



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 **10.30am** on **Monday 11 December 2023** 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 13 November 2023 (Page 1).

4. DEVELOPMENT APPLICATIONS

- a. 22/02173/FUL - Thorney Island Sailing Club, Church Road, West Thorney (Page 5)
- b. 23/01840/DOM - The Anchorage, Prinsted Lane, Prinsted (Page 12)
- c. BI/23/02616/FUL - Creek Cottage, Westlands Estate, Birdham (Page 23)

6. TABLE OF RECENT DECISIONS

To consider the report from the Principal Planning Officers (page 35).

7. QUARTERLY REPORT

To consider the report from the Principal Planning Officers (page 40).

7. WEST WITTERING NEIGHBOURHOOD PLAN

To receive a verbal update from the AONB Manager.

8. DATE OF NEXT MEETING

Monday 22 January 2024 at County Hall, Chichester from 10.30am.

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

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

Minutes of the meeting held on Monday 13 November 2023 at County Hall, Chichester.

Present

Iain Ballantyne, Heather Baker, Jackie Brandon, John Goodspeed, Nicolette Pike (Chairman), Alison Wakelin

Officers

Richard Austin, Pasha Delahunty (Minutes), Steve Lawrence, Linda Park

In Attendance

Mike Hollis, Brian Drinkwater, David Gratton, Jonathan Raper

The meeting started at 10:30am

1.0 WELCOME AND APOLOGIES

1.1 Members of the public were welcomed. Apologies were received from Lance Quantrill and Pieter Montyn.

2.0 DECLARATIONS OF INTEREST

2.1 None.

3.0 MINUTES

3.1 **Resolved** – That the minutes of the Planning Committee meeting held on 16 October 2023 be approved as a correct record and that they be signed by the Chairman.

4.0 DEVELOPMENT APPLICATIONS

4.a. SB/23/02114/FUL – Hamcroft, Main Road, Nutbourne, Chichester

4.1 The Principal Planning Officer (SL) presented his report to members on the application for a proposed development of 140 residential units with associated landscaping and parking. The Officer recommends an objection.

4.2 The site is outside the settlement boundary and not a formal allocation in the local plan. Strategic gaps are being reintroduced and this site skirts the edge of one such gap which is being relied on by the applicant. There has been an attempt to set the development away from the main road with a pumping station in a strip along the road.

The Applicant highlights the shortfall in housing land supply and while normally obliged to offer 30% for affordable housing, they are offering 100% which would be secured via a memorandum of understanding.

4.4 The Officer explained that there are c700+ houses already confirmed along the AONB boundary which could bring the 5-year land supply over what is required. The scale, nature and composition of the proposed development would erode the

significant gap between built form along the A259. There is uncertainty if Thornham Wastewater Treatment Works has sufficient capacity to support another large development in the area. For these reasons the Officer recommends the Conservancy raise objections to the application.

- 4.5 Members discussed the strength of the recommended objections given that the Council will be drawn to the fact the development is entirely affordable housing.
- 4.6 **Action Point** – The Officer should add to his recommendations that if the Council were mindful to grant the application, a better landscape boundary buffer to the eastern boundary should be sought. A planning condition or obligation could be put in place to ensure that the proposed landscape buffers are maintained.

Recommendation

- 4.7 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **objections** to the proposed development as recommended by the Planning Officer with the additional conditions set out in points 4.6. The decision was unanimous.

4b. APP/23/00779 - Creek Cottage, 41 Beach Road, Emsworth

- 4.8 The Principal Planning Officer (SL) presented his report to members on the application for the demolition of an existing dwelling and replacement with a sustainable modern dwelling, incorporating a studio, garaging, solar panels, landscaping and associated works. The Officer recommends an objection.
- 4.9 The property is on the edge of the harbour but not within the AONB. The proposed dwelling would be built on a 600mm high plinth due to flood risk of the site. While the mass appears to be reduced from the pre-application mock-ups, and the general footprint of the house acceptable, the flat roof being proposed largely fills the width of the site which is in contrast to the neighbouring properties which are all of pitched roof designs.
- 4.10 In principle, the replacing of the dwelling would be an improvement. The developer has met with a design review panel but the increase in silhouette calculations have not been given and the focus is on the proposed external lighting and not the light from the house itself.

Deputations from Mike Hollis and Brian Drinkwater

- 4.11 The Chairman invited Mr. Harris and Mr. Drinkwater, neighbours of the proposed development, to make deputations to the Committee (hard copies were circulate to members). Highlighted in their deputations were the following:
- The proposal is not in keeping with the current street scene and not respectful of the area.
 - Suggest it could be a permanent scar on the shoreline and set a dangerous precedent.
 - Passive house design could be proposed which does not detract from the street.
 - Suggest a single level pitched roof dwelling.
 - No footprint or elevations of existing versus proposed have been submitted.
 - Flat roof is detrimental, and bulk is overpowering for size of the plot.
 - Angular lines and materials used suggest a corporate office and not home.
 - Light pollution from large areas of glass may disturb nesting birds.

- 4.12 Members discussed that while the location of the new dwelling was not forward of the original footprint, the first floor is currently set back from the harbour as the conservatory is single storey. No comparative heights with neighbouring properties were submitted which makes it hard to report on absolute heights. Members discussed that the purpose of the Committee was not to stifle innovation but there is a need to be mindful of the surroundings. The house is south facing, and it has been specified that the expanse of glass would be non-reflective. Specifics of the levered shutters were unclear from the application.
- 4.13 **Action Point** - Members suggested that strong comments be added to the recommendation to clarify what is done to prevent nighttime escape of light from the front facing aspect. A tree preservation order should be requested for the large cedar tree to be retained on the harbour side of the development.

Recommendation

- 4.14 That Havant Borough Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **objections** to the proposed development as recommended by the Planning Officer with the additional conditions set out in points 4.13. The decision was unanimous.

4c. 23/02148/FUL - Heron House, Taylors Lane, Bosham Chichester

- 4.15 The Principal Planning Officer (LP) presented her report to members on the application for the demolition of an existing dwelling and replacement with 2 no. detached dwellings. Schemes were approved in 2019 and 2023 for two dwellings with the current application for one larger house and one smaller house set staggered on the site. Hedges and trees to be retained.

Recommendation

- 4.17 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objections** to the proposed development as recommended by the Planning Officer. The decision was unanimous.

5.0 TERMS OF REFERENCE

- 5.1 The AONB Manager presented the report and highlighted the proposed changes which include conflicts of interest and deputations.
- 5.2 **Action Point** – The AONB Manager was asked to amend the Terms of Reference to clarify that hard copies of deputations can be circulated at the end of the meeting only.

Recommendation

- 5.3 That the Terms of Reference be recommended for approval to the Conservancy Committee which the addition of the action point referenced above at 5.2.

6.0 TABLE OF RECENT DECISIONS

6.1 Members considered the Delegated report as submitted with the agenda documents.

7.0 QUARTERLY REPORT

7.1 The Principal Planning Officers (LP & SL) presented a set of slides to the members highlighting some of the adverse decision conflicts set out in the Quarterly report. While CHC recommendations are not always successful, the process continues to be important.

8.0 DATE OF NEXT MEETING

8.1 The Chairman noted that this was Alison Wakelin's last Planning Committee meeting and thanked her for her years of dedication.

8.2 The next meeting will be held on Monday 11 December 2023 at 10:30am at Eames Farm, Thorney Island.

Meeting closed at 11:57am

Chairman

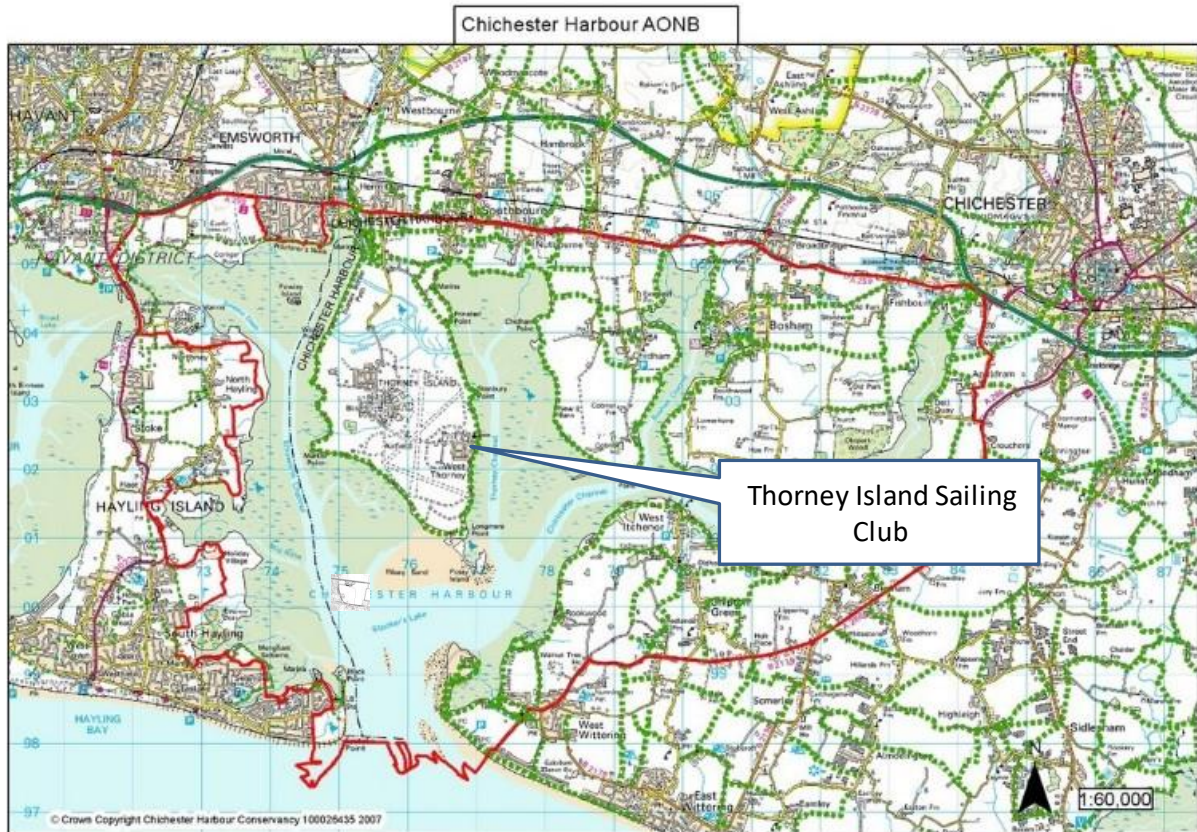
Local Planning Authority planning application reference: **22/02173/FUL**

Site: Thorney Island Sailing Club Church Road West Thorney Emsworth West Sussex PO10 8DS

Proposals: Provision of a balcony/viewing platform on the roof of building.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RH0ZLIER0ZU00>



RECOMMENDATION

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

- Materials and finishes (including colour) to be agreed.

