



For questions regarding this agenda please contact Pasha Delahunty: pasha.delahunty@conservancy.co.uk

CHICHESTER HARBOUR CONSERVANCY – PLANNING COMMITTEE

A meeting of the Conservancy's **Planning Committee** will be held at **10.00am** on **Monday 9 September 2024** at Eames Farm, Thorney Island.

Matt Briers CBE, CEO

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 15 July 2024 (Page 1).

4. DEVELOPMENT APPLICATIONS

- a. WT/24/01365/FUL - Baker Barracks, Thorney Island, Emsworth (Page 4).
- b. WW/24/01380/DOM - South Nore, Snow Hill, West Wittering (Page 13).
- c. APP/24/00345 - Langstone Lodge, 1 Langstone High Street, Havant (Page 20).

5. NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION 2024

To consider a report from the Director of Chichester National Landscape (to follow).

6. SOUTHBOURNE ALLOCATION DEVELOPMENT PLAN DOCUMENT CONSULTATION

To consider a report from the Director of Chichester National Landscape (to follow).

7. TABLE OF RECENT DECISIONS

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

8. DATE OF NEXT MEETING

Monday 7 October 2024 at Eames Farm, Thorney Island from 10.00am.

Planning Committee members: *Iain Ballantyne, Heather Baker, Jackie Branson, Jane Dodsworth, John Goodspeed, Pieter Montyn (Vice-Chairman), Nicolette Pike (Chairman), Lance Quantrill and Sarah Payne. Three Conservancy Board vacancies.*

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

Minutes of the meeting held on Monday 15 July 2024 at Eames Farm, Thorney Island.

Present

Heather Baker, Nicolette Pike (Chairman), Jackie Branson, John Goodspeed

Officers

Pasha Delahunty (Minutes), Linda Park, Ross Jones

The meeting started at 10:30am

1.0 WELCOME AND APOLOGIES

- 1.1 Apologies were received from Pieter Montyn, Jane Dodsworth, Lance Quantrill, Sarah Payne and Iain Ballantyne.

2.0 DECLARATIONS OF INTEREST

- 2.1 None.

3.0 MINUTES

- 3.1 **Resolved** – That the minutes of the Planning Committee meeting held on 22 April 2024 be approved as a correct record and that they be signed by the Chairman.

4.0 DEVELOPMENT APPLICATIONS

4.a. 24/01236/FUL - Land at Tuppenny Barn, Main Road, Southbourne

- 4.1 The Principal Planning Officer (LP) presented her report which sets out the plans for 7 new dwellings on the site of a current orchard adjacent to the Tuppenny Barn Education Centre. The Officer recommends raising an objection based on the reasoned justification set out in the report.
- 4.2 Plans for the addition of a sustainable café (CHC were not consulted) were approved but have not yet been built. The site of the current application is currently an orchard with fruit trees and is well screened from the road with existing structures. New access on the south-east corner is being sought with the removal of hedgerow needed for that access. While the application indicates that some of the trees lost for the development would be replanted on the site, details of the other replanting were not provided.
- 4.3 The site falls within a landscape gap and defines the separation of distinct settlements. In 2009, when the application for the education barn was sought, the charitable and sustainable work of the organisation were used as factors to support the development. The current proposal does not appear to be aligned with the ethos of the charity. The proposed new builds would be visible and interrupting to extended rural views. The CHC ecologist highlighted that while the orchard is small but strategic plot, ecological connectivity would be lost if development were permitted. Members also raised concerns over biodiversity net loss.

- 4.4 **Action Point** - The Planning Officer was asked to clearly link the gap policy to the planning guidance and principles.
- 4.5 **Action Point** – If the Council were mindful to approve the application, Members asked that strong landscaping conditions be included to help mitigate the adverse changes to the site.
- 4.6 **Action Point** – The Planning Officer was directed to strengthen the general wording of the objections and Members suggested that the charity’s objections would be fettered by the development as an integral part of their charitable purposed was tied to the rural open space of the site which would be harmed if overdeveloped.

Recommendation

- 4.7 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **objections** to the proposed development subject to the condition set out in the report and including the additional condition and comments set out in points 4.4, 4.5 and 4.6. The decision was unanimous.

4b. 24/01155/FUL - Burns Shipyard, Westbrook Field, Bosham

- 4.8 The Principal Planning Officer (LP) presented her report to members on the application for two dwellings on the former site of Burns Shipyard in Bosham. The original shipyard buildings have been left to decay over time and the site has been unused and cordoned off for many years. There have been previous planning applications submitted for development in 2009, 2013 and 2023. This most recent application has reduced the number of dwellings to two, both of which are set back from the foreshore and away from the flood zones. The Officer recommends that given the previous concerns have been addressed, the Conservancy raises no objections.
- 4.9 The Planning Inspector supports the lower density for the site and the glazing. Members discussed the proposed materials and landscaping of the site given its frontage on to the harbour.
- 4.10 **Action Point** – The Planning Officer was asked to include the following conditions in her recommendation:
- First floor window louvres
 - Retention of trees including a landscape management and conditions
 - Confirmation of materials.

Recommendation

- 4.11 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objections** to the proposed development subject to the condition set out in the report and including the additional condition and comments set out in points 4.10. The decision was unanimous.

5. APPEALS DECISION

The Planning Officer presented details on an application which was dismissed on appeal pertaining to Land north of Southfield House, Delling Lane, Bosham. The

application was for the redevelopment of land that previously housed a poultry farm. Members were happy that the AONB was a factor in the rationale to dismiss.

6.0 TABLE OF RECENT DECISIONS

- 6.1 Members considered the table of recent decisions submitted with the agenda documents. During the reporting period 37 decisions were listed with two objections raised. The Principal Planning Officer (LP) highlighted recent objections.

7.0 QUARTERLY REPORT

- 7.1 Members considered the quarterly report submitted with the agenda documents. The Principal Planning Officer (LP) highlighted conflicts.

8.0 DATE OF NEXT MEETING

- 8.1 The next meeting will be held on Monday 9 September 2024 at 10:00am at Eames Farm, Chichester.

Meeting closed at 11:24am

Chairman

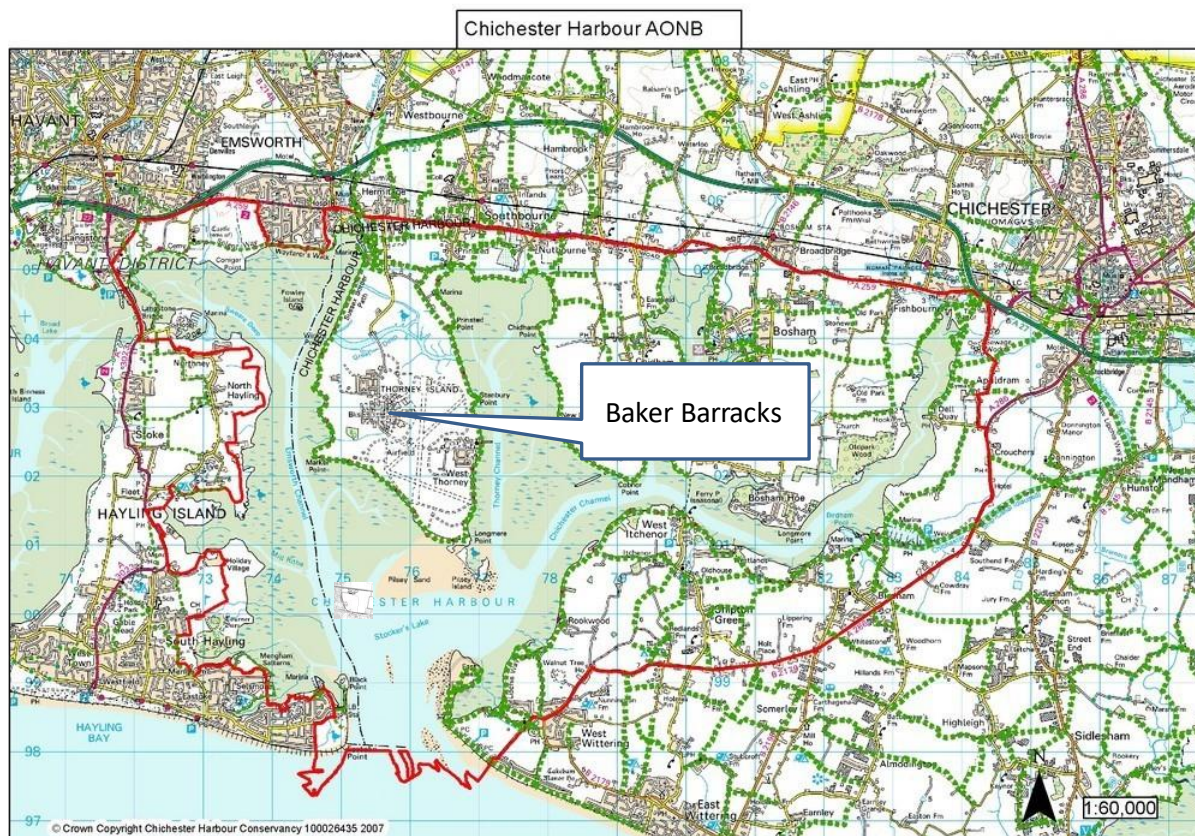
Local Planning Authority planning application reference: **24/01365/FUL**

