the policies
- 4.41 Policy SB1 (Development within and outside the settlement boundaries) has been expanded to include key design criteria on which proposals inside the settlement boundaries will need to meet be supported. This includes avoiding actual or perceived coalescence between settlements. It also has an additional section which applies to development outside the settlement boundaries, stating that these will be restricted to those which require a countryside location or meet an essential local rural need.
- 4.42 Conservancy Officers support these additions to SB1, which strengthen the policy; however, we would like to see a criterion added that any proposal affecting the AONB or its setting should conserve and enhance its natural beauty and scenic qualities. This seems justified given that such a significant proportion of the Parish is located within or very close to the AONB.
- 4.43 Seven new policies unpack Policy 4 of the SNP1 on design matters to relate more specifically to particular areas - 'Design and Heritage in.... Lumley (SB5) / Hermitage (SB6) / the Prinsted Conservation Area (SB7) / and Nutbourne West (SB8) with a general policy on design in Southbourne Parish (SB4) and a general policy on Local Heritage Assets (SB9). The section of Policy 4 of the SNP1 on flood risk has been incorporated into a new policy (SB20 – Water Infrastructure and Flood Risk).
- 4.44 Policy SB4 (Design in Southbourne Parish) now includes criterion C which relates to development within Chichester Harbour AONB or its setting, stating that
- ...detailed consideration should be given to the distinctive character and qualities of the AONB consistent with the aims of the AONB Management Plan. Buildings taller than 2 storeys are likely to be visible from the harbour and coastal path and may also be visible from the South Downs National Park. Proposals will be expected to demonstrate how their individual or cumulative effect has avoided significant harm to the AONB or to long views from the SDNP.*
- 4.45 Conservancy Officers are pleased to see this addition to the general design policy, and welcome the reference to the AONB Management Plan, although we consider that 'avoiding significant harm' suggests that some harm may be acceptable within

the AONB; we would urge the Parish Council to change the wording to require that development **conserves and enhances the natural beauty of the AONB**, as this would be consistent with the purposes of designation and provides a higher bar for development proposals in accordance with Local Plan Policy 43 and NPPF paragraph 176.

- 4.46 Policy SB6 (Design and Heritage in Hermitage) includes criteria vi. which requires that proposals have regard to 'the openness of the south of the area and the uninterrupted views towards Chichester Harbour' but does not mention the AONB or the AONB SPD guidance. Policy SB7 (Design and Heritage in the Prinsted Conservation Area) includes reference to Chichester Harbour AONB and the AONB SPD. Policy SB8 (Design and Heritage in Nutbourne West) mentions open views to Chichester Harbour to the south but again does not mention the AONB or the AONB SPD guidance.
- 4.47 Whilst we support the unpacking of Policy 4 of the SNP1 and the greater detail provided, it is important that, and would be more consistent if, all of these policies refer to the need to conserve and enhance the special qualities of Chichester Harbour AONB and its setting, and make reference to the AONB SPD guidance, given that all of these areas are within or a significant proportion of them lies within or adjacent to the AONB. We would therefore urge the Parish Council to incorporate reference to the AONB and the AONB SPD in all of these policies.
- 4.471 Policy SB9 (Heritage Assets) has been amended since SNP2, whereby the wording requiring that proposals should seek to 'conserve and enhance their special interest' has been changed to read '*development proposals that may affect the significance of a Local Heritage Asset must take that significance into account in demonstrating that the scale of any proposed harm to or loss of the heritage asset is justified.*' This is a weaker wording which potentially allows harm to a heritage asset, and we would therefore urge the Parish Council to revert to the wording in SNP2 which requires that these important buildings are conserved and enhanced. We support the inclusion of appendix C which lists the buildings considered to be heritage assets (non-designated), which includes The Stables, Eames Farm.
- 4.48 Policies 3 (The Green Ring) and 7 (Environment) of the SNP1 have been divided into distinct parts in new policies SB13-SB16 and SB18 ('Green and Blue Infrastructure Network', 'Biodiversity', 'Trees, Woodland and Hedgerows', 'Local Green Spaces' and 'Special Protection Areas and Ramsar Sites').
- 4.49 These new policies are supported as they provide greater detail and protection relating to these important areas, and we are pleased to see the reference to Chichester Harbour AONB made within Policy SB13.
- 4.51 New policies and the deletion of the housing allocation on land east of Southbourne
- 4.52 Policy SB2 (Land north of Cooks Lane, Southbourne village), SB3 (Local Housing Needs), SB17 (Achieving Dark Skies), SB19 (Zero Carbon Buildings) and SB21 (Sustainable Travel) are new policies not included in the 'made' plan (SNP1). Some of these policies were included in SNP2, and others are amended versions.
- 4.53 We have no objection to the inclusion of Cooks Lane as an allocation given that it has been allowed on appeal and is a significant distance from the AONB and therefore does not cause harm to its setting (the Conservancy did not object to the reserved matters application in February 2022 - SB/22/00157/REM, which has since been permitted). We are pleased to see the deletion of Policy SB2 from SNP2 which allocated 1,250 homes on land east of Southbourne as this involved a 'quantum leap' (in the words of the Inspector) in the level of development in

comparison with the SNP1 or the adopted Local Plan, with the potential to have significantly harmful impacts on the AONB and its nature conservation designations.

- 4.54 Conservancy Officers support the inclusion of additional policies to address dark skies and climate change as these critical key issues. We are particularly pleased to see a standalone policy on achieving dark skies which refers to potential impacts on the AONB, although we would suggest that the requirement for an appropriate lighting scheme should not just apply to major development as suggested, but to all developments.

4.55 General comments

- 4.56 We notice that the Policies map and insets at the end of the pre-submission modified plan show various designations, including SPA and Ramsar sites, wildlife corridors, and Local Green Spaces, but do not show the AONB designation. This is a serious omission, and it is absolutely crucial that the AONB designation is shown, as it affects a significant proportion of the Parish.

5 Conclusion

- 5.1 Overall the Conservancy wishes to again congratulate the Parish Council on its hard work in producing such a comprehensive and well-written document, and we support the greater detail and additional policies contained within the pre-submission modified plan (SNP3) in comparison with the 'made' plan (SNP1) and the improvements made in comparison with SNP2.
- 5.2 With the suggested minor modifications set out above which would give greater acknowledgement to the AONB, including its inclusion on the maps, we feel that this will be an excellent plan going forward and we therefore hope that an independent examiner will be able to approve the plan in the near future so that the Parish of Southbourne has the adopted guidance and protection it needs until the new Local Plan is adopted.

6 Recommendation

- 6.1 Members are recommended to discuss and agree the responses, advising the Principal Planning Officer and AONB Manager accordingly, so as to help finalise the Conservancy's consultation response.
- 6.2 The consultation document can be viewed at the following link:
<https://southbourne-pc.gov.uk/neighbourhood-plan/>

Linda Park
Principal Planning Officer

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

12 DECEMBER 2022

DRAFT HAYLING ISLAND COASTAL MANAGEMENT STRATEGY - CONSULTATION

REPORT BY THE AONB MANAGER

1.0 Introduction

- 1.1 Hayling Island has a population of over 17,000, it is located on the south Hampshire coast, within the Borough of Havant and covers approximately 38km of coastline.
- 1.2 Being an island community, climate change is one of the largest challenges Hayling Island will face. It poses a significant threat to the economy, environment, health, and way of life. Rising sea levels due to climate change are predicted to significantly increase the level of coastal flood and erosion risk on the island.
- 1.3 If no flood defences were in place, over 330 properties would currently be at flood risk on the Island from an extreme tidal flood event (1 in 200 year or 0.5% Annual Exceedance Probability (AEP)). By 2120, with sea level rise and climate change, this figure rises to over 2,850 properties at risk from coastal flooding during a similar event. By 2120, 1,510 properties are also predicted to be at risk from coastal erosion on Hayling Island. Access and egress on and off the Island via the sole road bridge connection (A3023) is also at risk.
- 1.4 In order to manage these risks into the future, the North Solent Shoreline Management Plan (NSSMP) recommended the need to develop a Flood and Coastal Erosion Risk Management (FCERM) Strategy for the Hayling Island coastline. The FCERM Strategy for Hayling Island has been developed in two stages; Part 1: Hayling Island Funding and Implementation Strategy - now complete, and Part 2: Hayling Island Coastal Management Strategy.
- 1.5 From 3 October 2022 until 30 December 2022, Coastal Partners are seeking views on the draft Hayling Island Coastal Management Strategy. The rest of this paper focus on the draft responses from the Conservancy to the consultation. It concentrates on the east side of Hayling Island.
- 1.6 Members are advised to familiarise themselves with the draft Hayling Island Coastal Management Strategy to fully understand the proposals.

<https://coastalpartners.org.uk/project/hayling-island-coastal-management-strategy-16/>

This paper only contains a summary and the space for written responses is generally limited on the online form.

2.0 Draft Consultation Responses



- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> ODU1 - Langstone bridge to Northney farm | <input checked="" type="checkbox"/> ODU7 - Wilsons Boat Yard to Fishery Creek | <input type="checkbox"/> ODU13 - Newtown |
| <input checked="" type="checkbox"/> ODU2 - Northney marina | <input checked="" type="checkbox"/> ODU8 - Eastoke | <input type="checkbox"/> ODU14 - Newtown to Stoke |
| <input checked="" type="checkbox"/> ODU3 - Northney Farm to Chichester | <input type="checkbox"/> ODU9 - Eastoke Corner to Inn on the Beach | <input type="checkbox"/> ODU15 - Stoke to Langstone Bridge Carpark |
| <input checked="" type="checkbox"/> ODU4 - Chichester Road to Mill Rythe Junior School | <input type="checkbox"/> ODU10 - Inn on the Beach to North Shore Road | <input type="checkbox"/> ODU16 - Langstone Bridge Carpark to Langstone Bridge |
| <input checked="" type="checkbox"/> ODU5 - Mill Rythe Junior School to Salterns Lane | <input type="checkbox"/> ODU11 - North Shore Road | |
| <input checked="" type="checkbox"/> ODU6 - Salterns Lane to Wilsons Boat Yard | <input type="checkbox"/> ODU12 - North Shore Road to Newtown | |

2.1 Option Development Units (ODUs)

a) ODU 1a: Langstone Bridge to Northney Marina

Intent: Maintain viability of Nortney Rpad and the A3023 into the future as sea levels rise.