Conservancy Officers' comments and reasoned justification

1.0 Site description

1.1 The application relates to Thorney Island Sailing Club clubhouse building, which is located on the eastern shoreline of Thorney Island. The existing building is of a utilitarian design, being single-storey only, with a mono-sloping roof above rows of white UPVC windows and dark wooden cladding, with a brick plinth.

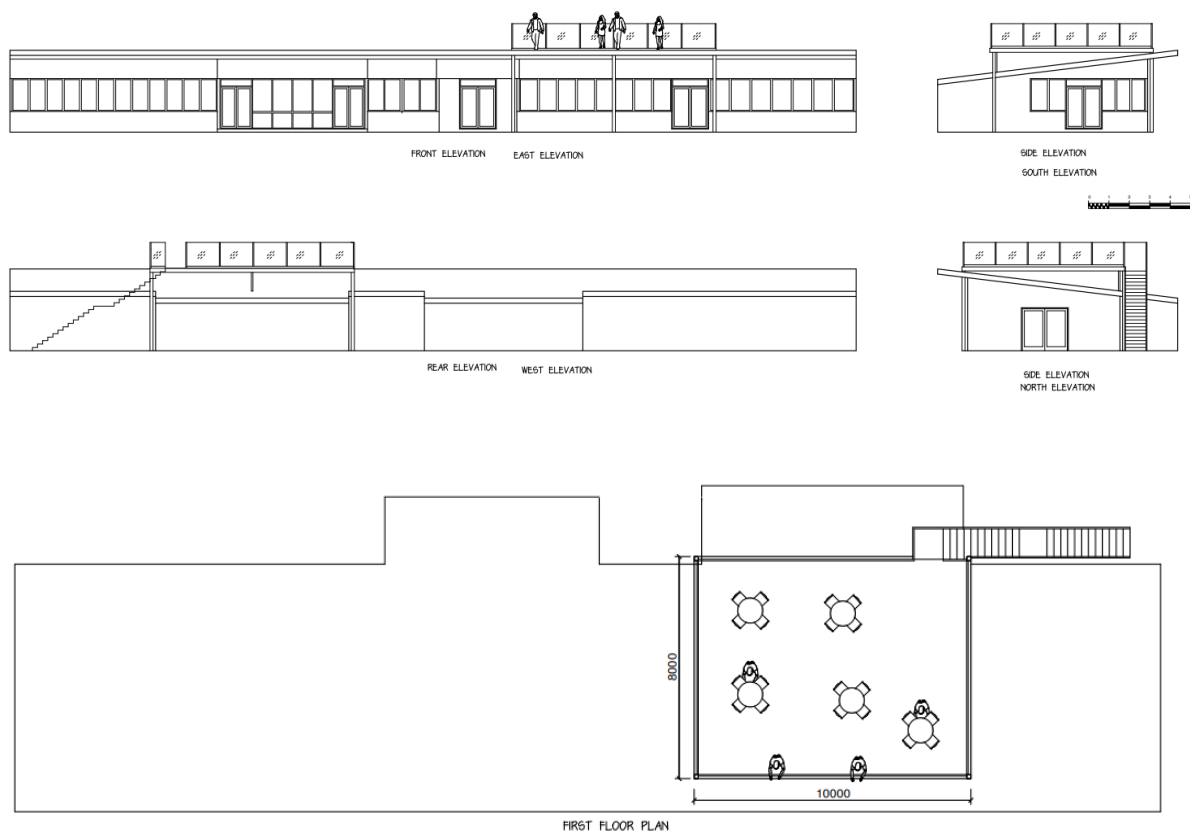


1.2 The England coastal path runs directly past the building which is clearly visible from this perspective as well as from the wider AONB landscape to the east. The

building is viewed against a backdrop of trees in an open, rural setting, with a single detached dwelling also visible to the south of the site.

2.0 Planning History

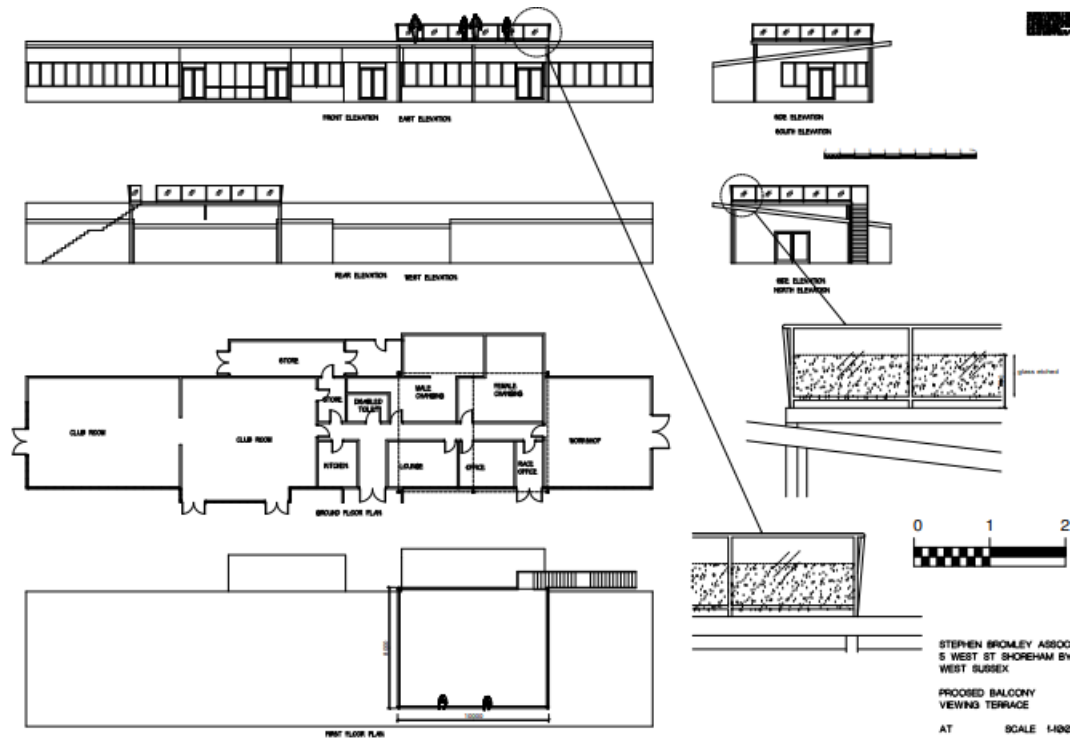
- 2.1 The Conservancy objected to the original plans under this application, which proposed a 'viewing platform' or balcony above approximately a quarter of the roof of the clubhouse building. This would be a structure of simple design, with galvanised box steel supporting columns and a glass balustrade. The staircase, also in galvanised steel, would be situated to the rear of the building. The supporting statement suggests this could be painted black to match the black cladding to the clubhouse.
- 2.2 The application states that the balcony will enhance the water-based activities of the club, providing further enjoyment for the members. With the additional height it is stated that members will be able to view more of the Harbour, thus keeping more of an eye out for boats which have capsized or get into difficulties, therefore providing better safety for boats using the Harbour and allowing the rescue boat to be easily directed by VHF to an appropriate point. It is also states that the proposed balcony would provide a viewing point for birds and other wildlife.



- 2.2 The Conservancy's objection was on the following grounds:-

"The proposed balcony would be an intrusive feature in the wider AONB landscape which would fail to conserve or enhance the natural beauty of the area due to the stark, reflective appearance of the proposed glass panels."

- 2.3 The Conservancy advised that if the applicant amends the plans to show a timber or iron/steel balustrade (or a combination of these materials), then the Conservancy would be likely to remove its objection, as this would have less impact as it would reduce the visual prominence of the structure in the wider AONB landscape.
- 2.4 The plans were subsequently amended to show the balustrade slightly reduced in height but remaining as glass with the lower part of the panels etched, and angled outwards by 5 degrees, with the agent stating that this would reduce any reflection.