Site: Baker Barracks Emsworth Road Thorney Island Emsworth West Sussex PO10 8DH

Proposals: Single storey extension to east elevation of gym, new covered cleaning area, single storey extension to east elevation of mess, new car park, office space in Hangar 20 with various alterations and a new fire escape to west elevation of Hangar 21.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SF0Y8EERJDE00>



RECOMMENDATION

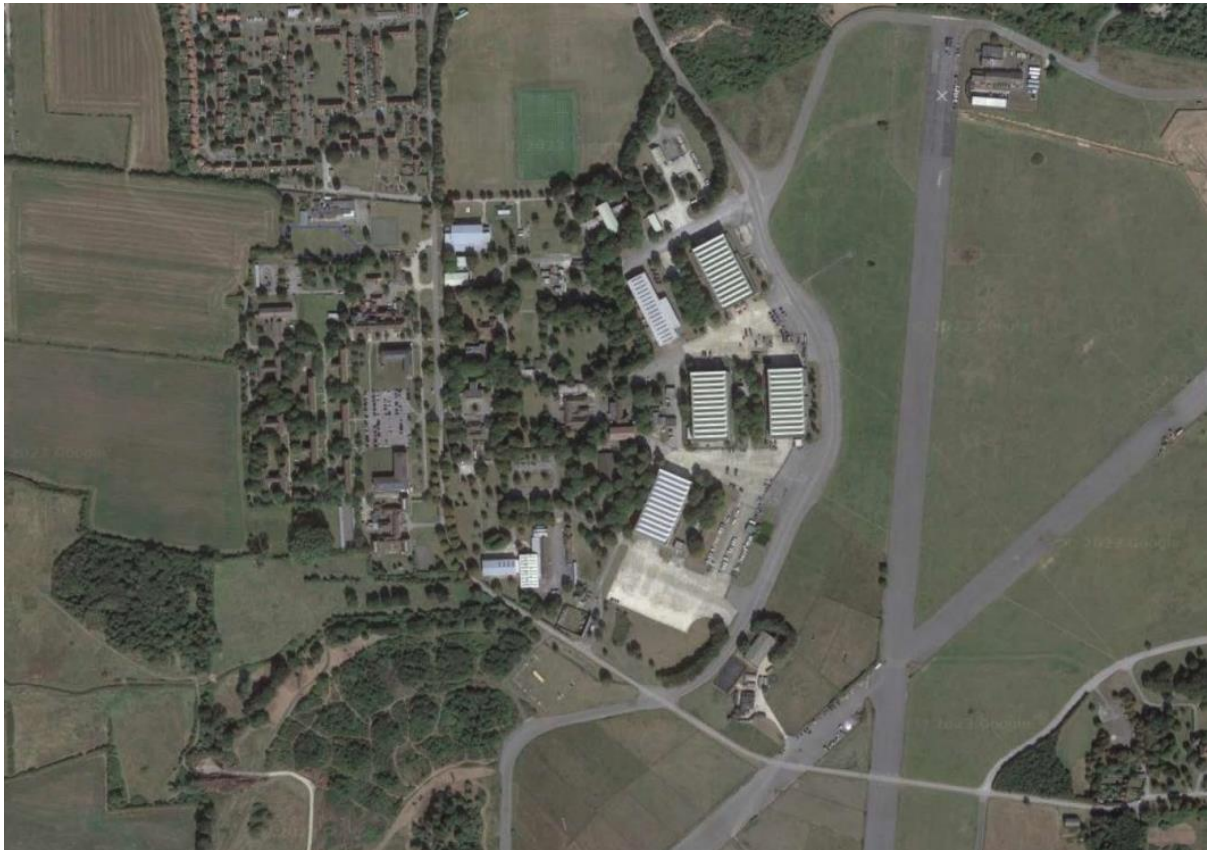
That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objection** subject to the following:-

- Schedule/samples of materials to be agreed prior to construction;
- Environmental mitigation and enhancement measures be secured, including the planting of 16 new native trees and the provision of bird and bat boxes;
- Overarching construction management plan and lighting plans be submitted and approved to ensure impacts to the designated sites and the AONB's Dark Skies are minimised.

Conservancy Officers' comments and reasoned justification

1.0 Site description

- 1.1 Baker Barracks sits in the centre of Thorney Island, the westernmost of the three peninsulas which extend southwards into Chichester Harbour. The site lies within the AONB and rural area and comprises the Ministry of Defence military base and airfield with restricted access for civilians, and includes hangars, sports facilities, mess and operational buildings, as well as housing, a nursery, convenience store, and primary school.
- 1.2 A public footpath runs around the whole shoreline of Thorney Island, but there are limited views of the military base from the shoreline or from the Harbour, due to its set back nature. The most visible buildings in the wider landscape are the aircraft hangars as these are the largest buildings, which are situated on the eastern side of the base. Otherwise, the main buildings within the site are situated within a pleasant setting with grassed areas and trees in between the buildings, roads and car parks.



Above: Aerial photograph of the site



Above: Birds eye view looking north-west



Above: living accommodation (LHS)



Car park with hangars in distance (RHS)



Above: Hangar 20 (LHS)



Armoury (RHS)



Above: Gym (both pictures)



Above: Officers' mess building (LHS)



Proposed area for extended car park (RHS)

2.0 Relevant recent planning history

- 2.1 A pre-application query was submitted in early 2024 for the proposals the subject of this application. Conservancy Officers visited the site and provided informal feedback on the proposals, with an overall likely no objection subject to the use of appropriate materials, environmental mitigation and enhancements being secured, to include replacement planting, new planting, and bat and bird boxes.

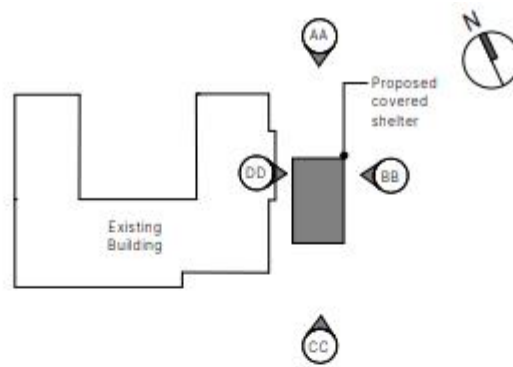
We also suggested the provision of solar panels on the proposed gym extension, and a green roof to the proposed mess extension.

3.0 Proposed development

3.1 The proposed 6 elements of the current application comprise:-

- 1) a proposed covered maintenance/cleaning shelter adjacent to the existing flat roofed building accommodating the armoury;
- 2) a flat roofed extension to the 'Mess' on the south-western side of the site to provide additional ;
- 3) an extension to the modern gymnasium building to provide additional changing room facilities to the southeast corner of the building;
- 4) a new first floor extension to form additional office space to hangar 20, sited above an existing single-storey flat roofed extension on the eastern side of the hangar.
- 5) new offices/conference room internally within hangar 21 (including an external fire escape on the western side) and
- 6) a new car park situated between two buildings to the east and west, including EV electric car parking bays.



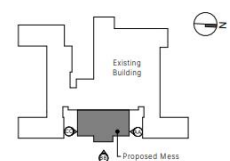


Proposed 3D view

Above: Proposed covered cleaning area site plan and 3D computer image



Proposed 3D view



PROPOSED ELEVATIONS

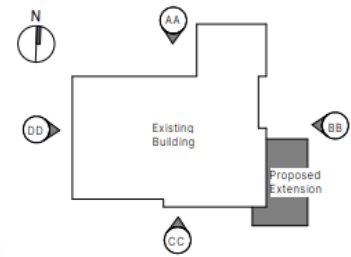
The single storey extension features predominantly render, with a grand brick facing vestibule, acting as the gateway to mess.

The roof area has an 1100mm minimum height parapet, which has been designed to conquer any falling from height concerns during maintenance access, as well as concealing roof top plant.

Above: Proposed mess extension site plan and 3D computer image



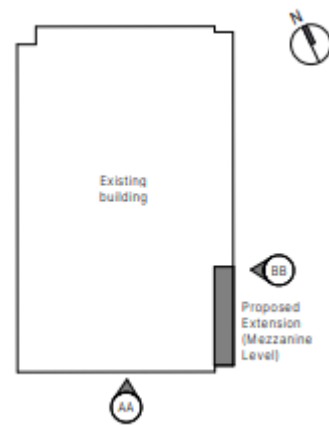
Proposed 3D view



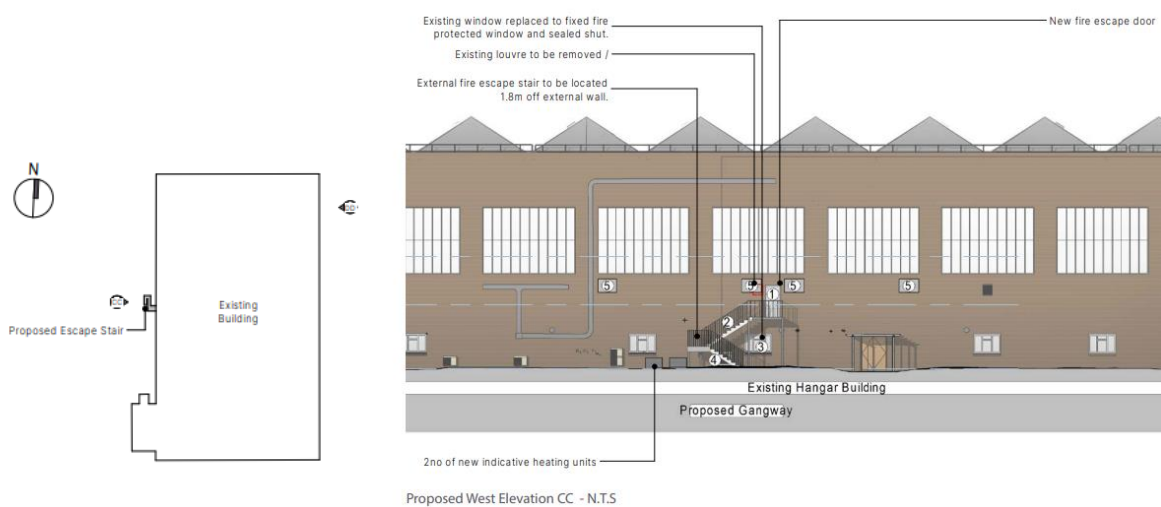
Above: Proposed gym extension site plan and 3D computer image