Leading Option: Reduce the impacts of the tide.

How: Construction of new defences along the road and raise over time to keep pace with sea level rise.

b) ODU 1b Northney Marina to Spinnaker Grange (east)

Intent: Maintain flood protection to properties while making space for nature by creating a more sustainable defence alignment into the future.

Leading Option: Adapting to the tide.

How: Construct new set-back defences where appropriate, maintain and raise over time to keep pace with sea level rise.

c) ODU 1c: Spinnaker Grange (east) to Northney Farm

Intent: Stop landfill eroding into the harbour into the future as sea levels rise.

Leading Option: Reducing the impacts of the tide.

How: Construction of new defences along existing alignment, maintain and raise over time to keep pace with sea level rise.

ODU 1

Do you support the draft strategy options for ODU 1: Langstone bridge to Northney Farm?

Yes

No

Don't Know

Chichester Harbour Conservancy does not support the installation of new defences along Northney Road (ODU 1a). The new defences would likely have a detrimental impact on the saltmarsh directly to the north as sea level rises, and the habitat would be prevented from moving inland. Instead, it is advised that the junction to Northney Road is moved 350m south, directly south of the Tyre Shop. Under this scenario, the east/west stretch of the existing Northney Road would be closed / left to nature, and Northney Marina would only be accessible from the south.

d) ODU 2: Northney Marina

Intent: Landowners to maintain their own flood and erosion protection to assets and businesses or adapt to become more resilient to flooding in the future.

Leading Option: Adapting to the tide.

How: Private maintenance or replacement of defences by landowner or adaptation.

ODU 2

Do you support the draft strategy options for ODU 2: Northney Marina?

Yes

No

Don't Know

Until it is known what the landowner would propose to do to maintain their own flood and erosion protection to assets and businesses, Chichester Harbour Conservancy cannot comment.

e) ODU 3: Northney Farm to Chichester Road

Intent: Maximise agricultural opportunities while making space for nature to maintain the viability of agricultural land while exploring a more sustainable defence alignment into the future.

Leading Option: Adapting to the tide.

How: Construct new defences over time, and set back where appropriate, maintain and raise to keep pace with sea level rise.

ODU 3

Do you support the draft strategy options for ODU 3: Northney Farm to Chichester Road?

Yes

No

Don't Know

f) ODU 4: Chichester Road to Mill Rythe Junior School

Intent: Landowners to maintain their flood and erosion protection to assets and businesses or adapt to become more resilient to flooding in the future.

Leading Option: Adapting to the tide.

How: Private maintenance or replacement of defences by landowners or adaptation.

ODU 4

Do you support with the draft strategy option for ODU 4: Chichester Road to Mill Rythe Junior School?

Ye

No

Don't Know

Until it is known what private maintenance or replacement of defences by landowners means, Chichester Harbour Conservancy cannot comment

g) ODU 5a: Mill Rythe Junior School to Tournerbury Farm

Intent: Maintain and improve flood protection to properties and businesses.

Leading Option: Reduce the impacts of the tide.

How: Construct new defences, maintain and raise over time to keep pace with sea level rise.

h) ODU 5b: Tournerbury Farm to Tournerbury Woods Estate

Intent: Make space for nature by creating a more sustainable defence alignment into the future.

Leading Option: Adapting to the tide.

How: Construct new set-back defences, maintain and raise over time to keep pace with sea level rise.

i) ODU 5c: Tournerbury Woods Estate to Salterns Lane

Intent: Landowners to maintain their own flood and erosion protection to assets and businesses or adapt to become more resilient to flooding in the future.

Leading Option: Reducing the impacts of the tide.

How: Private maintenance or replacement of defences by landowner or adaptation.

ODU 5

Do you support with the draft strategy option for ODU 5: Mill Rythe Junior School to Salterns Lane?

Yes

No

Don't Know

Chichester Harbour Conservancy supports ODU5a. The Conservancy hereby declares an interest ODU5b, who along with Chichester Harbour Trust, became the landowner as of 16 November 2022. A long-term plan for the farm is yet to be considered. With regards ODU5c, the Conservancy would not want to see hard defences installed around Tournerbury Woods.

j) ODU 6: Salterns Lane to Wilsons Boat Yard

Intent: Maintain flood protection to the residents, community and businesses at Selmore.

Leading Option: Reducing the impacts of the tide.

How: Private maintenance of the defences in the short and medium term, then construct and maintain new defences in the longer term.

ODU 6

Do you support with the draft strategy option for ODU 6: Salterns Lane to Wilsons Boat Yard?

Yes

No

Don't Know

k) ODU 7: Wilsons Boat Yard to Fishery Creek

Intent: Maintain flood protection to the residents, community and businesses and Selmore.

Leading Option: Reducing the impacts the tide.

How: Construct new defences, maintain and raise over time to keep pace with sea level rise.

ODU 7

Do you support with the draft strategy option for ODU 7: Wilsons Boat Yard to Fishery Creek?

Yes

No

Don't Know

l) ODU 8 North: Fishery Creek to Sandy Point Nature Reserve

Intent: Maintain a healthy beach alongside flood and erosion protection to residents, community and businesses at Eastoke.

Leading Option: Reduce the impacts of the tide.

How: Construct new defences (flood walls, crest raising and set back floodwalls), maintain and raise over time to keep pace with sea level rise.

m) ODU 8 South: Sandy Point Nature Reserve to Eastoke Corner

Intent: Maintain a healthy beach alongside flood and erosion protection to residents, community and businesses and Eastoke.

Leading Option: Reduce the impacts of the tide.

How: Beach management alongside new rock groynes and construct new defences, maintain and raise over time to keep pace with sea level rise.

ODU 8

Do you support with the draft strategy option ODU8: Fishery Creek to Eastoke Corner?

Yes

No

Don't Know

- 2.2 **Coastal funding is limited nationally and in order to progress projects we need to secure contributions. Contributions can be in the form of time, meeting venues, data and information or a financial contribution, etc. If a coastal scheme is proposed for your area, would you be willing to contribute towards that project to help ensure its delivery in the future?**

Yes

No

Don't Know

It depends on the site, the urgency, and the resources available to Chichester Harbour Conservancy at the time.

- 2.3 **Do you have any further comments that you would like to make us aware of?**

Chichester Harbour Conservancy would expect all proposals that affect Chichester Harbour to be compliant with the 1971 Act, the Chichester Harbour Management Plan (2019-24) and its future iterations, and in accordance with the recommendations in the 2021 SSSI Condition Review.

3.0 Recommendation

- 3.1 Members are recommended to discuss and agree the responses, advising the AONB Manager accordingly, so as help finalise the Conservancy's consultation response.

Richard Austin
AONB Manager

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

05 SEPTEMBER 2022

REVIEWING PLANNING PRINCIPLE 09: DARK SKIES

REPORT BY THE AONB MANAGER & PRINCIPAL PLANNING OFFICERS

1.0 Introduction

- 1.1 The Planning Principles were last reviewed in 2018. It was resolved at the Planning Committee meeting of 7 March 2022 that the Members would review the Planning Principles at each meeting as a standing item until complete, and in order.
- 1.2 Section 2 of this report reproduce the Planning Principle 09 verbatim from the Management Plan, with Officer comments in Section 3.
- 1.3 David Rothery is the Officer responsible for drafting the next iteration of the Planning Principles.

2.0 PP09: Dark Skies

- 2.1 The Conservancy is likely to support lighting proposals that reduce the adverse impact of artificial light in Chichester Harbour. The Institution of Lighting Professionals published best practice guidance in 2011.
- 2.2 Lighting proposals that are adjacent to or impact on areas of nature conservation will only be supported in exceptional circumstances. A statement outlining where the light will shine; when the light will shine; how much light will shine; the possible ecological impact and a series of mitigation measures, if appropriate, should accompany a planning application.
- 2.3 The Conservancy is unlikely to object to the lighting element of applications for prior approval or planning permission within and adjacent to the AONB, where the application includes evidence to demonstrate the following:
 - The lighting proposals are the minimum needed for security and/or working purposes; and
 - Any obtrusive light from glare or light trespass is an acceptable level; and
 - Light beams will not be pointed out of windows; and
 - Security lights are fitted with passive infra-red detectors (PIRs) and/or timing devices so as to minimise nuisance to neighbours and are set so that they are not triggered by traffic or pedestrians passing outside the property or premises; and
 - Overall compliance with the published best practice guidance from the Institution of Lighting Professionals.
- 2.4 The Conservancy will object to any proposed development that includes smooth, reflective building materials, including large horizontal expanses of glass, particularly near the edge of the water, as this has potential to change natural light and to create polarised light pollution affecting wildlife.
- 2.5 Reasoned justification

The night sky is part of the scenic beauty of the AONB and should be conserved and enhanced. Light pollution is the light that is wasted upwards and reflects off the atmosphere, causing a visible night time blanket. According to the Campaign to Protect Rural England, Chichester Harbour has the third highest level of light pollution across all of England's 34 AONBs (as of 2016). Light pollution is a problem for various reasons, including energy wastage, detrimental effects on human health and psychology, erosion of tranquillity and disruption of ecosystems.

2.6 Obtrusive light is generally a consequence of poorly designed or insensitive lighting schemes. The three main problems associated with obtrusive light are:

- Sky glow - the orange glow seen around urban areas caused by a scattering of artificial light by dust particles and water droplets in the sky;
- Glare - the uncomfortable brightness of a light source when viewed against a darker background; and
- Light trespass - light spilling beyond the boundary of the property on which a light is located.