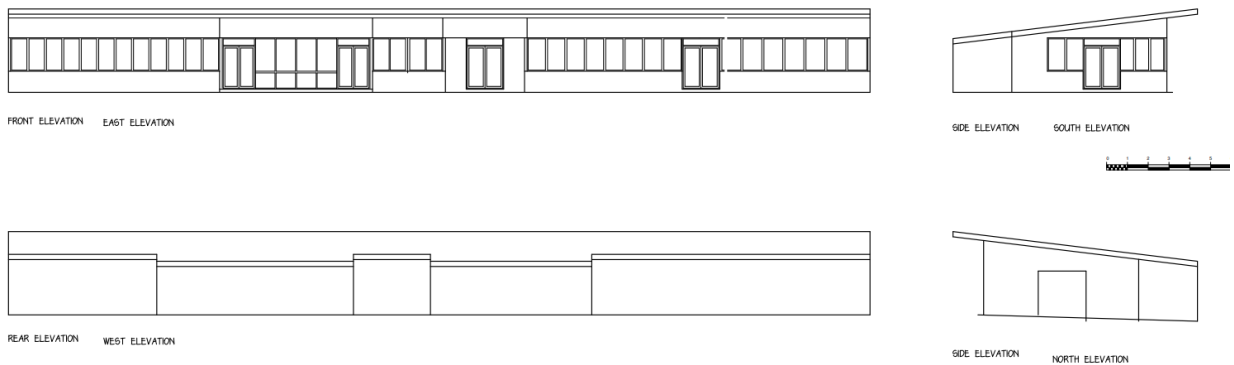


- 2.5 The Conservancy maintained its objection, stating that our original comments still stood as the proposed balustrade remained glass, which would increase the visual impact of the proposed structure for the reasons given in our original response – and no evidence had been provided to demonstrate that the proposed etching or slight angling of the glass would reduce the visual impact of the proposed structure within the wider AONB landscape.
- 2.6 We reiterated that a timber or iron/steel balustrade would overcome our concerns regarding the stark and reflective appearance of glass panels in such a prominent location. We further advised that if the Sailing Club is set on having glass, there are ways of mitigating its appearance as viewed from the Harbour and wider AONB, such as having timber louvres attached to the outside of the glass, which is used as a technique to reduce the visual impact of glazing on buildings within the AONB (and is encouraged in Section 21 of the AONB SPD).

3.0 Proposed development

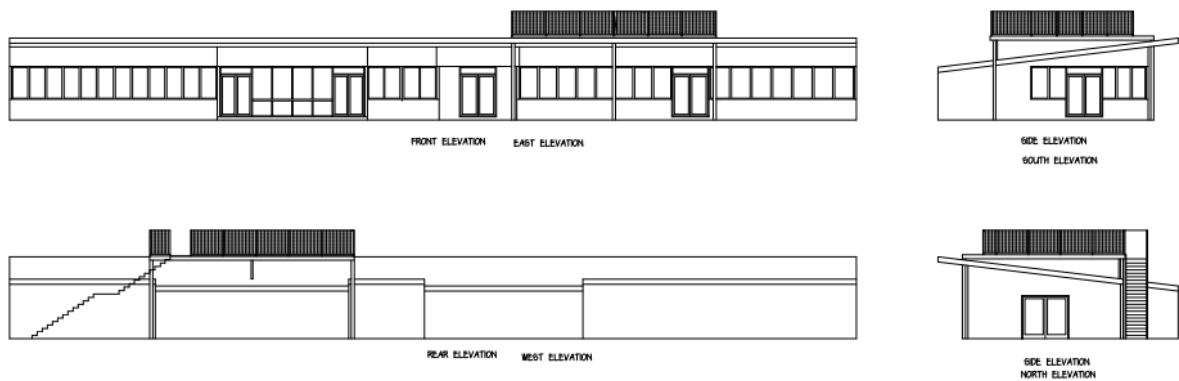
- 3.1 The plans have been amended for a second time and now show a timber or metal balustrade in place of the previously proposed glass panels (the plans do not

specify the material and the case officer at the District Council has been asked to confirm but has not replied).

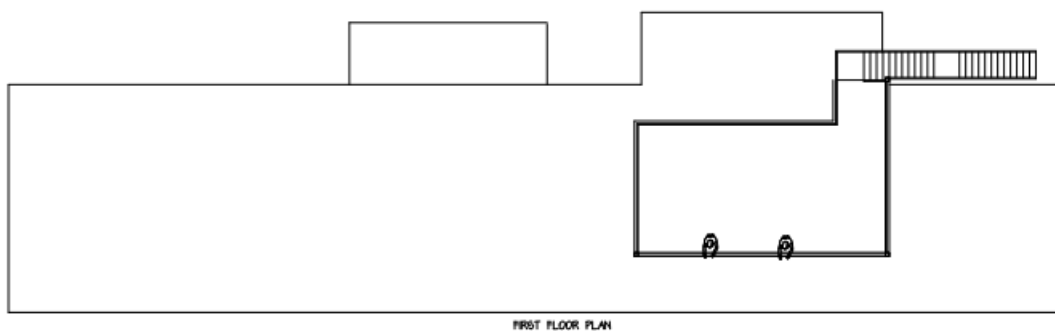


Existing elevations (above)

Proposed elevations (below)



Proposed floor plan (below):



4.0 Related Planning Policy framework

National Planning Policy Framework (NPPF) (Revised July 2021), paragraphs 11, 176.

National Planning Practice Guidance (NPPG) (2014 onwards).

Chichester Local Plan: Key Policies (2014-2029), Policies 30 (Built Tourist and Leisure Development), 43 (Chichester Harbour Area of Outstanding Natural Beauty), 45

(Development in the Countryside), 46 (Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside), 48 (Natural Environment), 49 (Biodiversity).

Emerging Chichester Local Plan: Policies NE2 (Natural Landscape), NE3 (Landscape Gaps between settlements), NE5 (Biodiversity and Biodiversity Net Gain), NE10 (Development in the Countryside), NE13 (Chichester Harbour Area of Outstanding Natural Beauty), NE21 (Lighting), E2 (Employment Development – Existing Employment Sites).

Chichester Harbour Management Plan 2019-2024 – Policies 1 (Conserving and Enhancing the Landscape), 2 (Development Management), 3 (Diversity of Habitats), 8 (Thriving Wildlife), Policy 9 (Health and Wellbeing), Policy 13 (Prosperous Economy), Policy 15 (Historic Environment and Heritage Assets).

Chichester Harbour Landscape Character Assessment (CBA update 2019).

CHC Planning Principles (adopted by CHC 17.10.16 onwards), PP01 (Chichester Harbour as a Protected Area), PP03 (Replacement Dwellings and Domestic Householder Extensions), PP06 (Conversion of Buildings Inside and Outside of Defined Settlements), PP09 (Dark Skies).

4.1 Key issues: Impact on Chichester Harbour AONB

- 4.1 Whilst we have no objection to the principle of a balcony / viewing platform and support in principle the continued development of marine businesses; proposals should not have an adverse impact on the landscape and nature conservation interests of the AONB, as set out in Planning Principles PP01 and PP02.
- 4.2 The existing building does not particularly lend itself to a roof terrace, given that the roof is not flat but has a shallow pitch, and therefore the back of the proposed terrace would be higher than the majority of the existing roof.
- 4.3 This height would make the structure more noticeable than most balconies which tend to be lower than the main building. Whilst some of the balconies at other Sailing Clubs within the AONB use glass balustrades (Itchenor Sailing Club and Chichester Yacht Club), the impact of these is somewhat mitigated by them being viewed against the backdrop of the main buildings.

Some examples of balconies at other Sailing Clubs within the AONB are shown below:



Itchenor Sailing Club



Emsworth Slipper Sailing Club



Chichester Yacht Club



Mengham Rythe Sailing Club

4.3 The particularly prominent position of the proposed balcony / roof terrace above the existing building was the reason for the Conservancy's concerns and objections raised previously regarding the use of glass panels. As the plans have been amended again, and now show a timber/metal balustrade, which was originally suggested by the Conservancy as being a more sympathetic alternative in this case, this addresses these concerns (as it would reduce the reflectivity and visual prominence of the balcony in wider landscape views in comparison with the previous plans, provided it is not painted in a bright or light-reflective colour).

5.0 Conclusion

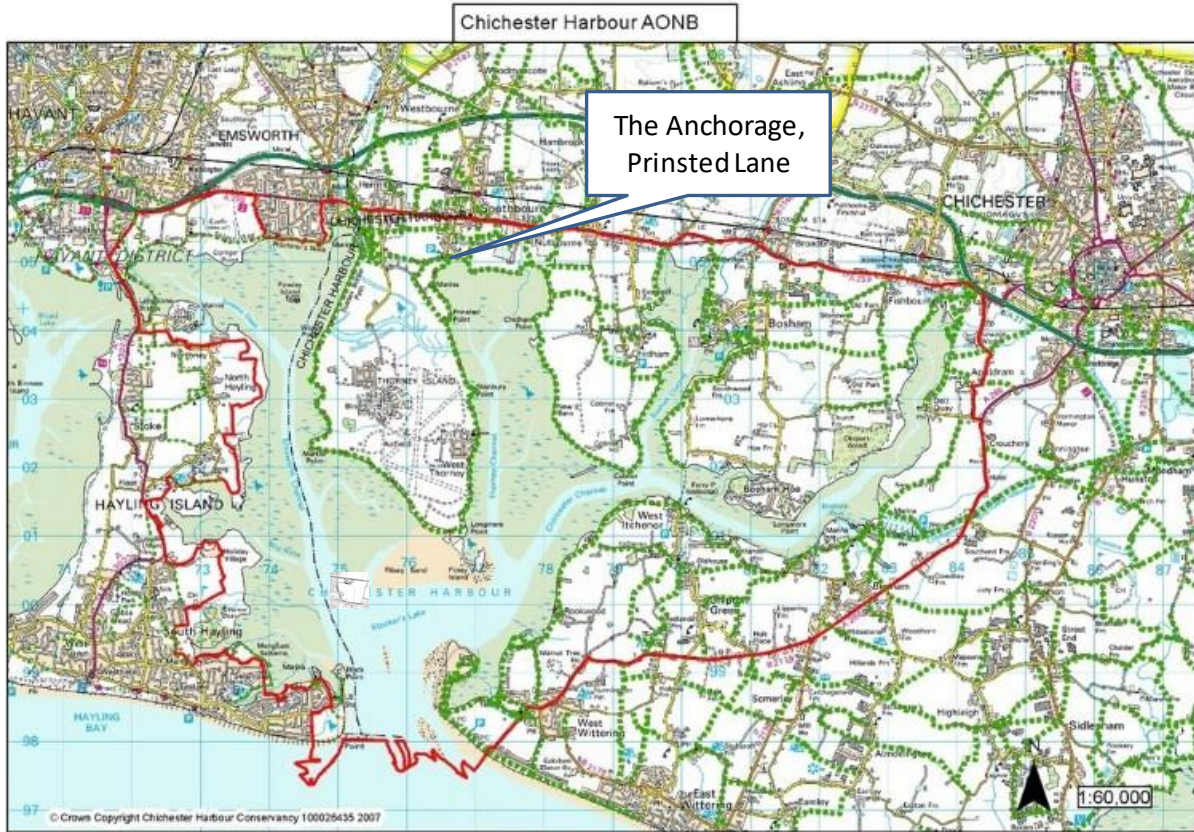
5.1 Given the above, and subject to a condition to agree the finished material of the structure (either a timber or metal balustrade painted in a dark or muted colour would be appropriate in our view), it is considered that the latest amended plans would conserve the natural beauty of the AONB in accordance with Planning Principles PP01 and PP02 and Local Plan Policy 43. No objection is therefore raised subject to this condition.