Proposed 3D view - N.T.S



Above: Proposed first floor extension to hangar 20 site plan and 3D computer image



Proposed West Elevation CC - N.T.S

Above: Proposed external staircase to hangar 21 site plan and 3D computer image



Above: Proposed car park – existing and proposed site plan

5.0 **Key issues: Impact on Chichester Harbour AONB**

- 5.1 There is no specific policy within the AONB Management Plan or Planning Principles regarding the MoD base, and the adopted Local Plan policy (Policy 21) deals with the possibility of alternative uses should the MoD use cease in the future. However, emerging Local Plan Policy A18 states that proposals for new development and changes of use at the military base and airfield at Thorney Island which help enhance or sustain its operational military capability will be supported, which would apply here.
- 5.2 Generally, the proposed works and extensions are situated within the existing built setting of the site and would be well screened from the public realm (shoreline footpaths and Harbour) due to their location surrounded by other buildings and trees and their distance from the shore. The only exception is the proposed first floor extension to hangar 20, since this would be located on the eastern, more exposed edge of the base. However, this proposed extension would be in matching brickwork and would be viewed against the backdrop of the much taller hangar. It would therefore not add to the profile/silhouette of the hangar as viewed from the east and would only marginally add to it as viewed from the south/southeast. Overall, given its scale and design, proposed materials and set back from the shoreline and water, it is not considered that this proposed extension would make the hangar more intrusive within the wider AONB landscape.
- 5.3 The proposed gym extension would be of an appropriate design in relation to the host building (it has been slightly reduced and simplified in design since the pre-application scheme), and subject to matching materials as shown, there would be no harm to the natural beauty of the landscape.
- 5.4 The proposed covered cleaning area is a small-scale development located within the built-setting, adjacent to an already utilitarian building and would therefore not have a significant impact on the AONB.
- 5.5 The Mess building is an imposing and attractive building with a traditional design and a significant element of symmetry and is a heritage asset. The proposed

Mess extension would be sizeable, however, given its location and its subservient low, flat roofed form, it is not considered to be harmful to the character of the existing building and would not be likely to be visible from the public realm. The pre-application proposals included the use of white render and we questioned whether a more muted finish would tie-in better with the existing building. In response, the colour of the proposed render has been changed to a more muted 'warm grey'. The proposed brick central entrance feature would help to break up the massing of the extension overall and would tie it in with the main building. It appears that roof plant is required to be accommodated on the roof and therefore there is no option to provide a green roof.

- 5.6 Finally, the proposed new car park, given its location amongst existing buildings within the confines of the site, would not have a significant impact on the wider AONB landscape. However, given the loss of greenery (including grass), we asked at the pre-application stage that any trees removed are replaced at a ratio of 2:1, in accordance with Section 9 of the AONB SPD. The Design and Access Statement confirms the removal of 2 Yew trees which are in poor health, and a total of 16 native trees to be planted across the site to mitigate this loss and achieve the uplift under Biodiversity Net Gain (BNG) requirements. It also confirms the proposed use of permeable block paving.

6.0 Impact on nature conservation

- 6.1 The site forms an island of land amongst the international and nationally designated nature conservation sites (SPA, Ramsar, SAC, SSSI), and lies south of a wildlife corridor connecting the Harbour to the South Downs.
- 6.2 We support the comments of the Council's Environment Officer stating that an overarching construction environmental management plan should be provided which addresses the impacts of all construction works on the wider site, in combination with other applications recently submitted for the MoD site.
- 6.3 The Environment Officer has also requested an overarching lighting plan for the site to ensure that the lighting schemes in-combination do not negatively impact the habitats and species using the site. Any new external lighting within the site should be sensitive to the site's setting within the AONB and should limit impact on Dark Skies and Wildlife (Section 30 of the AONB SPD and Planning Principle PP09). Environmental enhancements including bird and bat boxes should be secured through suitable conditions.

7.0 Conclusion

- 7.1 Whilst it is a shame that our suggestions made at pre-application stage to incorporate a green roof to the mess extension and solar panels to the gym extension have not been incorporated into the scheme, our comments relating to colour finishes have been taken on board and overall the proposals would not have a significant impact on the wider AONB landscape subject to suitable conditions to secure appropriate materials, environmental mitigation and enhancement measures (including the 16 new native trees), and overarching construction management and lighting schemes to be agreed to ensure that impacts are minimised.

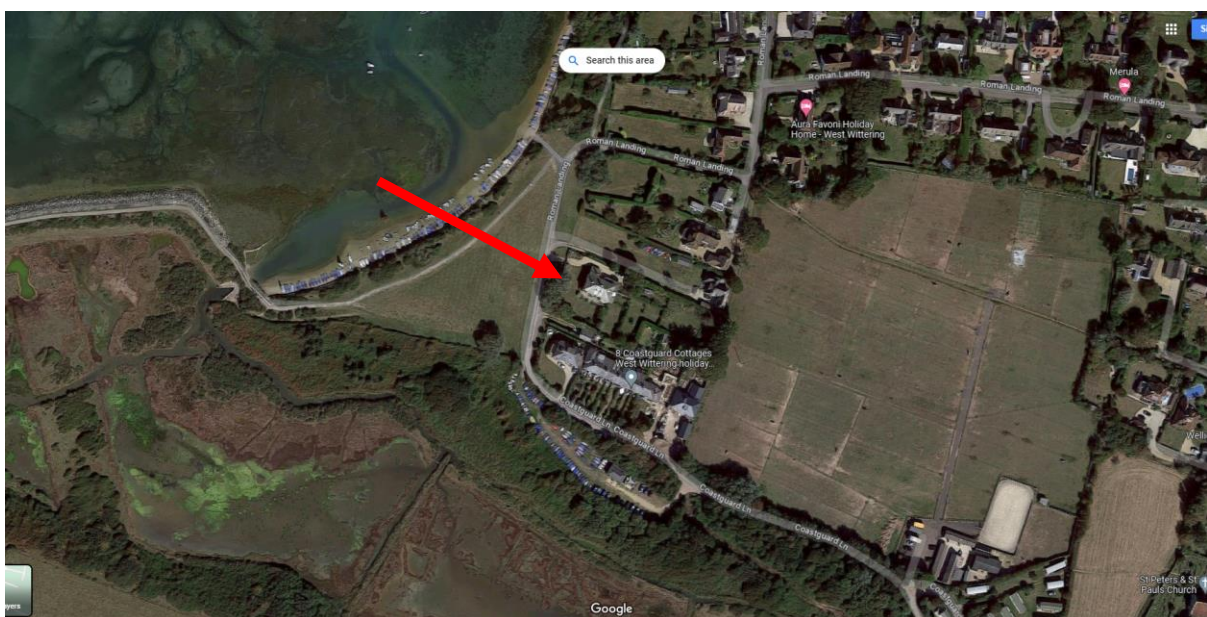
Local Planning Authority planning application reference: 24/01380/DOM

Site: South Nore Snow Hill West Wittering Chichester West Sussex PO20 8AT

Proposals: Proposed relocation and redesign of boathouse with changes to external materials. Addition of pool pavilion and small granary outbuilding to rear of plot.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SF89T6ERJFK00>





RECOMMENDATION

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

- 1) Schedule/samples of materials to be agreed prior to construction;
- 2) Use of the 3 proposed outbuildings be limited to purposes incidental to the main dwelling as per condition 7 of WW/23/01991/DOM;
- 3) Retention and provision of planting as shown on plans and as per condition 4 of WW/23/01991/DOM;
- 4) Construction Environmental Management Plan be secured (as per condition 6 of WW/23/01991/DOM);
- 5) Ecological enhancements be secured (as per condition 3 of WW/23/01991/DOM);
- 6) Any external lighting shall be limited to low-level suitably shielded lighting to protect the AONB's Dark Skies.

Conservancy Officers' comments and reasoned justification

1.0 Site description

- 1.1 The application property is a large detached dwelling situated within the settlement area of West Wittering, fronting onto Snow Hill green and Creek. It sits in a well planted, L-shaped plot. A public footpath runs past the west boundary of the site, and there are further footpaths nearby which lead along the shoreline towards East Head to the west and Itchenor to the north.
- 1.2 This property sits within a particularly sensitive location within the AONB, due to its visibility from the public footpaths to the west and from East Head and the surrounding Harbour area. There are only glimpses of the house from the south and east due to intervening houses and surrounding trees.
- 1.3 The property has a flat roofed garage situated within the rear garden.