Each of the three types presents very different problems for the general public and for the environment as a whole.

2.7 Sky glow is the result of wasteful and ill-directed lighting and reduces the ability of people to see the natural night sky. This is a problem in rural locations. Artificial lighting can destroy local character by introducing a suburban feel into rural areas.

2.8 Glare and insensitive lighting can have serious implications for motorists who may become distracted or blinded by glaring lights spilling out on to the highway. Bright or inappropriate lighting in the countryside can also have severe ecological implications.

2.9 Obtrusive light in rural locations can affect the natural diurnal rhythms amongst a wide range of animals and plants. Light trespass is a common problem and can intrude on the residential amenity in both urban and rural settings causing stress and anxiety for people affected. In addition to these specific problems, obtrusive light represents a waste of energy, resources and money.

2.10 The Institution of Lighting Professionals has published guidance on acceptable levels of illumination for specific environmental zones, which relate broadly to the rural areas. All new developments should be designed so as to adhere to these best practice guidelines.

3.0 Officer Comments

3.1 PP09 is frequently cited, referenced in over 90% of responses. The text could be strengthened to refer to all non-urban / built-up areas within / bordering the AONB.

3.2 Since Officers started frequently asking for internal blinds to be incorporated in any new roof lights, this has been heeded by applicants/developers who often offer to do so in their statements. The wording could be updated to reflect this.

4.0 Recommendation

- 4.1 Members are recommended to discuss the paper and advise Officers on any changes as agreed by the Committee.
- 4.2 All Planning Principles will be collectively revisited at a late date, after each individual Principle has been considered.