Local Planning Authority planning application reference: 23/01840/DOM

Site: The Anchorage Prinsted Lane Prinsted Emsworth PO10 8HS
Proposals: First floor extension and renovations.

Conservancy case officer: Linda Park

Application details on LPA webpage –



RECOMMENDATION

- (a) That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy acknowledges the improvements made to the plans but maintains it’s **objection** to the proposed development for the following reason(s):-

The scale and massing of the proposed south (Harbour-facing) dormer and its extent of glazing is excessive and would be an unsympathetic design which would fail to conserve and enhance the natural beauty of the AONB landscape in this exposed position, contrary to NPPF paragraph 176, Local Plan Policy 43, AONB Management Plan Policies 1, 2 and 8, Planning Principles PP01, PP03 and PP09 and the AONB Supplementary Planning Document (SPD).

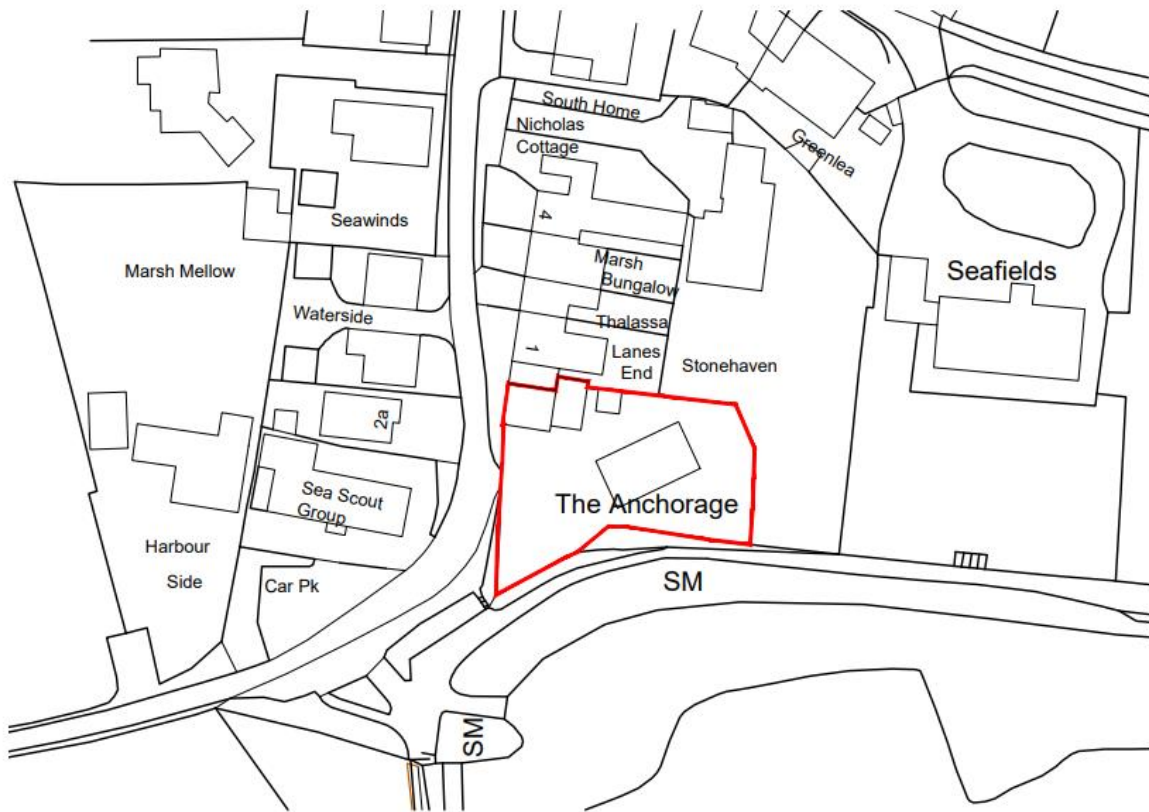
Suggestions are made in the report below to address this objection.

Conservancy Officers’ comments and reasoned justification

1.0 Site description

- 1.1 The site relates to a brick and clay tile bungalow situated in a prominent position at the bottom corner of Prinsted Lane and fronting onto the Harbour, adjoining the foreshore public footpath which runs along the top of the sea wall, raised

above the level of the site. The southern and eastern boundaries of the site form the edge of the settlement boundary of Prinsted.



SITE LOCATION PLAN

- 1.2 The west (front) elevation of the property is clearly visible from Prinsted Lane, along with a detached garage/annex which sits directly adjacent to the Lane. The side (north and south/Harbour-facing) elevations are visible at an angle from Prinsted Lane. The house is most prominent when viewed from the raised foreshore footpath from directly to the south, and is also visible in wider views from the Harbour and foreshore footpath to the south, southwest and from the east/southeast. Currently the bungalow is fairly unintrusive and visually low-key due to its single-storey nature and hipped, clay tiled roof which recedes into the partly built, partly treed background.



Existing south elevation (view from foreshore seawall footpath)



Above: View of west elevation from Prinsted Lane



Above: View of west elevation from Prinsted Lane to west, outside Scout Hut



Above: View from foreshore footpath to southwest



Above: Views from footpath further to southwest



Above: View from footpath to southeast



Above: Views from footpath to east / southeast



Above: Wider view from southwest

Below: Wider view from southeast



3.0 Proposed development

- 3.1 The original plans under this application proposed demolition of the existing roof with the retention of the ground floor structural walls and the construction of a first floor extension to form a two-storey house with a double gabled design incorporating large areas of glazing to the first floor. The new roof would be higher than the existing roof (meeting the same height as the top of the existing chimneys).
- 3.2 Materials would be a combination of vertical timber cladding and dark grey painted masonry with slate roof tiles to the outer gable elements, and a standing seam zinc roof to the central part of the building in between the two gables. The first floor would overhang the ground floor on most of the south (Harbour-facing) elevation. Windows would be aluminium to reflect the palette of the grey masonry.
- 3.3 The supporting statement went into some detail about why it considers that the original design accorded with the AONB SPD. It argued that the dwelling had been carefully designed to accord with the AONB SPD, including choice of materials, design to break up the massing of the building, and a reduction in glazing in combination with techniques to reduce the impact of the glazing such as inset balconies, canopies, and projecting side walls.

3.4 The Conservancy objected to the original plans under this application on the grounds that the proposed extensions would create a much more dominant, intrusive building within the landscape which would detract from its natural beauty, being highly visible from close-up and from wider landscape views from the foreshore footpaths and the water.