Above: Views of property from public footpath to north



Above left: view from public footpath further to west

Above right: View from public footpath across Roman Landing estate



VIEW 3 - VIEW OF GARAGE FROM HOUSE



VIEW 4 - SIDE OF GARAGE

2.0 Relevant recent planning history

- 2.1 Permission was granted in March 2024 (WW/23/01809/DOM) for extensions to the main house, and the addition of an outdoor pool within the rear garden. The Conservancy did not object to this application, given that the proposals were relatively modest (only a 7% increase to the Harbour-facing elevation and a maximum of 19% to the other elevations) and well designed, having been improved following pre-application advice.
- 2.2 Permission was granted in March 2024 (WW/23/01991/DOM) for the demolition of the existing garage and its replacement with an outbuilding for use as a garage/boathouse and home office. Following an initial objection from the Conservancy on the grounds of the excessive size and visual presence of the proposed building, it was reduced in length and massing, with the large chimney being removed. We commented that whilst we would have preferred to see the height of the building also reduced, the building has a more subservient appearance typical of a domestic outbuilding as a result of the changes and on balance, the impact on the wider AONB landscape would be acceptable subject to conditions to ensure the building remains ancillary to the main dwelling, the construction and environmental management plan being adhered to, and the environmental mitigation and enhancement measures being secured.



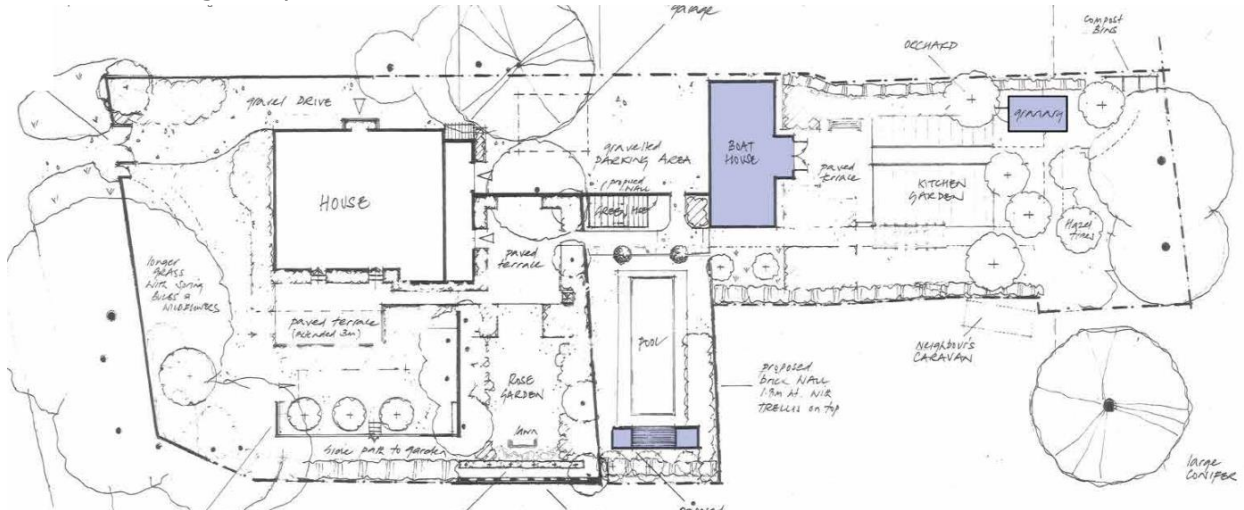
Above: Consented scheme for new garage/boathouse/home office.

3.0 Proposed development

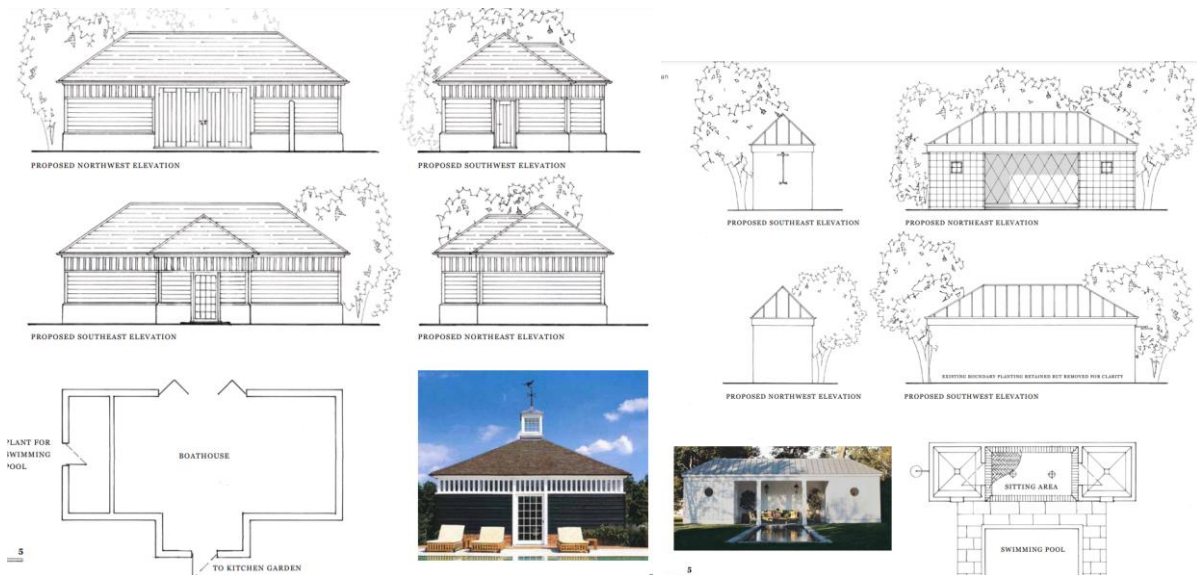
- 3.1 The current application seeks permission for an alternative scheme to the consented boathouse/garage/home office, with an amended siting and design (due to impacts on tree roots from the consented scheme coming to light), and to add a pool pavilion adjacent to the consented outdoor pool and a granary style building for use as a potting shed towards the rear of the garden.



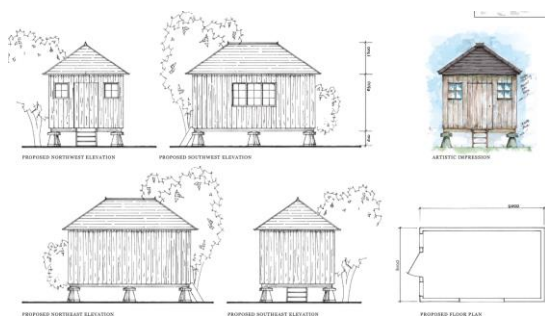
Above: Existing site plan



Above: Proposed site plan (proposed buildings in blue)



Above: Proposed garage/boathouse/home-office (LHS), and pool pavilion (RHS)



Above: Proposed granary style potting shed

4.1 Key issues: Impact on Chichester Harbour AONB

- 4.1 The AONB SPD states, at Section 15, that careful thought should be given to the siting and scale of ancillary buildings so as to avoid impact on neighbouring properties and dominance over the dwelling. The setting should not be intrusive in the landscape or in public views from the land or water.
- 4.2 The proposed boathouse/garage/home office has been reduced in height from 5.8m to approximately 5.6m and the building has been set further back within the rear garden but moved closer to the north (side) boundary. It would have a slate tiled roof (rather than clay as consented) to match the main house, with dark stained timber cladding to the elevations.
- 4.3 Due to its position to the rear of the house and a group of mature trees along the north boundary, as well as intervening buildings and mature trees to the rear, it is not considered that the proposed building would be unduly intrusive within the landscape, as it would only be glimpsed at a distance from the public footpaths surrounding the site. It remains a sizeable building, however, the principle has been established through the recent permission and the revised building is considered to have no greater impact than the approved scheme, subject to conditions to limit its use to purposes incidental to the main dwelling, as per condition 7 of the consented scheme, and the retention of trees and provision of new planting as per condition 4 of the consented scheme.
- 4.4 If any of the trees to the northern boundary were to be removed, the proposed boathouse building outline would be exposed to view from the northwest due to its scale and height and its position further west than the neighbouring dwelling to the north. It is therefore very important that condition 4 of permission 23/01991/DOM, which secures the proposed tree protection plan, is applied to any new permission granted in relation to the new plans, which show the retention of the mature trees and the provision of new trees within the southern, central and eastern (rear) parts of the plot.
- 4.5 The proposed pool pavilion and granary are of a smaller scale and due to their positions set well into the plot and intervening trees and hedgerow planting, would only be glimpsed at a distance from the surrounding public footpaths. They would not have a significant impact on the natural beauty of the landscape. Again, these buildings should be subject to a suitable condition restricting their use to purposes incidental to the main dwelling, as per condition 7 of the consented scheme.