Richard Austin
AONB Manager

Linda Park
Principal Planning Officer

Steve Lawrence
Principal Planning Officer

David Rothery
Principal Planning Officer

Delegated Decisions Report

From 05/10/2022 to 02/12/2022

Total Cases 68

No Objection 52

Pre-App Advice Given 2

EIA Screen - No ES Sought 0

Total CHC Delegated 62

Objection 8

No Comment Made 1

EIA Screen - ES Requested 0

Total CHC Consulted Delegated 2

Holding Objection 4

Clarification Requested 1

EIA Scope - ES Content Required 0

Total CHC Committee 4

EIA Scope - ES Content Acceptable 0

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
10/10/2022	BO/22/02144/DOM	David Rothery	11 The Holdens, Bosham, Chichester, West Sussex, PO18 8LN	Erection of domestic garden shed to rear garden	No Objection Matching Materials / fenestration Appropriate planning conditions to control materials of construction and finished appearance should be considered/applied by the LPA to protect the AONB. Conditions are to be read in conjunction with overall recommendation and should not be separated.
	CHC Delegated				
10/10/2022	BO/22/02172/DOM	Linda Park	Lambury, Windmill Field, Bosham, Chichester, West Sussex, PO18 8LH	Proposed single-storey extension connecting existing house and annex.	No Objection Matching Materials / fenestration, Outbuildings for ancillary use only
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
10/10/2022	APP/22/00777	Linda Park	5 Queen Street, Emsworth, PO10 7BJ	Replacement front gates for vehicular access.	No Objection Use of specified materials
	CHC Delegated				
10/10/2022	BI/22/02192/DOM	David Rothery	5 The Saltings, Birdham, West Sussex, PO20 7JA	Construction of single-storey flat-roof rear and side extensions with rooflights	No Objection Matching Materials / fenestration, Internal Blinds Appropriate planning conditions to control materials of construction and finished appearance should be considered/applied by LPA to protect AONB. Conditions to be read in conjunction with overall recommendation and should not be separated.
	CHC Delegated				
10/10/2022	BO/22/02234/PREHH	Linda Park	Eden Cottage, High Street, Bosham, Chichester, West Sussex, PO18 8LS	Replacing sheds with storage cupboards and gazebo delineating border with fence	Pre-App Advice given
	CHC Delegated				
12/10/2022	CH/22/02165/DOM	Linda Park	Manor Cottage , Cot Lane, Chidham, West Sussex, PO18 8SU	Garden office and workshop.	No Objection Outbuildings for ancillary use only, Lighting plan, Use of specified Use of specified materials
	CHC Delegated				
12/10/2022	WI/22/02208/DOM	Linda Park	Westerings , Itchenor Road, West Itchenor, West Sussex, PO20 7DH	Replacement of existing storage shed with proposed single storey extension and change of use of garage to create a habitable space including changes to fenestration.	No Objection Matching Materials / fenestration, Internal Blinds
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
13/10/2022	APP/22/00809	Steve Lawrence	4 Wittering Road, Hayling Island, PO11 9SP	Extensions and alterations to all elevations including the installation of balcony	Objection Other Excessive bulk and insufficient variation in roofline.
	CHC Delegated				
17/10/2022	APP/22/00811	Linda Park	37 High Street, Emsworth, PO10 7AL	Application for variation of condition 3 of Planning Permission 27995/3 relating to opening hours to patisserie to be 08:00 – 16:00 Monday to Saturday and 10:00 – 15:00 on Sundays. Operating hours of the bakery (staff only) to be 22:00 – 01:00 Monday to	No Objection
	CHC Delegated				
17/10/2022	APP/22/00948	David Rothery	Tides Reach, 5 The Fishermans, Emsworth, PO10 7BS	Tree works to 1x Conifer (T1) to reduce crown, to 1x Elaeagnus (T2) to reduce height and width, to 1x Crab Apple (T3) to prune to previous pruning points (Emsworth Conservation Area)	No Objection Other No works should be carried out during the bird nesting season (April to September) or if there is evidence of bat roosting (hibernation or maternity roosts). Conditions to be read in conjunction with the overall recommendation and should not be separated
	CHC Delegated				
18/10/2022	APP/22/00845	David Rothery	Trinity Cottage, 41 South Street, Emsworth, PO10 7EG	Construction of ground-floor rear single-storey extension, three rear roof slope ridged roof dormer windows and works to the garden outbuilding to install new fenestration and roof lights	No Objection Matching Materials / fenestration, Internal Blinds, Other Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
18/10/2022	SB/22/01950/DOM	David Rothery	Mayfield, Prinsted Lane, Prinsted, Southbourne, West Sussex, PO10 8HS	Construction of two-storey rear/side extension with replacement domestic garage following demolition of single side/rear addition, addition of first-floor balconies and replacement front porch, alterations to fenestration and wall cladding with internal r	No Objection Matching Materials / fenestration, Internal Blinds, Other Appropriate planning conditions to control materials, finished appearance, and measures to limit light pollution should be considered and applied by LPA. Conditions to be read in conjunction with overall recommendation and should not be separated.
	CHC Delegated				
19/10/2022	WI/22/01981/DOM	Linda Park	Westerlies , Shipton Green Lane, West Itchenor, West Sussex, PO20 7BZ	Replacement two storey side extension, rear single storey extension with raised decking, front porch extension, 1 no. rear facing dormer and enlargement of existing dormer.	No Objection Internal Blinds, Ecological mitigation measures Use of specified materials
	CHC Delegated				
19/10/2022	WI/22/02393/DOC	Linda Park	Orchard House, Orchard Lane, Itchenor, West Sussex, PO20 7AD	Discharge of condition 4 of permission 22/00374/FUL.	Clarification Requested Other Concern re proposed light colours to Harbour elevation
	CHC Delegated				
20/10/2022	APP/22/00831	Steve Lawrence	12 Nile Street, Emsworth, PO10 7EE	Conversion of workshop into dwellinghouse with extension and alterations.	Holding Objection Other No evidence of marketing for commercial use - proposals contrary to strand 5 of Local Plan Policy CS2, Policy 13 CHC Management Plan as a material planning consideration under
	CHC Delegated				
21/10/2022	GEN/22/00769	Steve Lawrence	Land east of Manor Farm Close, Warblington, Havant	Proposed outline application for the construction of 152 residential dwellings with all matters reserved other than means of access.	Pre-App Advice given Other Advice as per report field
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
24/10/2022	BI/22/01344/DOM	Steve Lawrence	Apple Trees , Burlow Close, Birdham, West Sussex, PO20 7ES	Single storey front extension, proposed rear dormers, and internal/external alterations. Retrospective permission for flat roof to garage/study (amendments to16/04076/DOM).	No Objection Other No objection, subject to implementation with the specified facing and roofing materials
	CHC Delegated				
24/10/2022	BI/22/02381/DOM	Steve Lawrence	Bartons, Crooked Lane, Birdham, West Sussex, PO20 7HA	Rear and side extension with porch.	No Objection Other, Use of specified materials Licence from NE - known bat roost onsite. Safeguarding tree roots as per 26/06/22 arboricultural assessment; Replacement trees as per same and sections 5.3-5.4 of the 20/07/2022 ecological assessment.
	CHC Delegated				
24/10/2022	BO/22/02322/FUL	David Rothery	Bosham Walk, Bosham Lane, Bosham, West Sussex, PO18 8HX	Installation of 5x ground floor replacement windows	No Objection Other Appropriate planning conditions to control the materials of construction and the finished appearance, and measures to limit light pollution within the Dark Skies protocol should be considered and applied by the LPA.
	CHC Delegated				
24/10/2022	APP/22/00874	David Rothery	6 Dolphin Quay, Queen Street, Emsworth, PO10 7BU	Installation of door to replace window to the south elevation	No Objection Other Appropriate planning conditions to control the materials of construction, the finished appearance, and measures to limit light pollution within the Dark Skies protocol should be considered and applied by the LPA.
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
24/10/2022	SB/22/02362/ELD	Steve Lawrence	Land Adjacent To 34 Nutbourne Park Nutbourne West Sussex PO18 8RU	Existing lawful development certificate for the change of use of agricultural land to garden land (since 1986)	Objection Other Evidence submitted is inconclusive/irrelevant - pre- dates 10 year period which needs to be demonstrated. No sworn evidence submitted. Burden of proof is on the applicant - Certificate of Lawfulness should
	CHC Delegated				
24/10/2022	APP/22/00715	David Rothery	14 King Street, Emsworth PO10 7AZ	Tree works to 1x Lime (T1) to reduce crown (TPO 1712 Emsworth Conservation Area)	No Objection Bird Nesting, Bat Roosts, Other Conditions to be read in conjunction with overall recommendation and should not be separated and are subject to the comments of the LPA Arboriculturist/Tree Officer/Landscape Architect advisor to the planning office.
	CHC Delegated				
25/10/2022	BO/22/02002/DOM	David Rothery	17 Leander Road, Bosham, Chichester, West Sussex, PO18 8QS	Construction of two storey side extension with part single-storey rear projection and conversion of ground floor for wheelchair access	No Objection Matching Materials / fenestration, Internal Blinds, Other Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				
26/10/2022	WW/22/01162/DOM	Steve Lawrence	4 Summerfield Road, West Wittering, West Sussex, PO20 8LY	Single storey rear extension, dormer to rear, and internal alterations	Objection Other Overdominant dormer massing/unsympathetic addition
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
26/10/2022	APP/22/00660	David Rothery	Public Telephone Box adjacent Emsworth Methodist Church, High Street, Emsworth	Installation of a K6 traditional red public telephone box to replace the contemporary telephone box for use as a community public donation library kiosk	No Objection Other No appropriate planning conditions are considered necessary to protect the AONB.
	CHC Delegated				
26/10/2022	WI/22/02302/FUL	Steve Lawrence	The Ship Inn , The Street, Itchenor, West Sussex, PO20 7AH	Change of Use of lean-to store to 'pizza bar' with associated alterations alongside proposed storage shed (RETROSPECTIVE).	No Objection Other Remaining open, hard surfaced parts of site being kept available for parking and turning of motor vehicles; and that consideration be given to restricting the hours of use of the rear pub garden, 22.00 hours being a suggestion.
	CHC Delegated				
26/10/2022	BO/22/02317/DOM	Linda Park	4 Stumps End, Bosham, West Sussex, PO18 8RB	Proposed single storey rear extension with various alterations including changes to fenestration, replacement windows and doors and new clay tile roof with integrated solar panels.	No Objection Internal Blinds, Dark, muted finish, Ecological mitigation measures Dark/muted window frames to new windows to west elevation; Details of solar panels be agreed; retention of boundary trees as shown on plans. Conditions to be read in conjunction with overall recommendation and should not be separated.
	CHC Delegated				
26/10/2022	APP/22/00976	David Rothery	St Thomas A Becket's Church, Church Lane, Havant, PO9 2TU	Tree works to all trees overhanging footpaths or headstones to raise canopy to 2.5m above ground level (Warblington Conservation Area)	No Objection Bird Nesting, Bat Roosts, Other Trees within immediate location/overhanging footpaths/headstones are subject to the proposed tree works. Conditions to be read in conjunction with overall recommendation and are subject to comments of the LPA Arboriculturist/Tree Officer/Landscape Archite
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
26/10/2022	CH/22/02062/DOM	Linda Park	Stonecroft , Main Road, Bosham, West Sussex, PO18 8PL	One and a half storey extension with associated roof works, 1 no. proposed Juliet balcony to southern elevation, 1 no. dormer to western elevation and installation of solar panels to eastern elevation. Demolition of existing garage replaced with proposed	No Objection Internal Blinds, Other, Use of specified materials Details of proposed solar panels be agreed and to be all black; Garage to remain incidental to main house and not to be used as a separate dwelling. Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				
26/10/2022	APP/22/00917	David Rothery	50 Bath Road, Emsworth, PO10 7ER	Construction of single-storey rear extension with roof lights, front porch with rooflight, external alterations installing and replacing windows and doors, together with internal remodelling	No Objection Matching Materials / fenestration, Internal Blinds, Other Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				
26/10/2022	WI/22/02486/DOM	David Rothery	Mariners, 13 The Spinney, Itchenor, West Sussex, PO20 7DF	Construction of single-storey flat-roof side extension	No Objection Matching Materials / fenestration, Internal Blinds, Other Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				
28/10/2022	CC/22/02401/FUL	Steve Lawrence	1 Whyke Lane, Chichester, West Sussex, PO19 7UR	Demolition of the Christian Science Society church, erection of a part two, part two and a half and part three storey building (including an undercroft) to accommodate a community facility (Use Class F1), 16 no. sheltered apartments (Use Class C3), commun	No Objection Other Issues of nitrate neutrality (if development is to ultimately drain to CH via Apuldrum WwTW) and recreational disturbance at CH's shoreline should be negotiated via S.106 planning obligations.
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
31/10/2022	APP/22/00900	David Rothery	25 Langstone High street, Langstone PO20 1RY	Tree works to 2x Holm Oaks to reduce crown to previous pruning points (Langstone Conservation Area)	No Objection Bird Nesting, Bat Roosts, Other Conditions are to be read in conjunction with the overall recommendation and should not be separated and are subject to the comments of the LPA Arboriculturist / Tree Officer / Landscape Architect advisor to the planning office.