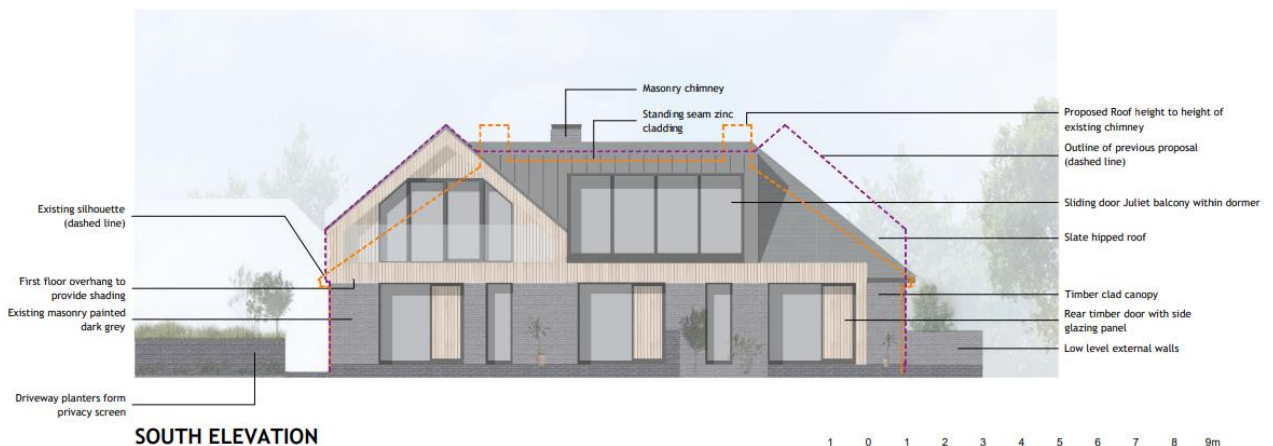


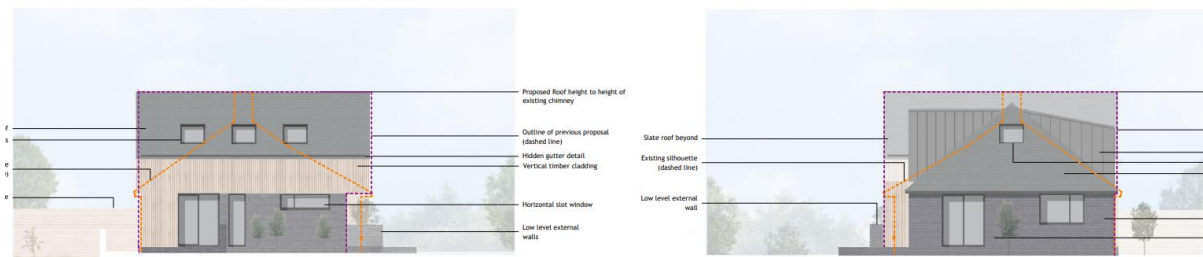
SOUTH ELEVATION
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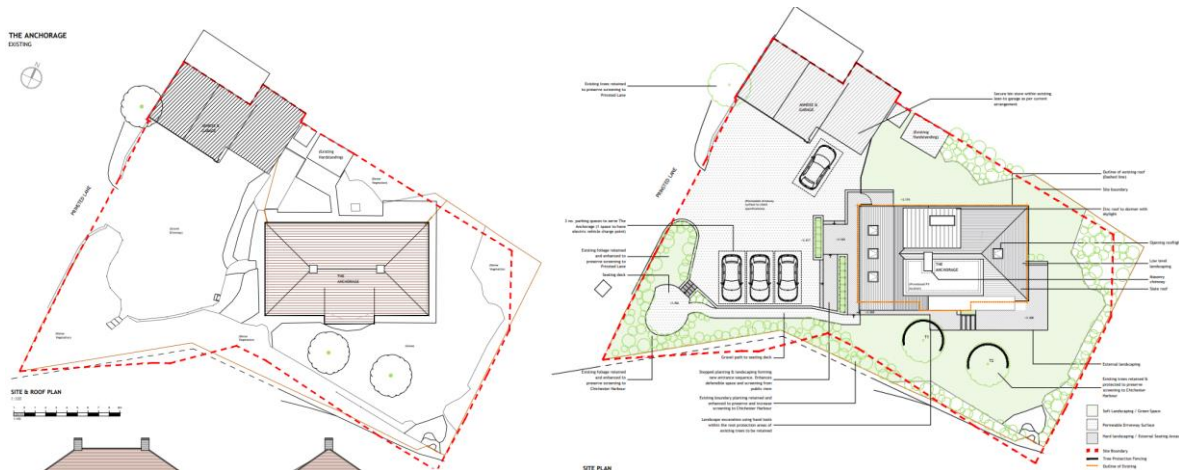
Above: Existing, and previously proposed Harbour-facing elevation.

3.5 The plans have subsequently been amended to address the concerns of Council Officers (including concerns regarding impact on neighbouring amenity), by reducing the scale and massing of the eastern side of the dwelling through the omission of the eastern gabled element, replacing with a hipped roof and dormer windows. The proposed south (Harbour facing) elevation is shown below.





Above: Proposed rear and side elevations



Above: Existing and proposed site plan

4.0 Related Planning Policy framework

National Planning Policy Framework (NPPF) (Revised July 2021), paragraphs 11, 176.

National Planning Practice Guidance (NPPG) (2014 onwards).

Chichester Local Plan: Key Policies (2014-2029), Policies 43 (Chichester Harbour Area of Outstanding Natural Beauty), 48 (Natural Environment), 49 (Biodiversity).

Southbourne Neighbourhood Plan (2014-2029).

Chichester Harbour Management Plan 2019-2024 – Policies 1 (Conserving and Enhancing the Landscape), 2 (Development Management), 3 (Diversity of Habitats), 8 (Thriving Wildlife).

Chichester Harbour Landscape Character Assessment (CBA update 2019).

CHC Planning Principles (adopted by CHC 17.10.16 onwards), PP01 (Chichester Harbour as a Protected Area), PP03 (Replacement Dwellings and Domestic Householder Extensions), PP09 (Dark Skies).

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

4.1 Key issues: Impact on Chichester Harbour AONB

- 4.1 The Conservancy's Planning Principle PP03 advises that for replacement dwellings or extensions, the increase in size and/or mass does not exceed 50% of the footprint or 25% to the elevation silhouette of the dwelling; the proposal does not increase the developed frontage of the waterside to an extent which detracts from the openness or rural character of the coastal landscape when seen from public vantage points (including public footpaths, the water, the foreshore, roads, views across the Harbour and open countryside); the proposal is of a sympathetic design and materials which complement the landscape setting and any local vernacular; the proposal does not diverge significantly from the spatial pattern of surrounding development and the spaces between buildings; that any extension to an existing two-storey or chalet bungalow dwelling remains subordinate to the original dwelling shape or otherwise no taller than the height of the main roof ridge; and the statutory requirement for biodiversity gains will be met.
- 4.2 It is clear that the proposed extensions would significantly change the character of the existing building and would significantly increase its presence within the wider landscape, due to the addition of a first floor including a higher roof incorporating a gabled element, dormers and first floor glazing. This would result in a noticeable change compared with the existing hipped, clay tile roof which recedes into the background (whether that background be buildings, trees or both, depending on where the dwelling is viewed from). However, the desire to modernise and improve the existing bungalow are acknowledged and the scope for a two-storey dwelling here is now accepted, subject to a design that is sympathetic to the landscape whilst minimising the inevitable increased presence of the building.
- 4.3 The statement argues that the east and west elevations are only visible in highly oblique angles, and therefore that the 25% maximum guideline increase is not applicable. It is clear from site visits that, given the exposed position of the existing building, including the south, east and west elevations, the proposed increase to the east and west elevations would be clearly perceived in views from Prinsted Lane, the foreshore footpaths and the water (the west elevation is clearly viewed head-on from Prinsted Lane). The increases to the east and west elevations would be well in excess of 25%. However, the plans have now been amended to reduce the bulk and massing of the eastern end of dwelling, retaining a hipped roof rather than introducing a second gabled roof element. This helps to reduce the overall presence of the dwelling in the landscape, particularly as viewed from the southeast, with the proposed dark hipped roof being significantly smaller in scale and massing than the previously proposed eastern gabled roof as viewed from both the south, and east.
- 4.4 There is concern however regarding the proposed large flat roofed dormer element on the Harbour facing elevation, as this is very large, with a large amount of glazing, and occupies a large proportion of the south facing hipped

roof, extending almost up to the ridge line and extending almost or as far as the roof eaves (the east elevation suggests it would extend as far as the south wall of the dwelling).

- 4.4 This dormer would be very clearly visible and there is concern that it would be unsympathetic and would appear overly dominant in this very exposed position on the edge of the village and very close to the Harbour's edge. Whilst there are other dormers within Prinsted, these tend to be much smaller and occupy less of the roofs where they are visible in the public realm. The proposed south dormer would not accord with the advice in Section 22 of the AONB SPD which states that dormer windows should be in keeping and proportionate to the design and materials of the building and should not dominate the facade.

4.2 **Impact on nature conservation**

- 4.2.1 A Preliminary Ecological Appraisal and Preliminary Roost Assessment submitted with the application shows no evidence of Bats, and if permission were granted it would be possible to incorporate conditions to ensure that Bats and other species are protected and considered during and after the works, and to secure the retention and provision of planting as appropriate to safeguard the biodiversity potential of the site.
- 4.2.2 Overall the application does include large additional areas of glazing at first floor level which would be at a higher level than any of the existing windows (where there are currently only roof tiles), and there is concern that light emanating from these additional areas of glazing would be harmful to the AONB's dark skies and nature conservation interests.