- 4.6 The submitted AONB landscape impact assessment calculates that the overall footprint increase of built form within the plot when taking account of the approved extensions to the main house, as well as the proposed 3 outbuildings, would be 47.8%, which is just within the recommended limit of 50% as set out in the AONB SPD.
- 4.7 A Construction and Environmental Management Plan should once again be secured by condition to limit any impacts on the area during construction, and suitable ecological mitigation and enhancement measures should also once again be secured (as per conditions 6 and 3 of the consented scheme).
- 4.8 Any external lighting should also be the subject of a suitable condition restricting this to low-key, shielded lighting, in order to protect the AONB's Dark Skies, in accordance with Section 30 of the AONB SPD.

5.0 Conclusion

- 5.1 The proposed revised boathouse would have no greater impact on the wider AONB landscape than the consented scheme for the boathouse; and the proposed additional buildings, due to their smaller scale and their siting away from public viewpoints, would not be unduly dominant or clearly visible from these perspectives. These conclusions are subject to suitable conditions to ensure that the retention of trees and planting scheme is once again secured, as well as other suitable conditions to control the materials and any external lighting, and to secure appropriate ecological enhancements. Whilst concerns about the use of the buildings are understandable, this can be controlled through a suitable condition, as per the consented scheme.

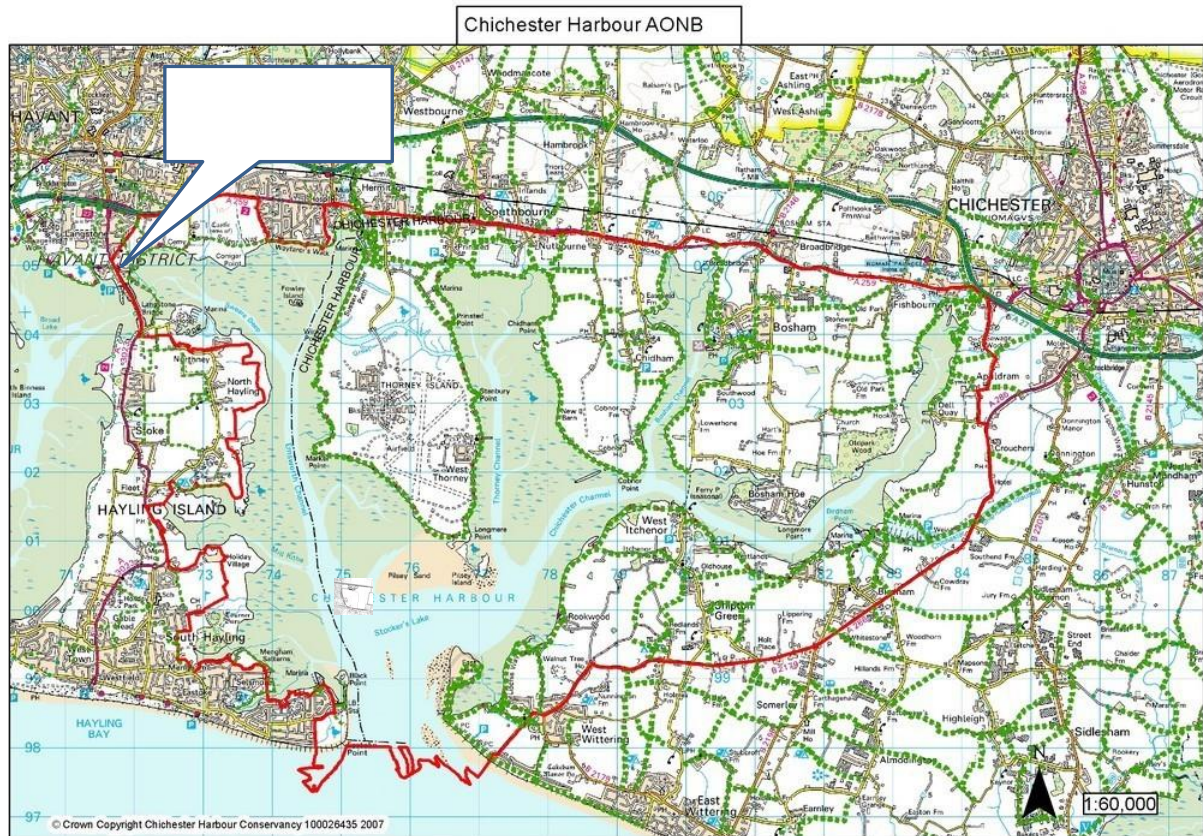
Local Planning Authority planning application reference: APP/24/00345

Site: Langstone Lodge, 1 Langstone High Street, Havant, PO9 1RY

Proposals: Proposed extension to existing outbuilding/annex to form additional living accommodation.

Conservancy case officer: Linda Park

Application details on LPA webpage – https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_258014



RECOMMENDATION

That Havant Borough Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy maintains its **objection** to the proposed development for the following reason(s):-

The proposed extensions would create a large, detached building beyond the size and character of an ancillary domestic building which would appear as a separate dwelling, remote from the main house. This would make the building more prominent as viewed from Langstone Meadows, which would be harmful to the natural beauty of the Chichester Harbour AONB / National Landscape, as well as the character and appearance of the Langstone Conservation Area. The proposal would effectively involve the creation of a separate dwelling within the countryside and would make it very difficult for the Local Planning Authority to prevent future occupiers of Langstone Lodge using the proposed building as a separate dwelling, which would be contrary to established countryside policies including Planning Principle PP06 and Local Plan Policies CS11, CS12 and CS17.

Conservancy Officers' comments and reasoned justification

1.0 Site description

- 1.1 Langstone Lodge is a distinctive period building set in a large plot just outside the settlement boundary, on the edge of open countryside (Langstone Meadows) and within the Langstone Conservation Area. The main house is identified as a 'Positive Building' in the 2011 Conservation Area Character Appraisal.
- 1.2 The plot has a high brick wall to its west and south boundaries and there are views from the High Street through the driveway entrance. There are mature trees within the frontage and to the north of the plot that are covered by Tree Preservation Orders (TPOs).
- 1.3 To the south of the plot, backing onto 'The Mews' is a brick garage with accommodation at first floor level (an annex studio flat) contained within a pitched roof and dormer windows. This is a later addition to the main house, of modern construction.



Above: Aerial photo of the site and surrounding area



Above: Birds eye view showing location of outbuilding



Above: the frontage (north elevation) of the existing building

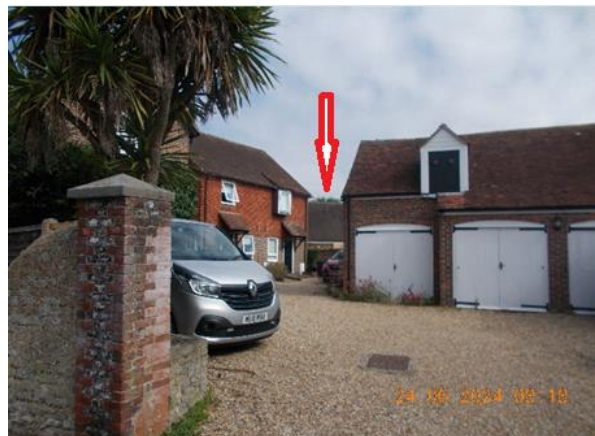
- 1.4 The rear elevation, eastern gable end and dormer windows of the garage are visible from the public footpath to the southeast within Langstone Meadows.



Above and below: Views from Langstone Meadows footpath



1.5 Part of the southern roof slope is visible from within Langstone High Street (see photos below):



2.0 Relevant recent planning history

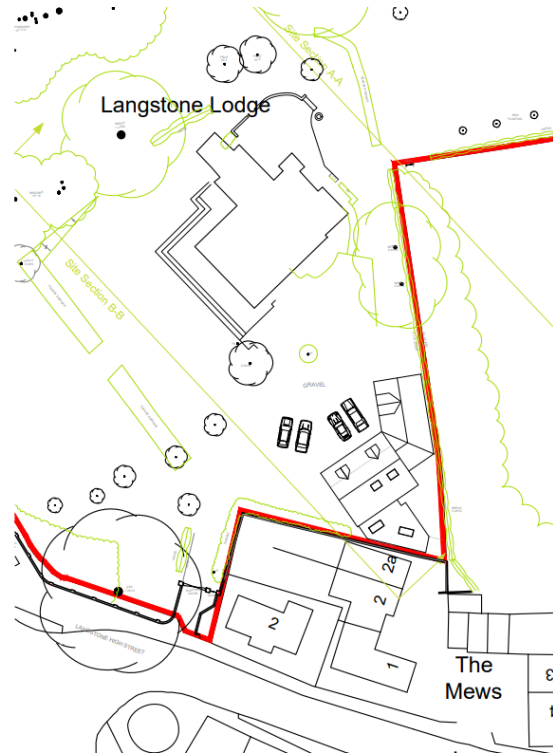
- 2.1 There is a current application under consideration (APP/24/00121) for demolition of the main house and erection of a replacement dwelling, designed to match the extended form of the dwelling approved in 2022 (APP/21/01322). The Conservancy did not object to these applications, subject to suitable conditions to safeguard soft landscaping, biodiversity and dark skies, but deferred to the Council with regard to whether there is sufficient justification to demolish the main house, given its historic character.
- 2.2 The garage and first floor above were used as office in the 1990s, and temporary permission was granted for this continued use in 2000 (00/51864/009) and renewed in 2003 (03/51864/011). There is no record of permission for the annex 'flat' use of the first floor which is shown on the current plans.
- 2.3 An application for an additional triple garage adjacent to the existing one was withdrawn in 2006 (06/51864/013), as was an application for the conversion, extension and change of use of the existing garage building into a 3-bedroom detached house (07/51864/015). The Conservancy objected to both applications on the grounds of the increased size of the building and the creation of a new dwelling within the countryside, creating an over-intensification of the site, contrary to the rural character of the village and its setting within the AONB. We were also concerned about the precedent for creating further 'garage' buildings within this large plot and their potential to also be converted into separate dwellings.
- 2.4 A further application was submitted in 2020 for a 9-car detached garage, which was amended to a 6-car detached garage, sited to the north of the main house (APP/20/00794). The Conservancy objected to this application on the grounds of the visual impact of the stand alone, remote building and hard-surfaced area within the open plot, eroding the visual landscape gap and being harmful to the natural beauty of the AONB.
- 2.5 The Conservancy raised an objection in July 2024, under Consulted Delegated Procedure, to the original plans submitted under this application, for significantly extending the building to form additional living accommodation, from 103m² to 371m², to provide a building for the family to live in whilst work to replace the main dwelling takes place. This was on the grounds of the excessive size of the proposed building, effectively creating a separate dwelling in the countryside, which would make the building more prominent as viewed from Langstone Meadows.