	CHC Delegated				
07/11/2022	APP/22/00894	Linda Park	42C Bridgefoot Path, Emsworth, PO10 7EB	Single storey rear extension with roof terrace and rear glass balustrade with relocation of rear external staircase. Partial infill of existing ground floor covered car port. Installation of two new windows to flank wall at first and second floor levels.	No Objection
	CHC Delegated				
07/11/2022	CH/22/02378/FUL	David Rothery	Cobnor Activities Centre , Chidham Lane, Chidham, West Sussex	Construction of two-storey side extension to provide first-floor staff accommodation and ground-floor storage	No Objection Matching Materials / fenestration, Ancillary use only, Other Measures to limit light pollution, all planting between extension and public footpath being retained or replaced if lost, suggest wording to cons 5 & 9 to CH/08/04335/FUL used for consistency should be considered and applied by LPA. Conditions to be read
	CHC Delegated				
09/11/2022	APP/22/00981	David Rothery	Sandy Point House, 16 Seafarers Walk, Hayling Island, PO11 9TA	Tree works to numerous trees to reduce crown to previous pruning points (subject to TPO 1358)	No Objection Bird Nesting, Bat Roosts, Other Subject to the comments of the LPA Arboriculturist/Tree Officer/Landscape Architect advisor to planning office.
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
09/11/2022	APP/22/00987	David Rothery	7 Queen Street, Emsworth, PO10 7BJ	Construction of single-storey rear extension	No Objection Matching Materials / fenestration, Internal Blinds, Other Appropriate planning conditions to control the materials of construction and the finished appearance, and measures to limit light pollution within the Dark Skies protocol, should be considered and applied by the LPA.
	CHC Delegated				
09/11/2022	APP/22/00966	David Rothery	26 Bath Road, Emsworth, PO10 7ER	Construction of single-storey rear extension, convert domestic garage to utility/store, re-render north elevation, replace windows, add dwarf wall to north boundary	No Objection Matching Materials / fenestration, Internal Blinds, Other Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				
14/11/2022	BI/22/02320/ADV	David Rothery	Birdham Service Station Main Road Birdham West Sussex PO20 7HU	Signage advertisements consisting of Signage advertisements consisting of various illuminated and non-illuminated displays	Holding Objection Other ADVERTISEMENT SPLIT DECISION RECOMMENDED A: NO OBJECTION WITH CONDITIONS FOR SIGNS - a. 1x fascia sign to petrol station canopy - LED illuminated b. 1x fascia canopy 'Shell pecten'
	CHC Delegated				
14/11/2022	WW/22/01579/DOM	Linda Park	Thornton Cottage , Chichester Road, West Wittering, West Sussex, PO20 8QA	Two storey side and single storey rear extension, including a proposed car port and external and internal alterations	No Objection Matching Materials / fenestration, Internal Blinds, Lighting plan,
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
14/11/2022	SB/22/02400/DOM	Linda Park	322 Main Road, Southbourne, West Sussex, PO10 8JN	Single storey side extension	Objection Excessively wide extension out of proportion with host building
	CHC Delegated				
14/11/2022	BO/22/02586/DOM	David Rothery	Nursery Cottage , Main Road, Bosham, West Sussex, PO18 8EH	Variation of Condition 3 of planning permission BO/22/00344/DOM dated 5 April 2022 for rear and side flat roof extensions (Amendment to change tiled roof to colour coated standing seam metallic roof)	No Objection Matching Materials / fenestration, Internal Blinds, Other Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				
14/11/2022	APP/22/00957	David Rothery	59 Eastoke Avenue, Hayling Island, PO11 9QW	Construction of dormer window to side elevation	No Objection Matching Materials / fenestration, Internal Blinds, Other Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				
14/11/2022	BO/22/02686/TCA	David Rothery	The Haven Shore Road Bosham Chichester	Tree works notification of intention to fell 1x Blue Colorado Spruce tree	Objection Other Objection is based upon the visual impact the loss of this tree would have in the location within the coastal setting of the AONB
	CHC Delegated				
15/11/2022	SB/22/02671/TPA	David Rothery	The Sanderling Gordon Road Southbourne West Sussex	Tree works to 1x Horse Chestnut tree to crown reduce back to previous pruning points (quoted as T1, TPO'd nos. T2) subject to SB/97/00906/TPO	Objection Other This objection is based upon the visual impact the reduction of this tree would have in this location within the AONB protected
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
16/11/2022	SB/22/02367/DOM	Linda Park	5 Gordon Road, Southbourne, West Sussex, PO10 8AZ	Single storey annex, flat roof attached to the main dwelling	No Objection Matching Materials / fenestration, Ancillary use only
	CHC Delegated				
16/11/2022	WI/22/02618/FUL	Linda Park	Paddock House , Spinney Lane, Itchenor, West Sussex, PO20 7DJ	Variation of Condition 2 of planning permission WI/22/01278/FUL dated 10 August 2022 for a replacement dwelling, outbuildings, swimming pool and associated works (Amendment to include the addition of a summer house)	No Objection Other Re-impose conditions from permission WI/22/01278/FUL.
	CHC Delegated				
16/11/2022	FB/22/02550/DOM	David Rothery	2 Mill Close, Fishbourne, West Sussex, PO19 3JW	Variation of Condition 2 (approved plans) & 3 (construction materials) of planning permission FB/21/03443/DOM dated 14 March 2022 for the erection of single-storey front and side extensions, rear conservatory, replacement front porch, together with fenest	No Objection Matching Materials / fenestration, Internal Blinds, Other Appropriate planning conditions to control the materials of construction and the finished appearance to match the existing building, measures to limit light pollution within the Dark Skies protocol, should be considered and applied by the LPA. Condiiti
	CHC Delegated				
21/11/2022	APP/22/00854	Steve Lawrence	West View, 60 Bath Road, Emsworth, PO10 7ES	Change of Use from nursery (Use Class E) to dwelling (Use Class C3) with single storey rear extension and timber decking to rear. Raising of ridge height of existing single storey rear extension also incorporating internal alterations and insertion and a	No Objection Matching Materials / fenestration, Tree safeguarding, Other Flue to stove to be colour-finished black; agreeing precise design and colour finish of solar panels, to ensure dark, muted colouring to the sides of each panel. The Conservancy supports imposing informative the Council's ecologist has suggested.
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
21/11/2022	APP/22/00769	Linda Park	Land rear of 193 Havant Road, Hayling Island, PO11 0LG	Erection of two dwellings with new access drive to the rear of existing dwelling	No comment made
	CHC Delegated				
21/11/2022	BI/22/02620/DOM	David Rothery	Bay Tree House , Westlands Estate, Birdham, PO20 7HJ	Construction of single storey side extension, replacement front porch, rear loggia, install first floor external insulation and cladding finish, fenestration alterations, replacement roof finishes, convert domestic garage to accommodation, construct detach	No Objection Matching Materials / fenestration, Tinted Glazing, Cowled Lighting, Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				
21/11/2022	SB/22/02756/PA3R	Linda Park	Old Chicken Sheds Southbourne Farmshop Main Road Southbourne West Sussex PO10 8JN	Conversion of former chicken sheds to office use	No Objection Other Any external changes to the buildings be subject to a planning application
	CHC Delegated				
21/11/2022	BO/22/02631/TPA	Linda Park	Levanter Harbour Way Bosham Chichester	Crown reduce by between 2.8 to 3.8m on 1 no. Beech tree (T1) subject to BO/95/00078/TPO. Consultation expiry date not available. Determination deadline 22/12/2022	No Objection Defer to expertise of Tree Officer
	CHC Delegated				
22/11/2022	WI/22/02637/DOM	David Rothery	Martlet Cottage , Itchenor Road, West Itchenor, West Sussex, PO20 7DA	Variation of condition 2 (approved plans) from planning permission WI/21/01676/FUL dated 9 September 2021 for replacement dwelling and combined garage and annex and new swimming pool (Amendments to plans to reflect the adjustment to previously permitted s	No Objection Matching Materials / fenestration, Other Measures to limit light pollution within the Dark Skies protocol, should be considered and applied by the LPA. Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
23/11/2022	WI/22/02485/TCA	Linda Park	Land South Of Mulberry Cottage Shipton Green Lane West Itchenor Chichester	Tree Works to 1x Horse Chestnut tree (T1) for width reduction of 50% of tree limbs overhanging the driveway on the east sector and width reduction of 50% of tree limbs interfering with the telephone line on the north sector (subject to 22/00182/TPO)	No Objection
	CHC Delegated				
23/11/2022	WI/22/02730/FUL	David Rothery	Martlet Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Variation of condition 2 (approved plans) of planning permission WI/21/01676/FUL dated 9 September 2021 for replacement dwelling and combined garage and annex and new swimming pool (Amendments to plans to reflect the actual as built construction on site w	No Objection Internal Blinds, Ancillary use only, Other, Not for use as family Measures to limit light pollution, garage to used for vehicles and associated storage. Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				
23/11/2022	WW/22/02728/TPA	Linda Park	Combe House Pound Road West Wittering Chichester West Sussex PO20 8AJ	Crown reduce by 1m (all round) (back to previous pruning points) on 1 no. Walnut tree (quotes as L3, TPO'd no. T1) subject to WW/07/00076/TPO	No Objection
	CHC Delegated				
23/11/2022	WW/22/02753/TCA	Linda Park	Combe House Pound Road West Wittering Chichester West Sussex PO20 8AJ	Notification of intention to crown reduce by 1m (back to previous pruning points) on 2 no. Lime trees (quoted as L1 & L2).	No Objection
	CHC Delegated				
28/11/2022	WI/22/02520/FUL	Linda Park	Walnut Tree Cottage , Itchenor Road, West Itchenor, West Sussex, PO20 7AB	Demolition of existing house and erection of 1 no. two-storey house with loft accommodation and 1 no. detached garage with sail loft - (Variation of condition 2 of Planning Permission 22/00731/FUL to amend pitched roof over single storey rear kitchen exte	No Objection Other Conditions as requested in response to WI/22/00731/FUL.
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
28/11/2022	BI/22/02554/DOM	David Rothery	Hérons, Cherry Lane, Birdham, West Sussex, PO20 7AR	Construction of two-storey front extension; replacement single-storey side extension; single-storey and first-floor rear extensions including rear balcony and associated works	No Objection Matching Materials / fenestration, Internal Blinds Materials of construction and the finished appearance, to limit light pollution within the Dark Skies protocol such as working internal screen blinds. Conditions are to be read in conjunction with the overall recommendation and should not be separated
	CHC Delegated				
28/11/2022	BO/22/02665/DOM	David Rothery	2 Garden Cottages Cambria Close Bosham West Sussex	Construction of single-storey side extension incorporating domestic garage to front	No Objection Matching Materials / fenestration, Internal Blinds Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				
02/12/2022	BI/22/02580/FUL	Steve Lawrence	Wheelhouse , 16 Greenacres, Birdham, West Sussex, PO20 7HL	Replacement dwelling, construction of a garage and a greenhouse.	Holding Objection Other Lightspill from windows will have an adverse effect on this darker locality within CH and that a replacement dwelling should enhance the natural beauty of the AONB. Applicant should clarify window recess and framing
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
18/10/2022	APP/22/00822	Steve Lawrence	Boatyard, Marine Walk, Hayling Island, PO11 9PG	Extension to existing pontoons	Holding Objection Other Subject to clarification of location of moorings being surrendered and basis on which number of surrendered moorings has been
	CHC Consulted Delegated				
02/11/2022	WT/22/02173/FUL	Linda Park	Thorney Island Sailing Club, Church Road, West Thorney, Emsworth, West Sussex, PO10	Provision of a balcony/viewing platform on the roof of building.	Objection Glazing area excessive, Adverse impact on character / visual amenity
	CHC Consulted Delegated				
17/10/2022	WW/22/01647/FUL	Linda Park	Sandhead , Rookwood Lane, West Wittering, West Sussex, PO20 8QH	Demolition of 1 no. existing dwelling and the construction of 1 no. new dwelling, covered pool, double garage, boat house and log store.	No Objection Tree safeguarding, Ecological mitigation measures, Use of Outbuilding ancillary use only
	CHC Committee				
17/10/2022	APP/22/00779	Linda Park	Mengham Rythe Sailing Club, Marine Walk, Hayling Island, PO11 9PG	Installation of photovoltaic panels on roof of clubhouse.	No Objection Other, Dark, muted finish Details of solar panels be agreed; Paint existing roof black or other dark colour to blend in with solar panels.
	CHC Committee				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
14/11/2022	BO/22/02502/FUL	Steve Lawrence	Land North Of Southfield House , Delling Lane, Bosham, West Sussex, PO18 8NN	Change of use of poultry buildings to form 1 no. new dwelling, including partial demolition of existing garage, landscaping and associated works.	No Objection Matching Materials / fenestration, Ancillary use only, Tree Necessary nitrate credits being obtained to mitigate for additional load on Chichester Harbour via wastewater arising from the development, Implementation and retention of the recommended ecological enhancements; Remove permitted development rights un
CHC Committee					
14/11/2022	BO/22/02446/FUL	Linda Park	Land North West Of Hook Farm, Hook Lane, Bosham, Chichester, West Sussex, PO18 8EY	Small agricultural barn.	Objection Other No justification for building in isolated position away from main
CHC Committee					