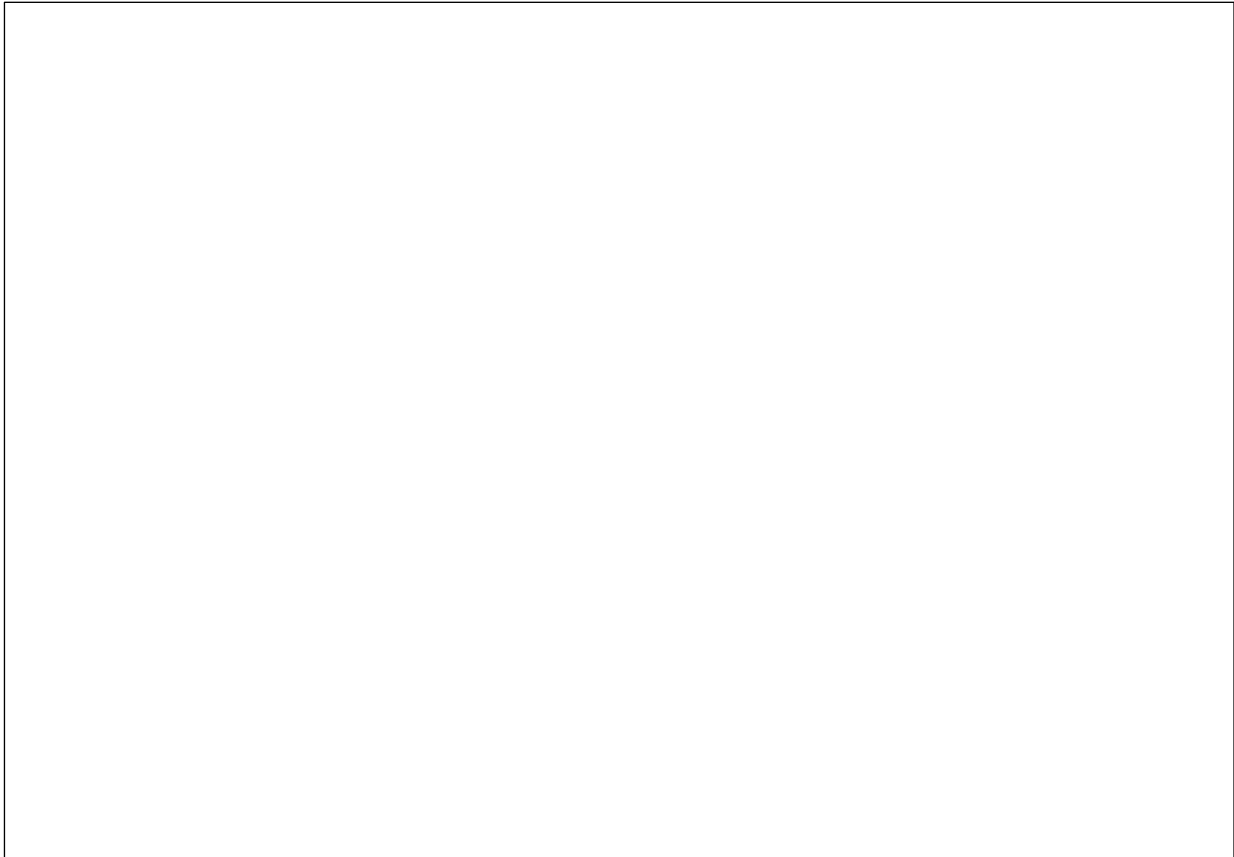
5.0 **Conclusion**

- 5.1 The changes made to the design are an improvement in terms of reducing the massing and presence of the eastern side of the proposed dwelling, and although the proposed increases to the west and east silhouette are way in excess of the guidelines, it is accepted there is scope for a high quality design along these lines, subject to the right detailing and finishes which are sympathetic to the landscape. However, the proposed south dormer is overly dominant and unsympathetic in design terms and therefore unfortunately we have no option but to maintain our objection at this stage.
- 5.2 We would suggest that this dormer is reduced in size and the extent of glazing also reduced (particularly given that it is not shielded to the same extent as the gable glazing), so that it is proportionate to the roof and less dominant as viewed from both the immediate and wider AONB landscape.
- 5.3 The concerns regarding light pollution from the proposed first floor glazing could be addressed through a combination of the above suggested changes to the south dormer, and internal blinds to any first floor glazing and roof lights.

Local Planning Authority planning application references: BI/23/02616/FUL

Site: Creek Cottage, Westlands Estate, Westlands Lane, Birdham, West Sussex, PO20 7HJ

Proposals: Replacement dwelling and associated works

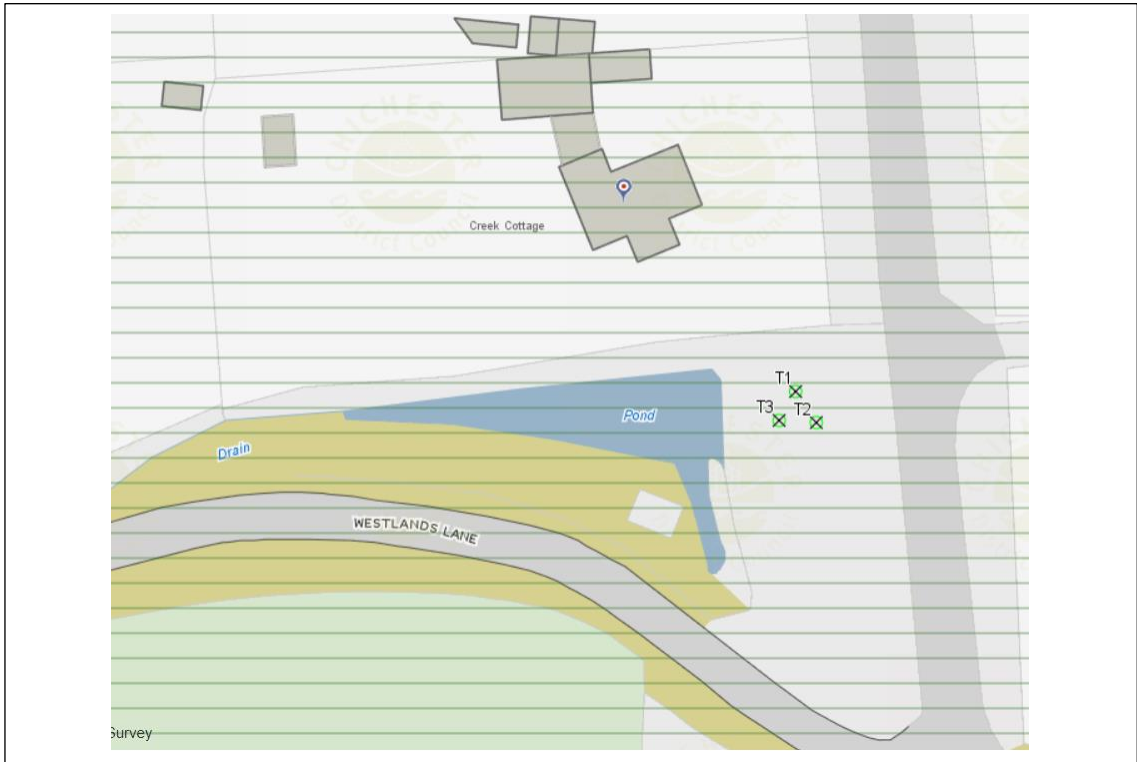
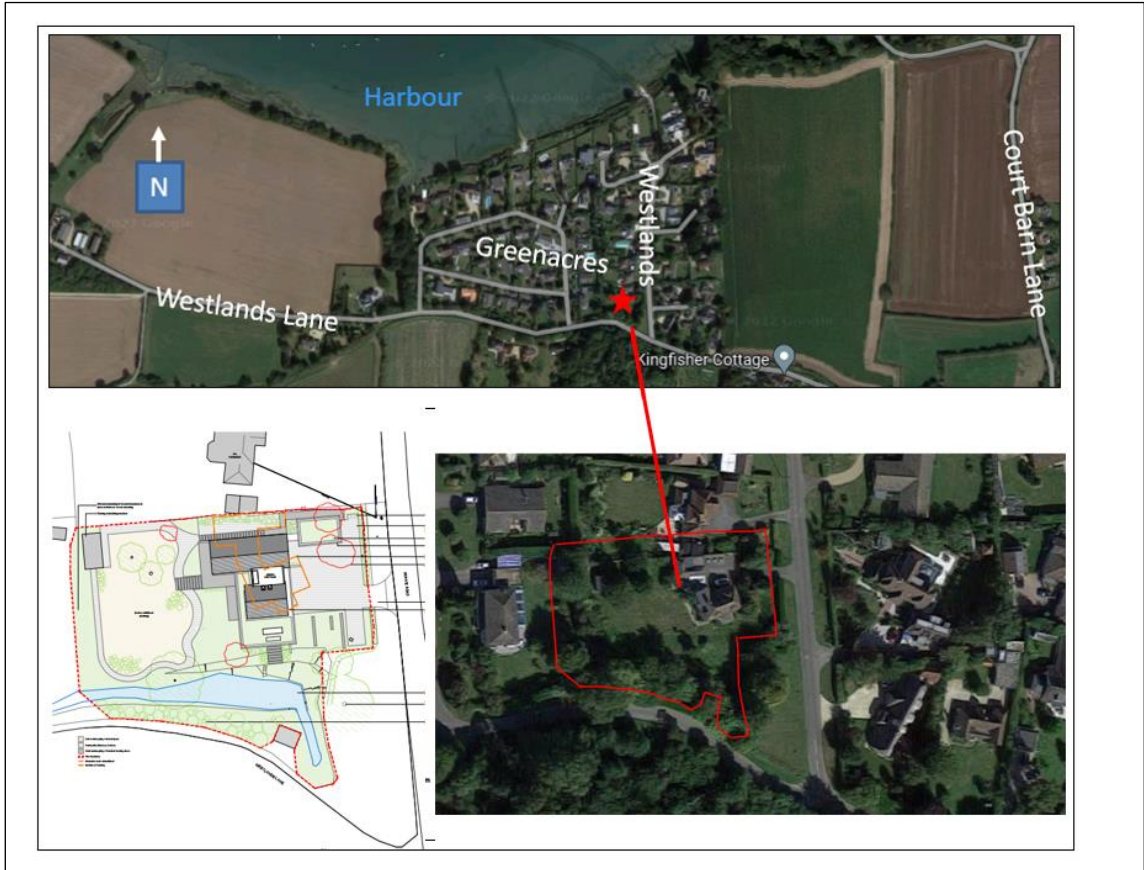


Recommendation – Objection: disproportionate increase in silhouette facing Westlands Lane, not in accordance with Chichester Harbour SPD and Conservancy Planning Principle 03.

Conservancy Officers’ comments and reasoned justification

1.0 Site and its context

1.1 0.302 ha site on north side of Westlands Lane within the Chichester AONB boundary, on left hand side to junction with entrance to Westlands Estate private street, outside defined settlement boundary for Birdham. A large drainage ditch/pond and treed margin to southern boundary (with an electricity sub-station within it, but now not part of the application site) separate the site from the adjacent Westlands Lane, wrapping around eastern boundary into the Westlands Estate, characterised by large detached dwellings in large plots of varied architecture and external materials. Mixture of gabled and hipped roof forms too. Similar housing in Greenacres abuts to west. 3 chestnut trees covered by 80/00019/TPO (shown below), albeit also trees within the application site too, making a positive contribution to this rural part of the AONB. Site is set some 400m back from the Harbour shoreline and certainly not visible from the water.



1.2 Creek Cottage is a chalet bungalow with some single storey elements which has had some unfortunate roof additions. Two permissions have been granted to replace it (10/01660/FUL & 11/03029/FUL), which were not implemented. The existing dwelling

has white painted brickwork at ground floor level topped with a plain tiled roof/clad dormers. Some images of the existing dwelling are shown below, including the view north from Westlands Lane at the bottom (also part of the Salterns Way cycle route at this point).