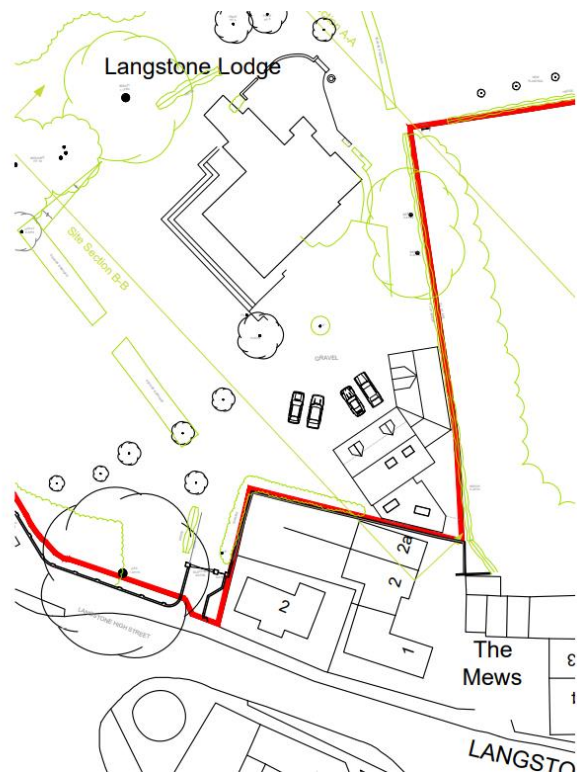
Above: Existing aerial photo and site plan showing previously proposed extensions to annex

3.0 Proposed development

- 3.1 The Conservancy has been re-consulted on this application, due to amended plans being submitted, as well as an amended statement which provides further explanation/justification of the proposals. The amended statement sets out why the applicant considers that criteria for the proposed annex being an ancillary building have been met, for example, that the utilities are shared with the main house, there is already an annex on the site, there will be a functional link between the annex and the main house (with shared vehicular access). The applicant stresses that it is not proposed to be used as a self-contained dwelling at any point.
- 3.2 The application still proposes to significantly extend the building to form additional living accommodation, from 103m² to 371m². The main roof ridge would be increased in height and the building would be extended with a pitched roof and a flat roofed extension. The superseded plans have been taken off the Council website but it is clear from CHC records that the proposed extensions are the same size, but that the proposed pitched roof extension has been changed from being attached to the west side of the building, to the east side, extending northwards adjacent to the eastern boundary with Langstone Meadows, rather than adjacent to the boundary with the neighbouring property, 2a The Mews.
- 3.2 The applicants propose to use the extended building to live in while the main house is being re-built (they estimate this to take around 4 years); it is then proposed to convert the space so that the ground floor is ancillary accommodation to the main house, and the first floor reverts to being an 'annex apartment'.



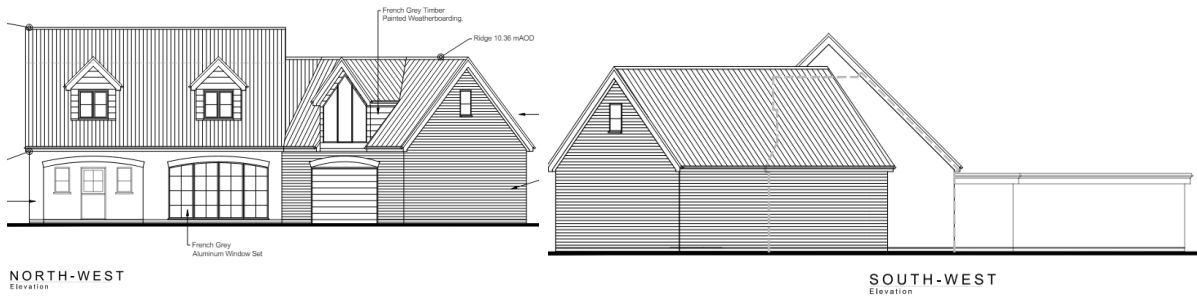
Above: Existing and proposed site plan



Above: Superseded site plan (previously proposed) and currently proposed site plan



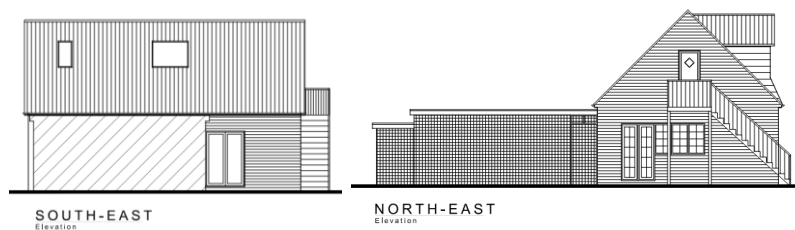
Above: Existing northwest & southwest elevations



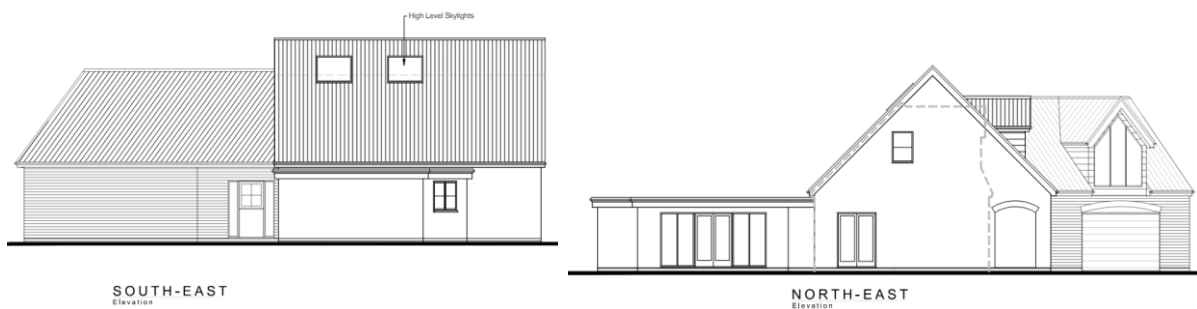
Above: Previously proposed northwest & southwest elevations



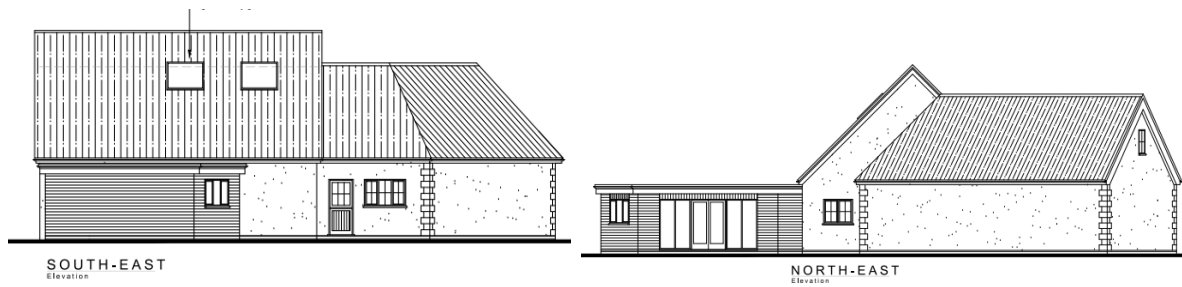
Above: Currently proposed northwest and southwest elevations



Above: Existing southeast and northeast elevations



Above: Previously proposed southeast and northeast elevations



Above: Proposed southeast and northeast elevations

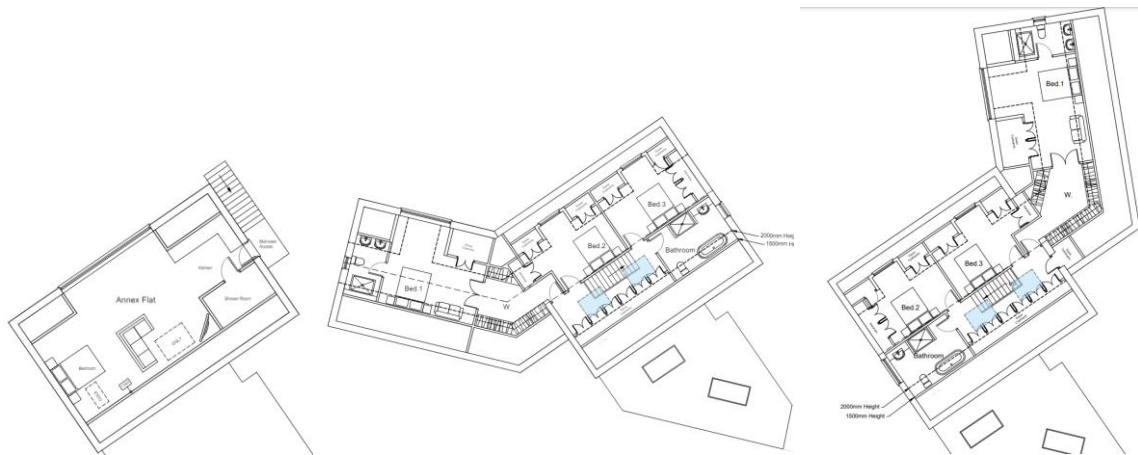
- 3.3 Two versions of the floor plans had been submitted which show the same external design, with differing uses internally, showing the temporary dwelling to house the family, and the ancillary accommodation for use after the family can move back into the main house.