Quarterly Report

From 01/07/2021 to 30/09/2021

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
05/07/2021	APP/21/00612	David Rothery	32 Bridgefoot Path, Emsworth, PO10 7EB	Replacement rear and additional side single storey extension, replacement render, and fenestration alterations	No Objection Matching Materials / fenestration, Internal Blinds	Permit	Materials con included
06/07/2021	SB/21/01682/DOM	David Rothery	49 Thorney Road, Southbourne, PO10 8BL	Proposed roof alterations with insertion of roof windows, window changes and removal of chimney	No Objection Matching Materials / fenestration, Internal Blinds	Permit	Yes
07/07/2021	WW/21/01709/DOM	David Rothery	29 Locksash Close, West Wittering, PO20 8QP	Proposed erection of garden room outbuilding	No Objection Matching Materials / fenestration, Cowled Lighting, Internal Blinds	Permit	Yes

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
07/07/2021	APP/21/00630	David Rothery	28 King Street, Emsworth, PO10 7AZ	Proposed felling of Ash tree within Conservation Area (claimed due to inappropriate location)	<p>Objection</p> <p>Adverse impact on character / visual amenity of the AONB, Detrimental to the visual amenities of the area</p> <p>The works to fell and remove this tree (in association with the loss of an adjoining tree under APP/21/00283 dated 30 June 2021) would on the basis of no clear or reasoned justification, remove an established part of the natural landscape within the AONB</p>	Permit	
12/07/2021	SB/21/01428/FUL	David Rothery	Land South East Of Thornham Point, Thornham Lane, Southbourne, West Sussex	Erection and installation of ground mounted Photo-Voltaic solar panel arrays	<p>No Objection</p> <p>Matching Materials / fenestration, Tree safeguarding, Other, Dark, muted finish, Retention/replacement of boundary hedgerows /trees</p> <p>Equipment primarily for domestic energy generation for associated residential site; to be removed and land restored to an agricultural field if unused for at least 4 months or it deteriorates in condition/visual appearance</p>	Permit	Only land restoration condition included
13/07/2021	APP/21/00633	David Rothery	25 South Street, Emsworth, PO10 7EG	Proposed display of 1x non-illuminated hanging sign and 2x non-illuminated fascia signs (Retrospective)	<p>No Objection</p> <p>Matching Materials / fenestration, Other</p> <p>Standard advertisement conditions applicable</p>	Permit	Yes

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
13/07/2021	BO/21/00598/DOM	David Rothery	The Holt, Bosham Hoe, Bosham, PO18 8EU	Proposed construction of a single storey rear extension with glazed picture window sliding doors and first floor glazed balustrade balcony above, separate first floor freestanding balcony with glazed balustrade to rear and skylights to floor, replacement	No Objection Matching Materials / fenestration, Tinted Glazing, Cowled Lighting, Internal Blinds	Permit	Materials con included
13/07/2021	BO/20/02556/DOM	David Rothery	Java Sound, Bosham Hoe Bosham PO18 8ET	Proposed extensions to north side of house following demolition of existing two storey detached garage and store building	No Objection Matching Materials / fenestration, Tinted Glazing, Cowled Lighting, Internal Blinds, Other, Swift tiles/boxes Enhancements for bats	Permit	Yes
13/07/2021	APP/21/00706	David Rothery	24 South Street, Emsworth, PO10 7EH	Listed building consent for internal alterations and second floor fenestration alterations	No Objection	Permit	

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
19/07/2021	SB/21/01345/DOM	David Rothery	23 Slipper Road, Southbourne, PO10 8BS	Proposed installation of front and rear box dormers, glazed veranda to rear dormer, erect single storey infill extension and fenestration alterations following demolition of conservatory and front dormer	<p>No Objection</p> <p>Tinted Glazing, Internal Blinds, Other, Schedule of materials to be as indicated on submitted application forms / agreed by LPA.</p> <p>No external lighting should be provided to raised roof slope balcony areas to prevent light spillage above the horizontal and into the night sky so as to comply with the Dark Skies approach and to limit disturbance to wildlife.</p>	Withdrawn	
19/07/2021	WI/21/01287/DOM	David Rothery	Old House Farm, Itchenor Road, West Itchenor, PO20 7DH	Proposed construction of orangery proposed as replacement for removal of conservatory	<p>No Objection</p> <p>Internal Blinds, Use of specified materials</p>	Permit	Materials condition included
19/07/2021	FB/21/01960/DOM	David Rothery	87 Fishbourne Road West, Fishbourne, PO19 3JJ	Proposed construction of glazed single-storey rear extension Also FB/21/01961/LBC	<p>No Objection</p> <p>Matching Materials / fenestration, Internal Blinds</p>	Permit	Materials condition included

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
20/07/2021	BI/21/00980/FUL	Steve Lawrence	Strathmore, Main Road, Birdham, PO20 7HU	Construction of a two storey 3 bed detached self-build dwelling.	<p>No Objection</p> <p>Matching Materials / fenestration, Ancillary use only, Tree safeguarding, Planting & Maintenance, Permitted Development Rights removal, SDMP/Bird Aware</p> <p>Securing sustainable construction measures, including the provision of bicycle parking and an electric vehicle charging point; providing and retaining the vehicle parking/turning spaces.</p>	Permit with S106	Yes
20/07/2021	BO/21/01589/PA14J	Steve Lawrence	Fletchers Farm, Old Park Lane, Bosham, Chichester, West Sussex, PO18 8EY	Installation of 414 no. 0.995m x 1.65m PV Solar panels on existing agricultural building	<p>Other</p> <p>Objection</p> <p>The proposal, which has been poorly presented, represents a large expanse of infrastructure equipment dominating the roof of this large barn within an open and flat countryside area, visible from public vantage points.</p>	Permit	
20/07/2021	WI/21/01809/DOM	David Rothery	Hamra House, Spinney Lane, Itchenor, PO20 7DJ	Proposed construction of single-storey extension to enclose existing ground set swimming pool to replace existing pool glazed enclosure	<p>No Objection</p> <p>Internal Blinds, Schedule of materials to be as indicated on submitted application forms / agreed by LPA.</p> <p>All glazed windows/doors should be fitted with working internal screen blinds to reduce light spillage during evenings/night-times to comply with Dark Skies approach and to limit disturbance to wildlife.</p>	Permit	Yes

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
20/07/2021	APP/21/00013	David Rothery	20 High Street, Emsworth, PO10 7AW	Proposed Change of Use of part of ground floor to form dog grooming parlour	<p>No Objection</p> <p>Matching Materials / fenestration</p> <p>Suggested considerations: - - schedule of materials to be as indicated on submitted application forms / agreed by LPA.</p>	Permit	Yes
20/07/2021	CH/21/01702/DOM	David Rothery	5 Cutmill View Bosham Chichester West Sussex	Proposed construction of single-storey garden room / outbuilding store	<p>No Objection</p> <p>Matching Materials / fenestration, Cowled Lighting</p> <p>Schedule of materials as submitted/agreed by LPA. All glazed windows/doors should be fitted with working internal screen blinds to reduce light spillage during evenings/night-times to comply with Dark Skies approach and to limit disturbance to wildlife.</p>	Permit	Yes
22/07/2021	APP/21/00524	David Rothery	11D Salterns Lane, Hayling Island, PO11 9PH	Proposed erection of garden room summerhouse outbuilding	<p>No Objection</p> <p>Matching Materials / fenestration, Cowled Lighting, Internal Blinds, Other</p> <p>Compliance with the findings of the submitted supporting information-arboricultural statement.</p>	Permit	Yes

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
22/07/2021	WI/21/02021/TCA	David Rothery	Walnut Tree Cottage, Itchenor Road West Itchenor PO20 7AB	Proposed notification of intention to fell 1x Holly tree and 1x Spruce tree and crown reduce by 20% and crown lift to 2.5m (above ground level) on 1x Walnut tree	<p>Objection</p> <p>Other</p> <p>Works to Walnut tree not justified in submission - located front boundary - removal would harm street scene within AONB. Works to fell frontage boundary Spruce & Holly not justified but have less of a landscape presence - works to these not opposed.</p>	NOTPO	
22/07/2021	AP/21/01672/FUL	David Rothery	The Apuldram Centre, Common Farm Appledram Lane South Appledram	Proposed construction of a detached single storey ablutions block (toilet and hand wash facilities)	<p>No Objection</p> <p>Cowled Lighting, Schedule of materials to be as indicated on submitted application forms / agreed by LPA.</p>	Permit	Yes
22/07/2021	WW/21/01790/DOM	David Rothery	10 Cunliffe Close, West Wittering, PO20 8LU	Proposed construction of single-storey flat roof rear extension	<p>No Objection</p> <p>Matching Materials / fenestration, Cowled Lighting, Internal Blinds</p> <p>Schedule of materials as submitted/agreed by LPA. All glazed windows/doors should be fitted with working internal screen blinds to reduce light spillage during evenings/night-times to comply with Dark Skies approach and to limit disturbance to wildlife.</p>	Permit	Materials condition included

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
26/07/2021	SB/21/01400/DOM	Steve Lawrence	Fieldside, Prinsted Lane, Prinsted, Southbourne, PO10 8HS	Proposal: Change of external materials and change to size and positions of existing doors and windows	<p>No Objection</p> <p>Ancillary use only, Other, Use of specified materials</p> <p>Subject to implementation with the specified external facing/roofing materials and accommodation to remain ancillary to the main dwelling at all times with no separate dwelling being created</p>	Permit	Yes
26/07/2021	CH/21/00587/FUL	Steve Lawrence	Little Tappners, Chidham Lane, Chidham, PO18 8TH	Change of use of existing detached garage into dog groomer salon business (A1) with parts of the garage used also for storage and a utility area.	<p>No Objection</p> <p>Other</p> <p>Subject to controlling hours of use/operation to reasonable working hours – suggested p.m. termination being 19.00 hours and no operation before 08.00 with no trading on Sundays or Bank Holidays.</p>	Permit	Yes
26/07/2021	APP/21/00521	Steve Lawrence	24 Havant Road, Hayling Island, PO11 0PX	Demolition of conservatory and erection of single storey rear and side extension, with enlargement of front elevation dormer.	<p>No Objection</p> <p>Other</p> <p>Implementation with specified external materials with exception of the new rooflights within the flat-roofed area which ought to be substituted with lantern-lights with clear glazed side panels but solid upper roofing.</p>	Permit	Matching materials con included

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
27/07/2021	WW/20/03173/DOM	Steve Lawrence	Snowhill Cottage, Roman Landing, West Wittering, PO20 8AS	Swimming pool, pool pavilion and plant room/ green house	No Objection	Permit	
27/07/2021	BI/21/01668/DOM	Steve Lawrence	The Kedge, 1 Oakmeadow, Birdham, PO20 7BH	Erection of single storey side/rear extension and associated internal alterations, conversion of garage into habitable accommodation and erection of detached garage and boat store.	No Objection Matching Materials / fenestration, No trade use	Permit	Materials con included
27/07/2021	BO/21/01718/DOM	Steve Lawrence	10 Marcuse Fields Bosham PO18 8NA	Revised Fenestration to bedroom, window relocated.	No Objection	Permit	
27/07/2021	WW/21/01870/DOM	Steve Lawrence	Snowhill Cottage, Roman Landing, West Wittering, PO20 8AS	Fenestration alterations to main dwelling (north and west elevation) and outbuildings (amendment to approved scheme - WW/20/03173/DOM).	No Objection	Permit	