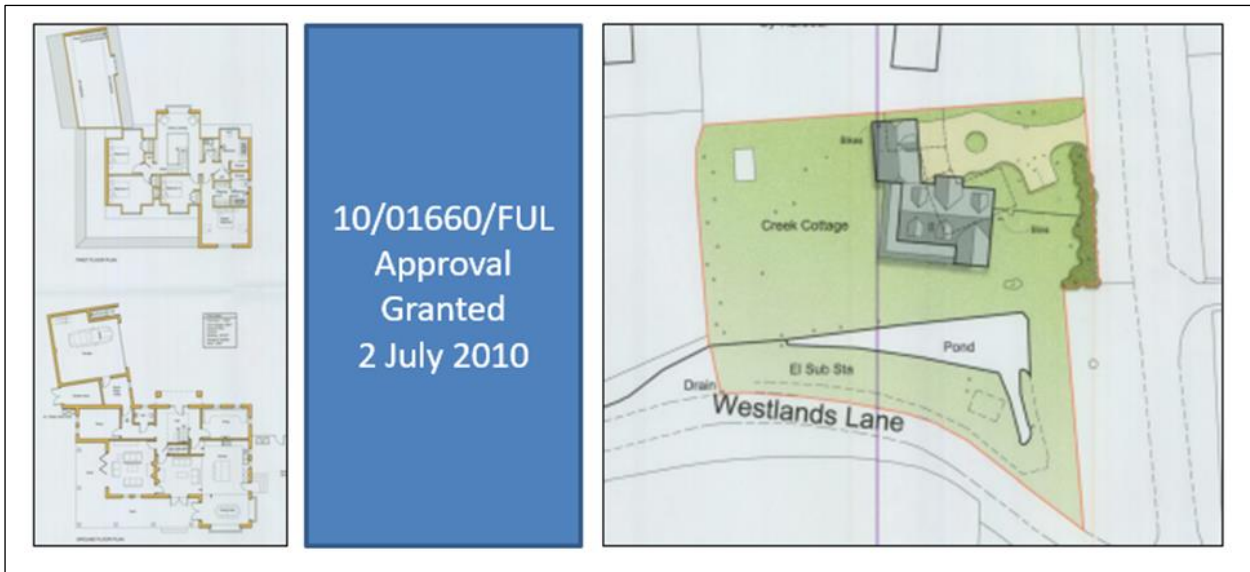


2.0 **Planning History**

2.1 Under planning permission 10/01660/FUL, planning permission was granted 2 July 2010 to replace the dwelling with another (details of approval seen below). The Conservancy raised no objection to that application (subject to some conditions, particularly retaining boundary trees and hedges), which retained the pond on site and set the dwelling a further 3m into the site from the Westlands Estate road. No comparison of silhouette was possible at that time as no existing elevations were submitted, but the proposed roof ridge height would have been around 8m high. The asymmetric roof profile presented a low eaves line to one side, but a rather bland, illegible façade to the Westlands Estate road. The garage wing was also rather bulky (if still subservient to the main roof ridge) and contained a loft space.



2.2 Under planning permission 11/03029/FUL, planning permission was again granted 13 October 2013 to replace the dwelling with another (details of approval seen below).



2.3 Again, no existing elevations and the agent erroneously compared the new silhouette with that approved under 10/01660/FUL, albeit it demonstrate a reduced ridge height to that approved. The pond was again shown retained.



2.4 Under application 22/01791/FUL permission was recently sought for a replacement dwelling. The Conservancy's Planning Committee considered that application at its 5 September 2022 meeting, making an objection to the Council in the following terms -

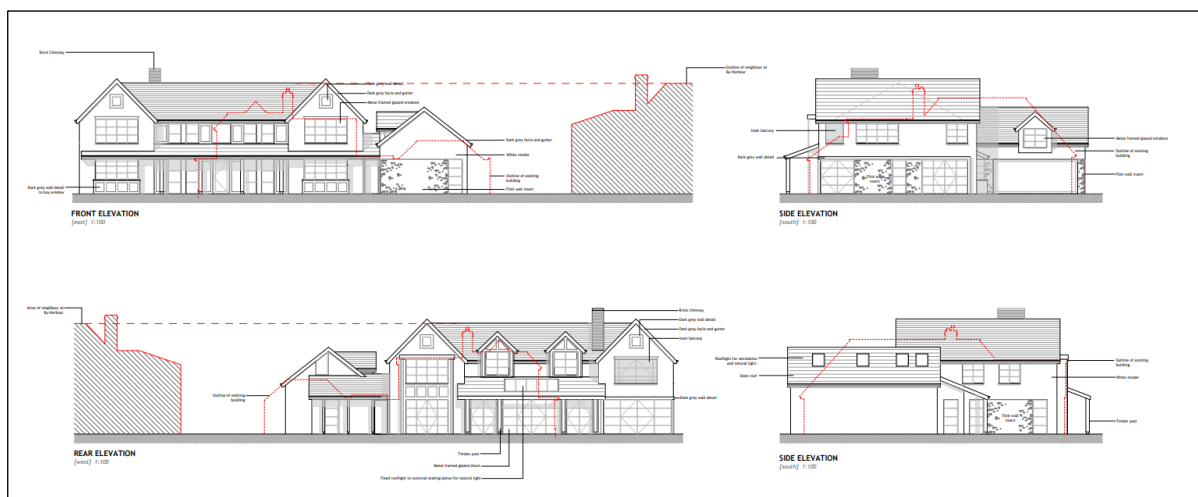
"(1) disproportionate increase in silhouette and width across its plot compared to the character of adjacent dwellings;

(2) too many rooflights and ornamental, imprecisely specified external lighting, not in accordance with Chichester Harbour SPD;

(3) loss of habitat and surface water attenuation by removing pond (having regard to the views of Birdham Parish Council) and noting approvals 10/01660/FUL & 11/03029/FUL had allowed for the retention of the pond;

(4) further survey work in relation to water voles required."

The originally submitted proposed elevations are shown below.



2.6 Conservancy Officers were more supportive of these adjustments but still recommended that the southern end (i.e. left hand side of the image above) be a hipped roof, rather than full gable to soften its impact when seen from Westlands Lane and to look at the overall dimensions to ensure the approximate 40% increase to silhouette above, decreased to as near to the recommended 25% in the Council's SPD and Conservancy Planning Principle 03.

3.0 **Proposed development**

3.1 The applicant proposes to demolish/remove the existing chalet style (4 bed) dwelling and replace this with a full two storey eaves self-build house (4 bedrooms) with single storey double garage/store standing forward of the main house but attached via a glazed link.



3.3 The proposed materials schedule is set out below.

Walls: Stone base with timber clad walls above to create a lighter first floor mass. A dark grey plinth acts a visual datum between the two floors to break down the overall massing whilst also functioning as an effective shading device.

Roof: Pitched roofs will consist of slate tiles with concealed gutters whilst flat roofs will be finished with a sedum mat to enhance the site's biodiversity credentials.

Doors: Timber main entrance door and grey metal framed double glazed side and garden doors.

Windows: Grey metal framed double glazed windows.

3.4 The application is supported by the following technical reports –

Design and Access Statement
SS&P Planning Statement
Bat Emergence & Re-entry Survey Report by Arbtech

Nitrogen Neutrality Calculation Report by CGS Civils

Ecological Appraisal & Roost Assessment Survey by Arbtech

3.5 In respect of sustainable construction, the agent states –

“The proposal incorporates large sections of glazing to take advantage of views and natural daylight, reducing the need for artificial lighting throughout most of the day. This also aims to provide a lighter, healthier environment within the dwelling. This will be enhanced with the use of airtight design and an MVHR system with HEPA filtration to ensure a healthy atmosphere is maintained as energy efficiently as possible.

The proposal will feature 100% LED lighting to minimise power consumption. Heating will be provided by a Ground or Air Source Heat pump coupled with underfloor heating and MHVR to ensure low running costs, increase energy efficiency and use of low carbon energy.

Provision has been made for the storage of waste and recycling bins (see plans submitted). Separate internal bins are to be incorporated within the kitchen layout, in line with the recycling and waste collection policy of Chichester District Council.

The new dwelling has been designed for future use in line with Lifetime Homes – providing level access for wheelchair users both internally on the ground floor and externally. An accessible WC is included near the main entrance at ground floor level.

The proposed dwelling has been designed to provide U-values that exceed the required compliance for new dwellings. The proposed dwelling has also been designed to achieve a Dwelling Emission Rate (DER) that is lower (due entirely to

energy efficiency) than the required Target Emission Rate (TER) set out in building regulations, in line with the plan policy SD48.

The chosen materials have a long-life span and will be locally sourced where possible to reduce carbon emissions and support local businesses.

Sustainable drainage will be achieved through use of soakaways. The new driveway and parking spaces will be permeable. There is also the provision for water butts to be incorporated to allow for the collection and storage of rainwater to be used for gardening purposes.

The proposed dwelling will meet the maximum of 110 litres per day per person by reducing flow rates etc. During the building regulation phase this requirement will be further assessed by Building Control as the Part G water assessment.

Cycle storage is to be provided to allow for a minimum of 2 bicycles to be stored securely on site within the proposed garage. This is designed to encourage the use of sustainable transport as well as facilitating the positive health and well-being of occupants.

An electric vehicle charging point is to be incorporated along with ducting for the future proofing of other spaces, in line with the Parking Guidance SPD.

The proposal has the capacity to incorporate a purpose-built compost bin that will facilitate and encourage the composting of suitable materials by occupants and subsequently provide compost for future use."

3.6 The ecological reports conclude –

- In respect of water voles –

Other Terrestrial Mammals	<p>Hedgehogs may be present on and around the site.</p> <p>Water voles are known to be present in the general area, but no evidence was found on site at the time of the survey. The nature of the site means that it is disturbed by humans and dogs on a daily basis, and would therefore be highly unlikely to be suitable for water voles. There is also very limited foraging or burrow habitat and not enough cover for this shy species.</p>
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- In respect of bats – that they are roosting on the site and also foraging around it. A Natural England Licence will be required to relocate prior to demolition occurring.
- In respect of Great Crested Newts (GCN) –

GCN. There is some limited terrestrial habitat on site in boundary vegetation. The pond on site has a Habitat Suitability Index score of 0.44 which shows poor suitability for GCN.