Above: Existing, previously proposed and currently proposed ground floor plan (for family to live in). Left to right.



Above: Previously proposed ground floor plan, for use after main house has been re-built (no amended version of this has been submitted and this is no longer on the Council website).



Above: Existing first floor plan, and previously proposed and currently proposed first floor plan (left to right).

4.0 Key issues: Impact on Chichester Harbour AONB

The Conservancy's comments on the previous proposed plans were as follows:-

"Planning Principle PP06 states that an alternative employment use should be considered for buildings within the countryside before residential use. This building is within the plot of Langstone Lodge and therefore whilst an employment use may not be appropriate in this instance, PP06 does state that where a dwelling is the most viable use, occupation should be restricted to those needing a countryside location owing to their employment and/or on the basis of a rural exception site to provide affordable housing. Clearly neither of these apply in this case.

The proposed extensions would more than triple the internal floor space and would substantially increase the size of the existing building, which would make it more prominent as viewed from the public footpath around Langstone Meadows to the east. This would take the building beyond the size and character of an ancillary domestic building and would appear as a separate dwelling, remote from the main house. It is also sited hard up against the boundary with the houses within 'The Mews' and would appear cramped in relation to these neighbouring properties. This would have a clear harmful impact on the natural beauty of the Chichester Harbour AONB / National Landscape, as well as the character and appearance of the Langstone Conservation Area.

Of further concern is the effective creation of a separate dwelling within the countryside and rural gap separating Emsworth and Havant, which would be contrary to established policies including Planning Principle PP06 and Local Plan Policies CS11, CS12 and CS17, as well as the NPPF. It would be very difficult to enforce any restrictive conditions which aim to prevent use as a separate dwelling.

As previously commented on the similar applications in 2006, further detached buildings could be proposed within such a large site for 'ancillary' purposes, leading to the intensification of development outside of the urban area, contrary to the purposes of countryside policy and eroding the rural character of the AONB

/ National Landscape, and the setting of Langstone Village and Conservation Area.

As such, the Conservancy has no option but to object to the proposals, due to the size, scale, and proposed use of the building and resulting conflict with established policies as well as the harmful visual impact within this rural part of the AONB and Conservation Area."

Comments on revised plans

- 4.1 The scale, design and internal layout of the proposals has not significantly changed, the main change to the plans is the relocation of the two-storey extension from the west to the east side of the existing building, with the extension to the south remaining.
- 4.2 In terms of impact on the AONB, the impact would be just as great given that the building has not been reduced in size, and due to the relocation of the extension, it would be more visible from Langstone Meadows than the previously proposed extension. The applicant has referred to the Conservancy's objection in their amended statement and has submitted a photograph which they state shows that whilst the roof of the outbuilding will be visible from the footpath, as it is currently, it is well screened by planting and shrubbery and as the area is already residential this is simply extending a building that is already established on the site.



Above: Photograph shown in applicant's amended statement

5.0 Conclusion

- 5.1 The proposals remain of an excessive size for a domestic outbuilding, tantamount to a separate dwelling, and if built, would make it difficult for the Local Planning Authority to prevent use as a separate dwelling by future occupiers, even if this is not the intention of the current occupiers.
- 5.2 The proposed additional information and revised plans do not address the concerns raised previously by the Conservancy and therefore our objection is maintained.

Recent Decisions Report

From 09/07/2024 t 01/09/2024

50 Total Cases

Process	Recommendation
45 CHC Delegated	1 No Comment Made
2 CHC Consulted De	9 No Objection
2 CHC Committee	25 No Objection with Conditions
	8 Objection
	5 Holding Objection
	2 Further Info Required
	0 EIA Screen - No ES Sought
	0 EIA Screen - ES Sought
	0 EIA Scope - ES Content Required
	0 EIA Scope - ES Content Acceptable

Responded	Reference	CHC Officer	Address	Description	Recommendation
09/07/2024	SB/24/01027/ DOM	Linda Park	LYNDHURST, MAIN ROAD, NUTBOURNE, PO18 8RT	Replacement single storey rear extension and porch. New single storey side extension and fenestration alterations.	Objection
10/07/2024	BO/24/01162/ FUL	Linda Park	CHURCH OF OUR LADY OF THE ASSUMPTION, FAIRFIELD ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8JH	Bin enclosure in the garden behind the church with fence to three sides and proposed notice board to front.	No Objection
10/07/2024	BO/24/01162/ FUL	Linda Park	CHURCH OF OUR LADY OF THE ASSUMPTION, FAIRFIELD ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8JH	Bin enclosure in the garden behind the church with fence to three sides and proposed notice board to front - change in description	No Objection
11/07/2024	BI/24/01046/D OM	Steve Lawrence	7 The Saltings, Birdham, Chichester, West Sussex, PO20 7JA	Single storey side extension and internal alterations.	No Objection with Conditions
11/07/2024	BI/24/00677/D OM	Steve Lawrence	OAK COTTAGE (FORMERLY KNOWN AS LITTLE OAK) MARTINS LANE BIRDHAM CHICHESTER WEST SUSSEX	Home office/studio.	No Objection with Conditions
15/07/2024	SB/24/01236/F UL	Linda Park	Land At Tuppenny Barn Main Road Southbourne Emsworth	Development to provide 7 no. dwellings, access, landscaping and associated works.	Objection
15/07/2024	BO/24/01155/ FUL	Linda Park	Burnes Shipyard , Westbrook Field, Bosham, PO18 8JN	Demolition of existing buildings and structures and the erection of 2 no. dwellings with access, parking, landscaping and associated works.	No Objection with Conditions

17/07/2024	BO/24/01166/ DOM	Linda Park	6 Harbour Court, Bosham, West Sussex, PO18 8PB	First floor extension with new roof over and alterations to fenestration. Demolition of existing garage, replaced with garage/gym with habitable accommodation over.	No Objection with Conditions
17/07/2024	CH/24/00664/ FUL	Steve Lawrence	Grey Thatch, Harbour Way, Chidham, PO18 8TG	Replacement dwelling, remodelling of existing garage to ancillary accommodation for use in connection with the host house, outbuilding, alterations to ground levels and associated works - updated FRA and location plan	Further Information Required
17/07/2024	BI/24/01333/T PA	Linda Park	7 LONGMEADOW GARDENS BIRDHAM CHICHESTER WEST SUSSEX PO20 7HP	Crown reduce by 2m on 1 no. Oak tree (T2) subject to BI/72/00014/TPO.	No Comment Made
17/07/2024	SB/24/01318/ DOM	Linda Park	2 Elm Tree Cottages, Prinsted Lane, Prinsted, Emsworth, PO10 8HS	Remove existing conservatory and build a single storey rear extension.	No Objection with Conditions
17/07/2024	APP/24/00331	Linda Park	20 Bath Road, Emsworth, PO10 7EP	Proposed rear dormer loft conversion, new front porch, front fenestration alterations along with upkeep and minor alterations to front elevation. RECONSULTATION REQUEST for revised plans and/or documents received	No Objection
18/07/2024	BI/24/01184/E LD	Steve Lawrence	Pool House, Lock Lane, Birdham, West Sussex	Existing lawful development - use of existing 4 no. buildings as dwellings/flats.	No Objection
19/07/2024	APP/24/00490	Steve Lawrence	1 DOLPHIN QUAY, QUEEN STREET, EMSWORTH, PO10 7BU	Replace existing flat asphalt roof to original house with a new zinc pitched roof. Addition of STO external insulation with brick slips over to existing brick walls. Relocation of front door and reduction in height of redundant lift shaft. Enclosure of ex	No Objection with Conditions
19/07/2024	BI/24/01370/F UL	Steve Lawrence	Creek Cottage , Westlands Estate, Birdham, West Sussex, PO20 7HJ	Replacement dwelling and associated works - variation of Condition 2 of Planning Permission BI/23/02616/FUL to update approved plans to include single storey rear extension.	No Objection with Conditions