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
28/07/2021	CH/21/01336/DOM	Steve Lawrence	Swallows Reach, Main Road, Bosham, Chichester, West Sussex, PO18 8PS	Installation of photovoltaic panels to south elevation and replacement of cedar shingle roof (like for like).	Other No Objection Subject to first approving the final finished colour of the solar panels, to ensure the edging of each panel is not a bare silver colouration.	Permit	Yes
29/07/2021	APP/21/00548	Steve Lawrence	13 Queen Street, Emsworth, PO10 7BJ	Construction of new, mono-pitch roof (with glazed lantern) over existing external courtyard area to widen the link extension to kitchen / utility area. Widening of existing dormer window on rear facing roof slope. Also APP/21/00549 LBC	Matching Materials / fenestration No Objection	Permit	Yes
30/07/2021	CH/21/01859/ELD	Steve Lawrence	Land South Of Grey Thatch Harbour Way Chidham PO18 8TG	Existing lawful development certificate for land south of the existing dwelling used as a residential garden for more than 10 years.	Other Objection Balance of probabilities not evidenced adequately by applicant	Permit	

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
31/07/2021	CH/21/01896/FUL	Steve Lawrence	Foreshore, Harbour Way, Chidham, West Sussex	To repair and raise the existing sea wall from the entrance at Harbour Way to the steps at Grey Thatch to meet the Environment Agency Flood Protection levels for 2070.	<p>No Objection</p> <p>Other</p> <p>Work from landward side of shoreline (except re-pointing of Ragstone sea-wall) - Apr to Sept; enhancements in Phase 1 ecological impact report to be implemented; raised grass berms to be re-seeded with suitable amenity grassland mix and maintained.</p>	Pending	
31/07/2021	AP/21/01941/DOM	Steve Lawrence	Dell Quay House, Dell Quay Road, Dell Quay, Appledram, PO20 7EE	Demolish existing garages/stores and replace with new garages (revised design)	<p>Objection</p> <p>Other</p> <p>Increased impact predicted to root area of tree T12 (Holm Oak) in Beechdown Arboriculture tree survey. Tree has prominence and good amenity value in Dell Quay Conservation Area. CHC concerned the tree's health would suffer leading to its eventual removal.</p>	Permit	Tree protection measures imposed by LPA

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
01/08/2021	APP/21/00724	Steve Lawrence	66-67 Bath Road, Emsworth, PO10 7ES	Addition of store to garage and extension to create store with balcony to house.	<p>Objection</p> <p>Other</p> <p>Side extension to house, although sub-ordinate to the host dwelling, does not represent a unified composition with the disparate elements of a cat-slide roof running in to a parapet and glazed screening not a typical feature of the main house architecture</p>	Permit	
02/08/2021	SB/21/00292/DOM	Steve Lawrence	1 Marsh Bungalow, Prinsted Lane, Prinsted, Southbourne, PO10 8HS	Loft conversion, including changing hipped roof to gable end, rear dormer window and rooflights.	<p>No Objection</p> <p>Matching Materials / fenestration</p> <p>Subject to facing materials for the dormer window matching the main roof</p>	Permit	Yes
09/08/2021	WI/21/01676/FUL	David Rothery	Martlet Cottage, Itchenor Road, West Itchenor, PO20 7DA	Proposed construction of replacement dwelling, combined garage and self-contained annex outbuilding, and new open air outdoor swimming pool, following demolition of existing dwelling and annex	<p>No Objection</p> <p>Matching Materials / fenestration, Tinted Glazing, Cowled Lighting, Internal Blinds, Ancillary use only, Planting & Maintenance, Other, Landscaping plan, SDMP/Bird</p> <p>Annex to be restricted to family/friend casual overnight accommodation, and ancillary to host dwelling. Not to be used by occupants while letting main house through AirBnB. Garage for vehicle and associated storage.</p>	Permit	Yes

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
09/08/2021	WW/21/01986/DOM	David Rothery	Creek House, Snow Hill, West Wittering, Chichester, West Sussex, PO20 8AT	Proposed extension of existing detached outbuilding boat-store and subsequent Change of Use of enlarged structure to create habitable accommodation in the form of a self-contained annex	Objection Other, Light spillage/pollution, Over dominant visual and physical impact, Detrimental to the visual amenities of the area, Bulk and massing considered excessive. No Contravenes Joint CHAONB SPD and AONB guidance AONB PP01, PP03, PP04, PP08, and PP09. Site located in countryside within the AONB. Siting of annex accommodation remote from/unrelated to host dwelling	Permit	
09/08/2021	WI/21/01997/DOM	David Rothery	Creek House, The Street Itchenor PO20 7AE	Proposed replacement of existing detached garage and extension to provide domestic garage and additional habitable accommodation in the form of a self-contained annex	No Objection Matching Materials / fenestration, Tinted Glazing, Cowled Lighting, Internal Blinds, Ancillary use only, Planting & Maintenance, Other, Landscaping plan. Outbuildings for Details of landscaping to the vehicular entrance into the site shall include native species hedgerows and be implemented within the first planting season following the start of works on site.	Permit	Yes
11/08/2021	SB/21/02038/DOM	David Rothery	1 Elm Tree Cottages, Prinsted Lane, Prinsted, Emsworth, PO10 8HS	Proposed construction of first and second floor side extension, single storey front bay window and replacement rear extension	No Objection Matching Materials / fenestration, Cowled Lighting, Internal Blinds Clear demonstration no harm is caused to AONB. Countryside location in AONB.	Permit	Yes

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
11/08/2021	WW/21/02047/DOM	David Rothery	Wix Corner, Redlands Lane, West Wittering, PO20 8QE	Proposed construction of single storey rear extension with first floor terrace and replacement detached domestic garage following demolition of freestanding garage shed and outbuildings	<p>No Objection</p> <p>Matching Materials / fenestration, Tinted Glazing, Cowled Lighting, Internal Blinds</p> <p>Schedule of materials to be as indicated on submitted application forms / agreed by LPA.</p>	Permit	Materials con included
11/08/2021	SB/21/01543/OUT	David Rothery	Land To Rear Of Nutkin Barn, Main Road, Nutbourne, West Sussex,	Proposed erection of 3 dwellings - Outline application with Access, Layout and Scale considered	<p>No Objection</p> <p>Other</p> <p>Suggested considerations: - - usual range of outline and reserved matters conditional controls to ensure timing and full details of the proposal are provided to the satisfaction of the LPA. Considerations should include materials (preference for muted</p>	Pending	
17/08/2021	WW/21/00883/DOM	David Rothery	Locks Ash, 32 Locksash Close, West Wittering, Chichester, West Sussex, PO20 8QP	Proposed construction of three bay oak timber framed outbuilding following demolition of freestanding domestic double garage	<p>No Objection</p> <p>Matching Materials / fenestration, Cowled Lighting, Internal Blinds, Other, Outbuildings for ancillary use only</p> <p>Clear demonstration that no harm is caused to the AONB required. Site is located within an urban settlement built-up location within the AONB.</p>	Permit	Materials con included

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
23/08/2021	CH/21/01797/FUL	David Rothery	Green Acre, Main Road, Chidham, PO18 8TP	Proposed construction of 2x detached dwellings, garaging and associated works following demolition of existing dwelling	<p>No Objection</p> <p>Cowled Lighting, Internal Blinds, Other, Landscaping plan, Vehicle parking, turning to be surfaced with permeable ground surface material, Schedule of materials to be used</p> <p>Roof design to include bat tiles to assist wildlife; prior to commencement of site works serious consideration is given to making a development contribution to prevent disturbance of birds in Chichester and Langstone Harbours SPAs.</p>	Pending	
23/08/2021	BI/21/02040/FUL	David Rothery	Birdham Pool Marina, The Causeway, Birdham, West Sussex,	Partial Change of Use to enable the installation of 5 water-lodges to be used as holiday accommodation	<p>Objection</p> <p>Other, Light spillage/pollution, No contribution to Solent Bird Aware Initiative, Light generation from new glazed areas, Adopted guidance requires clear demonstration that no Contravenes Joint CHAONB SPD & AONB guidance AONB PP01, PP08, PP09 and PP04,PP19. Conflicting use in marina environment. Added pressure on fragile environment and character of area from unnecessary holiday accommodation. Existing moorings lost.</p>	Pending	

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
31/08/2021	APP/21/00754	David Rothery	41 South Street, Emsworth, PO10 7EG	APP/21/00753 (Listed Building) see also APP/21/00754/LBC Proposed installation of replacement windows and large roof dormer with installation of 4x Cabrio velux windows to the west elevation, reduction in chimney height, and internal wall rem	<p>No Objection</p> <p>Matching Materials / fenestration, Internal Blinds</p> <p>Schedule of materials as submitted/agreed by LPA. All glazed windows/doors should be fitted with working internal screen blinds to reduce light spillage during evenings/night-times to comply with Dark Skies approach and to limit disturbance to wildlife.</p>	Permit	Materials con included
31/08/2021	SB/21/02188/DOM	David Rothery	50 Main Road, Southbourne, PO10 8AU	Single storey rear extension.	<p>No Objection</p> <p>Matching Materials / fenestration, Cowled Lighting, Internal Blinds, Schedule of materials to be as indicated on submitted application forms / agreed by LPA</p> <p>The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is located within a countryside location within the AONB.</p>	Permit	Yes
31/08/2021	APP/21/00767	David Rothery	27 Langstone High Street, Havant, PO9 1RY	Proposed installation of replacement windows and glazed doors with addition of 2x Cabrio velux windows to the rear roof elevation, three additional rooflights, and a gable end roof apex window to west side elevation	<p>No Objection</p> <p>Matching Materials / fenestration, Tinted Glazing, Internal Blinds</p> <p>Schedule of materials as submitted/agreed by LPA. All glazed windows/doors should be fitted with working internal screen blinds to reduce light spillage during evenings/night-times to comply with Dark Skies approach and to limit disturbance to wildlife.</p>	Permit	Materials con included