23/07/2024	WW/24/0121 3/FUL	Steve Lawrence	Ellanore House , Ellanore Lane, West Wittering, PO20 8AN	Demolition of the existing dwelling and the construction of a 2 storey house with detached garage, conversion of outbuilding into annexe and landscaping works. (Variation of condition 2 and 5 of permission 21/03078/FUL - inclusion of Oak cladding to gara	No Objection with Conditions
24/07/2024	BI/24/01496/T PA	Linda Park	DRAGONSFIELD, WESTLANDS ESTATE, BIRDHAM, CHICHESTER, PO20 7HJ	Crown reduce by up to 3m (back to previous pruning points) on 2 no. Sycamore tree (quoted as T1 and T2) within Group, G1 subject to BI/81/00021/TPO.	No Objection
24/07/2024	WI/24/01495/ TCA	Linda Park	Walnut Tree Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB	Notification of intention to fell 2 no. Bay trees (T1 and T2).	No Objection with Conditions
26/07/2024	APP/24/00426	Steve Lawrence	Seagrass, 1 Curlew Close, Emsworth, PO10 7HD	1No.Thuja (marked as T1 on plan) crown reduction of 2 metres from 13 metres leaving a finished height of 11 metres, reducing the width by 2 metres from 13 metres leaving a finished width of 11 metres back to the previous pruning points. 3No.Thuja (marke	No Objection with Conditions
29/07/2024	WI/24/01373/ DOM	Linda Park	CHURCHGATE, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DL	Roof extension and alterations, 1 no. dormer and balcony to north west elevation and 2 no. roof lights to south east elevation with associated works.	No Objection with Conditions
31/07/2024	GEN/24/00709	Steve Lawrence	THE LANGSTONE HOTEL, NORTHNEY ROAD, HAYLING ISLAND, PO11 0NQ	Installation of a semi- permanent marquee	Objection
31/07/2024	SB/24/01384/F UL	Steve Lawrence	Gosden Green Nursery , 112 Main Road, Southbourne, West Sussex, PO10 8AY	Retention of 7 no. lorry storage containers.	No Objection with Conditions

01/08/2024	BO/24/01435/ DOM & BO/24/01436/ LBC	Steve Lawrence	STURTS CROFT HOE LANE BOSHAM CHICHESTER WEST SUSSEX PO18 8ER	New single ply roof membrane to existing extension and increase number of PV panels on existing extension. Reclad other existing extension with vertical timber cladding. Installation of French doors and replacement clerestory windows. New garden room/shed	No Objection with Conditions
02/08/2024	APP/24/00484	Steve Lawrence	17 Sandy Beach Estate, Hayling Island, PO11 9RG	Garage extension and conversion to ancillary accommodation	No Objection with Conditions
02/08/2024	BI/24/01519/D OM	Steve Lawrence	Westways, Crooked Lane, Birdham, PO20 7HB	Detached single garage.	Objection
02/08/2024	WW/24/01428 /DOM	Steve Lawrence	Brook House, Pound Road, West Wittering, Chichester, West Sussex, PO20 8AJ	Demolition of existing studio/outbuilding re-placed with double garage and relocation of oil tank	No Objection with Conditions
02/08/2024	BI/24/01437/D OM	Steve Lawrence	10 PESCOTTS CLOSE., BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HD	Replace existing garage and rear extension with wrap around side/rear extension, single storey front extension, replacement roof with raised ridge height, 2 no. dormers and 2 no. roof lights to front elevation, and 1 no. dormer and 1 no. roof light to rea	Holding Objection
02/08/2024	BO/24/01362/ FUL	Steve Lawrence	Land North East Of Hook Creek House, Hook Lane, Bosham, West Sussex.	Retrospective change of use of the land for the siting of a temporary building for the storage of mooring equipment for a temporary period of 5 years.	Objection
05/08/2024	SB/24/01161/ OUTEIA	Linda Park	Land East Inlands Road And South Of Railway Line, Inlands Road, Nutbourne, West Sussex	Outline planning application (with all matters reserved except access) for the erection of up to 49 dwellings and for the provision of open space and sustainable drainage.	Objection
05/08/2024	WI/24/01563/ TCA	Linda Park	THE WHITE HOUSE, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7AB	Notification of intention to crown reduce by 30% on 1 no. Ash tree (T1) and crown reduce by 15% on 1 no. Ash tree (T2).	No Objection

05/08/2024	SB/24/01440/ DOM & SB/24/01441/L BC	Linda Park	Dolphin cottage , Prinsted lane, Prinsted, PO10 8HS	Single storey rear extension to include 2 no. new roof lights and vaulted ceiling to existing single-storey. Demolition of rear 2 storey 'Tower', reinstating original link and introducing glazed panel to rear and roof window on the flat roof. Replacement	Objection
05/08/2024	WI/24/01563/ TCA	Linda Park	THE WHITE HOUSE, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7AB	Notification of intention to crown reduce by 15% (by up to 2m) on 2 no. Ash trees (T1 and T2)	No Objection
06/08/2024	WW/24/00997 /DOM	Linda Park	HENLEY CROFT, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DA	Replacement rear single-storey extension and new rear dormer.	No Objection with Conditions
07/08/2024	BI/24/01065/D OM	Linda Park	Swallow Cottage, Crooked Lane, Birdham, Chichester, West Sussex, PO20 7HB	Erection of a two storey rear extension to replace existing conservatory - Amended plans	No Objection
07/08/2024	WI/24/00981/F UL	Linda Park	TRAVIS PERKINS, SHIPTON GREEN LANE, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7BZ	Widening of Travis Perkins access from Shipton Green Lane.	Further Information Required
07/08/2024	BO/24/01482/ DOM & BO/24/01483/	Linda Park	2 GLOUCESTER TERRACE BOSHAM LANE BOSHAM CHICHESTER WEST SUSSEX P018 8HY	Repairs and replacement of windows to side and rear elevations.	No Objection
07/08/2024	WI/24/01527/ DOM	Linda Park	Westerlies , Shipton Green Lane, West Itchenor, West Sussex, PO20 7BZ	Extension to existing raised decking and 1 no. new swimming pool.	No Objection with Conditions
07/08/2024	WI/24/01523/F UL	Linda Park	Old House Farm, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	Change of use of existing barn to 1 no. dwelling and associated works (Variation of condition 2 of permission 23/02452/FUL - changes to approved plans to include additional rooflights, fenestration change and provision of a store).	No Objection with Conditions
08/08/2024	APP/24/00303	Steve Lawrence	Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH	Variation of Condition 5 of APP/23/00469 to allow use of Unit 3 as a gym. RECONSULTATION REQUEST for revised plans and/or documents received	Objection

08/08/2024	APP/24/00581	Steve Lawrence	12 TOWER STREET, EMSWORTH, PO10 7BH	Fell 1No. Bay (marked as T1 on the plan) 1No. Holm Oak (marked as T2 on the plan) Thin western stem by 30% and reduce in height by 2.5m leaving a height of 6m by 3m width. Within the Conservation Area of Emsworth.	No Objection with Conditions
08/08/2024	SB/24/01477/ DOM	Steve Lawrence	31 Gordon Road, Southbourne, Emsworth, West Sussex, PO10 8AZ	Change of loft space to habitable accommodation and replace existing rear extension.	No Objection with Conditions
08/08/2024	APP/24/00556	Steve Lawrence	51 BATH ROAD, EMSWORTH, PO10 7ES	1 No. Holly - Fell - Tree within the Emsworth Conservation Area	Holding Objection
12/08/2024	APP/22/00822	Steve Lawrence	WILSONS BOATYARD MARINE WALK HAYLING ISLAND PO11 9PG	Extension to existing pontoons.	Holding Objection
13/08/2024	WI/24/01463/ DOM	Steve Lawrence	Oakside, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Demolition of existing extension, conservatory and detached garage, replacement side and rear extension and associated works.	No Objection with Conditions
13/08/2024	CH/24/01603/L BC	Steve Lawrence	CHIDMERE HOUSE CHIDHAM LANE CHIDHAM CHICHESTER WEST SUSSEX PO18 8TD	Replacement/partial replacement of 2 no. oak lintels and associated leadwork.	No Objection with Conditions
13/08/2024	CH/24/01422/ FUL	Steve Lawrence	Unit 4A Premier Business Park Birdham Road Appledram Chichester West Sussex PO20 7BU	Change of use of existing business premises from Use Class E(a) to Use Class E(d) where there is a restrictive condition on an historic change of use permission.	Holding Objection
13/08/2024	WI/24/01789/F UL	Steve Lawrence	GREENLEAS, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DA	Replacement 1 no. dwelling and garage. Application under s73 to vary Condition 2 (approved plans) of planning permission WI/23/02368/FUL to widen opening on East elevation and reposition opening on the North Elevation of the main house. Reposition doors	No Objection with Conditions
14/08/2024	SB/24/01742/ DOM	Steve Lawrence	Green Meadows, Prinsted Lane, Prinsted, PO10 8HS	Replacement porch and garden room on footprint of existing glazed roof conservatory and porch.	No Objection with Conditions
14/08/2024	BI/24/01679/D OM	Steve Lawrence	Montys Oak, Church Lane, Birdham, Chichester, West Sussex, PO20 7AP	Carport, pool and pool enclosure.	No Objection with Conditions

14/08/2024	BO/24/01691/ DOM	Steve Lawrence	Boadicea Cottage, Shore Road, Bosham, Chichester, West Sussex, PO18 8HZ	Single storey rear ground floor and second floor extensions with balcony glazing alterations.	Holding Objection
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