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
31/08/2021	BO/21/02252/DOM	David Rothery	Critchfield Cottage, Viking Way, Bosham, Chichester, West Sussex, PO18 8HN	Proposed construction of garden studio/home office	No Objection Matching Materials / fenestration, Cowled Lighting, Internal Blinds, Ancillary use only, Schedule of materials to be as indicated on submitted application forms / agreed Not to be used as family accommodation while the main house is let out.	Permit	Materials and ancillary use conditions included
31/08/2021	APP/21/00796	David Rothery	32 King Street, Emsworth, PO10 7AZ	Proposed construction of porch to south-west elevation, domestic double garage and store/summer room, with internal alterations and windows blocked in on house south-east elevation	No Objection Matching Materials / fenestration, Internal Blinds Schedule of materials as submitted/agreed by LPA. All glazed windows/doors should be fitted with working internal screen blinds to reduce light spillage during evenings/night-times to comply with Dark Skies approach and to limit disturbance to wildlife.	Permit	Materials con included
06/09/2021	BI/21/01830/OUT	Steve Lawrence	Land Off Main Road, Birdham, Chichester, West Sussex, PO20 7HU	Outline planning application for up to 150 dwellings (including 30% affordable housing) with community park, public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access	Other Objection in principle to major development disproportionate to size of Birdham village; harmful to setting of AONB and wider countryside; premature to proper consideration of replacement Development Plan; inadequate infrastructure to serve development	Pending	

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
06/09/2021	APP/21/00647	Steve Lawrence	Land south of The Mallards and west of Langstone Road, Havant	Outline (all matters reserved except for access) application comprising 65no. dwellings with access from The Mallards, together with car parking, landscaping, electrical substation, public open space and associated work.	Other Objection Proposals speculative as site not on new local plan? Applicant wrongly deduced that LPA's only concern is flood risk; harmful to AONB and erodes habitat for overwintering birds in Langstone and CH SPAs, despite creation of a pond.	Pending	
06/09/2021	SB/21/02238/FULEIA	David Rothery	Gosden Green Nursery, 112 Main Road, Southbourne, PO10 8AY	Proposed construction of 29 dwellings (21 open market, 8 affordable), public open space, landscaping, parking and associated works (following demolition of existing buildings)	Other Objection The proposals represent unjustified major development within the Chichester Harbour	Refuse	
08/09/2021	BO/21/02190/FUL	David Rothery	Lower Hone Barn, Lower Hone Lane, Bosham, Chichester, West Sussex, PO18 8QN	Proposed conversion of barn structure to enable a two-storey dwelling house to be created together with associated works including an outdoor natural swimming pond, turning area and parking spaces and landscaping (including separate red-line landscape str	No Objection Tinted Glazing, Cowled Lighting, Internal Blinds, Ancillary use only, Other, Landscaping plan, Non-reflective glass, Permitted Development Rights removal Demonstration no harm to AONB required; no external lighting to external elevations, external lighting to garden/pond to be restricted to specific hours; fenced to eastern and northern boundaries - rural design =<1.5m.	Permit	Most CHC cons included

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
10/09/2021	BO/21/02354/ELD	Steve Lawrence	Land West Of Walton House, Main Road Bosham PO18 8QB	Use of the land for the storage of boats, boat trailers and sundry items	Clarification Requested Other See comments made in report - NB statutory declarations had been made but were not on CDC website - see resubmission tab for later comments made by SL	Refuse	
12/09/2021	WI/21/02020/ELD	Steve Lawrence	Land South Of Drove Way Itchenor Road West Itchenor PO20 7DL	Application taken from the weekly list 07/07/2021 - not sent to us by letter Existing lawful development certificate for the use of land for the siting of a caravan for all year holiday accommodation, use of associated garden curtilage and parking for 2	Objection Other See report	Withdrawn	
13/09/2021	APP/21/00846	Steve Lawrence	Rhu House, Woodgaston Lane, Hayling Island, PO11 0RL	Proposed front porch.	No Objection Matching Materials / fenestration	Permit	Materials con included

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
14/09/2021	SB/21/01778/DOM	David Rothery	18 Pears Grove, Southbourne, Emsworth, West Sussex, PO10 8JY	Proposed installation of 10x panel solar-photovoltaic system on south facing roof	<p>No Objection</p> <p>Matching Materials / fenestration, Other, Dark, muted finish, Continued maintenance of development</p> <p>Equipment primarily for domestic energy generation for use on the associated residential site only; solar array to be removed as and when it is unused for at least 4 months or deteriorates to become physically poor in condition and visual appearance.</p>	Permit	First and last condition included
14/09/2021	APP/21/00840	David Rothery	30 Northney Road, Hayling Island, PO11 0ND	Proposed construction of first floor balcony to rear elevation	<p>No Objection</p> <p>Internal Blinds, Schedule of materials to be as indicated on submitted application forms / agreed by LPA.</p>	Refuse	
15/09/2021	WI/21/02203/DOM	David Rothery	The Willows, Shipton Green Lane, West Itchenor, PO20 7BZ	Proposed construction of ground level domestic outdoor swimming pool and surrounding decking .	<p>No Objection</p> <p>Matching Materials / fenestration, Cowled Lighting</p> <p>Schedule of materials to be as indicated on submitted application forms / agreed with LPA; no external lighting to the pool or poolside circulation area or any footpath leading to the pool</p>	Permit	Materials and noise mitigation

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
15/09/2021	CH/21/01304/DOM	David Rothery	12 Mansfield Cottages , Main Road, Nutbourne, PO18 8RS	Proposed construction of single storey rear extension to south, formation of gable roof end extension, insertion of three rooflights to the front elevation and a dormer to the rear to facilitate use of the roof-space as habitable accommodation	No Objection Internal Blinds, Schedule of materials to be as indicated on submitted application forms / agreed by LPA.	Permit	Materials con included
20/09/2021	BI/21/01456/DOM	David Rothery	Gayfere Cottage, Court Barn Road, Birdham, PO20 7BQ	Proposed construction of single storey rear and two-storey rear side extension to east together with alterations	No Objection Matching Materials / fenestration, Internal Blinds, Dark, muted finish	Permit	CHC conditions included
22/09/2021	WW/21/02079/DOM	David Rothery	Wicks Farm Cottage Redlands Lane West Wittering PO20 8QE	construction of single-storey extension with rooflights and entrance door porch	No Objection Matching Materials / fenestration, Cowled Lighting, Internal Blinds	Permit	Materials condition included

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
22/09/2021	BO/21/02186/FUL	David Rothery	Broadbridge Business Centre , Delling Lane, Bosham, PO18 8NF	Erection of a single-storey building comprising a gymnasium and offices (Use Class E), reconfiguration of existing parking area, with associated hard and soft landscaping (modifications to planning permission BO/20/02432/FUL)	<p>No Objection</p> <p>Matching Materials / fenestration, Tinted Glazing, Cowled Lighting, Other, Landscaping plan, Swift tiles/boxes</p> <p>Securing other ecological enhancement measures as considered appropriate within the red-line site; submission of an up-to-date noise impact assessment and implementation of findings of same.</p>	Permit	CHC conditions included
23/09/2021	APP/21/00963	Steve Lawrence	Salterns House, 1 Salterns Close, Hayling Island, PO11 9PL	Proposed sunroom.	<p>Holding Objection</p> <p>Other, Glazing area excessive</p> <p>Glazing increase potential bat disturbance. Structure no wider than existing canopy or 2/6ths less desirable, with central glazing as currently sized and either side to have higher sill level to still allow a view when sat inside.</p>	Permit	Yes
27/09/2021	FB/21/02509/FUL	David Rothery	Black Boy Court , Main Road, Fishbourne, PO18 8XX	Creation of 4x parking spaces, dropped kerb, boundary treatment and landscaping.	<p>No Objection</p> <p>Matching Materials / fenestration, Cowled Lighting</p>	Refuse	

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
27/09/2021	APP/21/00918	David Rothery	33 Wittering Road, Hayling Island, PO11 9SP	Proposed construction of single-storey garage extension and two-storey glazed side extension	No Objection Matching Materials / fenestration, Tinted Glazing, Internal Blinds	Permit	Materials and tinted glass cons included
27/09/2021	BI/21/01880/DOM	David Rothery	20 Old Common Close, Birdham, PO20 7SE	Proposed construction of single-storey rear extension and rear roof-slope full width ridged dormer with 2x rooflights to front roof-slope	No Objection Matching Materials / fenestration, Internal Blinds	Withdrawn	
27/09/2021	BO/21/02480/DOM	David Rothery	18 Shamrock Close, Bosham, PO18 8QR	Proposed construction of single-storey front extension, 2x rooflights to front roof slope, 1x dormer to rear roof slope to enable loft conversion to habitable accommodation	No Objection Matching Materials / fenestration, Internal Blinds	Permit	Yes

Date Sent to LPA	Reference	CHC Officer	Site	Application Details	Recommendation	LPA Decision	CHC Conditions Included
28/09/2021	BO/21/01810/FUL	Steve Lawrence	Myll Lodge, Bosham Lane, Bosham, West Sussex, PO18 8HP	Demolition of existing dwelling house replaced with 1x new dwelling house.	Other Objection What does seem contrived though is the unusual dormer windows, unbalancing the front elevation and use of rooflight windows, suggesting the floor plate is too wide/deep to benefit from natural light and outlook east and west from conventional windows.	Pending	
29/09/2021	BI/21/01851/DOM	David Rothery	The Little House, Westlands Lane, Birdham, PO20 7HH	Proposed construction of single-storey extension with rooflights and first floor alterations with roof alterations including rooflights and gable end balcony together with external and internal alterations following demolition of existing flat roof car po	No Objection Matching Materials / fenestration, Cowled Lighting, Internal Blinds	Permit	CHC condition included

Total number of applications received:	69
Decisions pending	7
Withdrawn	3
Total	59
Number in accordance with LPA	51
Percentage in accordance	86.4%