***Policy framework**

NPPF - 1-3, 6-23, 28-30, 34, 38-43, 47-50, 55-57, 60-63, 65-68, 72-78, 81, 92-93, 98, 104-105, 110-114, 119-120, 124, 126-127, 130-131, 134, 152-154, 157, 159, 162, 167, 169-171, 174-176, 179-182, 189, 199, 202, 218-219; **NPPG** - ID's 6-8, 21a, 26, 31; **CLP** - 1, 33, 43-44, 47-49; **BNP** -5-6, 13-18-21, 24; **CLPSV** - NE1-NE3, NE8, NE10, NE13, NE15, NE21, P1-P2, P5, P7-P8; **CHMP** - 1-2; **PP** - 01, 04, 09; **SPG/SPD**.

4.0 Key issues and related Policy framework*

4.1 Safeguarding intrinsic setting, character and beauty of AONB/biodiversity from inappropriate development and promoting nature conservation -

- 4.1.1 No arboricultural survey has been undertaken nor a method statement produced. The agent merely states that the 3 TPO trees are sufficiently distant from the proposed works. No detailed landscape design has been submitted for this application, although I noted some new trees had been recently planted close to the western boundary, when the last site meeting was held.
- 4.1.2 In terms of the bat emergence report produced it is clear the existing buildings to be demolished are a bat roost and if permission is granted a special licence would need to be obtained to translocate bats elsewhere under expert supervision. The preliminary ecological report does recommend some biodiversity enhancement. This application does not affect the pond/drainage run that will be left intact. The Parish Council believes the pool to have a surface water flood attenuation function.
- 4.1.3 The usual considerations of silhouette and footprint increases under CHAONB SPD and CHC Planning Principle 03 are applicable. The increase in building footprint would not be perceived on this large plot. Whilst the just under 44% increase in silhouette to the Westlands Estate Road is in excess of the 25% guideline, it is much reduced from the previous 99% increase and would be mitigated by existing boundary vegetation and trees to the south. Unfortunately though, the increase of nearly 90% to the silhouette facing Westlands Lane has resulted from reconfiguration of the dwellings design. Some adverse impact to the AONB landscape is still therefore foreseen, notwithstanding existing tree/hedge screening to Westlands Lane.

4.1.4 The ecological enhancements to the site are welcomed and could be secured/delivered through an appropriately worded planning condition, if the Council is minded to grant planning permission.

4.2 **Flood risk and foul/surface water drainage** –

4.2.1 Although at low risk of fluvial flooding from the Harbour, there is evidence of surface water drainage problems in the area, which the pond helps to mitigate.

4.3 **Urban design and high quality, low carbon design** –

4.3.1 A considered approach, has produced a replacement dwelling of pleasing symmetry and composition, albeit your Officers are critical of the overall increase to dwelling silhouette, Seen from Westlands Lane over the boundary vegetation, now this is fully understood and earlier consents have now lapsed.

4.3.2 It is clear that the applicant is committed to incorporating sustainable measures, set out in the agent's report. These can be delivered via a suitably worded planning condition.

5.0 **Conclusions**

5.1 The development is outside a defined settlement boundary, where development is supposed to meet an essential need under local plan policy 45. However, the principle of a replacement dwelling is accepted under Policy 33 of the local plan.

5.2 The applicant has sited the new dwelling within an existing set of tree screens to minimise its impact on the landscape, but the increase in silhouette viewed from the Westlands Lane is considered to be excessive. This has been suggested to the agent in pre-application advice. If amended plans are submitted to address these concerns, a verbal update will be given at the meeting.

SRL – for 11.12.23 Planning Committee. Comments requested by 15-12-22.

***Abbreviations used:**

NPPF – National Planning Policy Framework (September 2023)

NPPG – National Planning Practice Guidance (2014 onwards)

CLP – Chichester Local Plan (2015)

BNP – Birdham Neighbourhood Plan (made version 2016)

CLPSV - Chichester Local Plan Review: submission version (2023)

CHMP – Chichester Harbour Management Plan (2019-2024)

PP – CHC Planning Principles (adopted by The Conservancy 17.10.16 onward)

SPG/SPD –

Joint CHAONB Design SPD (2017)

Recent Decisions Report

From 04/11/2023 to 30/11/2023

34 Total Cases

Process	Recommendation
28 CHC Delegated	5 No Comment Made
2 CHC Consulted De	3 No Objection
3 CHC Committee	21 No Objection with Conditions
	4 Objection
	1 Holding Objection
	0 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
06/11/2023	BO/23/02127/TPA	Linda Park	Longshore , Bosham Hoe, Bosham, West Sussex, PO18 8EU	(T1) within Woodland, W1 subject to BO/83/00059/TPO.	No Comment Made
07/11/2023	APP/23/00683 & APP/23/00684	Linda Park	Emsworth Dental Surgery, 30 High Street, Emsworth, PO10 7AW	First and Second Floor Spaces to be converted from Residential (C3) to additional space for Dental Surgery (E), with internal alterations. Planning and LBC (APP/23/00684)	No Objection
08/11/2023	BO/23/02182/DOM	Linda Park	Smugglers Haul , Smugglers Lane, Bosham, West Sussex, PO18 8QW	Single storey side extension and solar panels on south elevation.	No Objection with Conditions
08/11/2023	BO/23/02165/DOM	Linda Park	Downs View , Bosham Lane, Bosham, West Sussex, PO18 8HG	Single storey extension to northwest and first floor roof terrace. (Variation of condition 2 of permission 22/03005/DOM - design changes)	No Objection
13/11/2023	APP/23/00779	Steve Lawrence	Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR	Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works.	Objection
13/11/2023	BO/23/02148/FUL	Linda Park	Heron House , Taylors Lane, Bosham, West Sussex, PO18 8QQ	Demolish existing dwelling and replace with 2 no. detached dwellings (resubmission of approved scheme ref: BO/22/00625/FUL).	No Objection with Conditions
13/11/2023	SB/23/02114/FUL	Steve Lawrence	HAMCROFT, MAIN ROAD, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO18 8RN	Proposed development of 140 residential units, associated landscaping and parking.	Objection

15/11/2023	WW/23/01809 /DOM	Linda Park	South Nore, Snow Hill, West Wittering, Chichester, West Sussex, PO20 8AT	Amended description and plans. Amended description: Single storey extension to south-east elevation, partial demolition and replacement two storey north-east elevation with 1 no. dormer window and 2 no. rooflights and alterations to the fenestration. Addi	No Comment Made
15/11/2023	WI/23/01929/ DOM	Linda Park	Inglewood, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Amended proposal description: Change garage to habitable accommodation. Erection of a single storey extension to the south elevation to replace the conservatory, a first floor gable extension and replacement dormer to the north elevation. Replacement roof	No Comment Made
15/11/2023	WI/23/02153/F UL	Linda Park	15 The Spinney, Itchenor, Chichester, West Sussex, PO20 7DF	Demolition of existing bungalow and erection of new dwelling.	No Objection with Conditions
17/11/2023	BI/23/02183/T PA	Steve Lawrence	26 WALWYN CLOSE BIRDHAM CHICHESTER WEST SUSSEX PO20 7SR	Reduce height by 2m and crown on North, East and West sectors by 2m on 1 no. Oak tree (T6). Reduce height and spread on South sector by 1.5m on 1 no. Oak tree (T5). Subject to BI/97/00037/TPO	No Comment Made
20/11/2023	APP/23/00856	Steve Lawrence	Teal Buildings, Northney Marina, Hayling Island, PO11 0NH	Proposed installation of photovoltaic solar panels on roof	Holding Objection
20/11/2023	BI/23/02462/D OM	Steve Lawrence	11 GREENACRES, BIRDHAM, CHICHESTER, PO20 7HL	First floor extension to the west side elevation to provide home gymnasium.	Objection
20/11/2023	CH/23/02146/ NMA	Steve Lawrence	CHAS WOOD NURSERIES, MAIN ROAD, BOSHAM, PO18 8PN	Non material amendment to Outline permission CH/20/01854/OUT (APP/L3815/W/22/3299268) - vary to the wording of Condition 21 relating to ecological mitigation and enhancements	No Objection with Conditions
20/11/2023	APP/23/00561	Steve Lawrence	4 South Street, Emsworth, PO10 7EH	New flat roof front and rear dormers at first floor within roof slope, modifications to general exterior appearance, removal of pitched roof over single storey outrigger and replacement with terrace RECONSULTATION REQUEST for revised plans and/or documen	No Objection with Conditions

20/11/2023	BO/23/02072/ DOM	Steve Lawrence	Broadbridge Farm House, Delling Lane, Bosham, Chichester, West Sussex, PO18 8NN	Amendment to footprint of proposed gym building - variation of condition 2 to planning permission BO/23/00902/DOM - Erection of a single storey timber framed garden gym/studio building and an adjacent below ground swimming pool.	No Objection with Conditions
20/11/2023	BO/23/02072/ DOM	Steve Lawrence	Broadbridge Farm House, Delling Lane, Bosham, Chichester, West Sussex, PO18 8NN	Amendment to footprint of proposed gym building - variation of condition 2 to planning permission BO/23/00902/DOM - Erection of a single storey timber framed garden gym/studio building and an adjacent below ground swimming pool.	No Objection with Conditions
21/11/2023	BI/23/02174/D OM	Linda Park	WADERS, WESTLANDS ESTATE, BIRDHAM, PO20 7HJ	Conversion of garage into habitable space, new rooflight to garage North elevation, alterations and additions to existing kitchen space, new pool house, swimming pool and associated landscaping.	No Objection with Conditions
21/11/2023	BO/23/01990/ DOM	Steve Lawrence	Leofric Cottage, Delling Close, Bosham, Chichester, West Sussex, PO18 8NP	Single and 2 storey extensions.	No Objection with Conditions
21/11/2023	BI/23/02174/D OM	Linda Park	WADERS, WESTLANDS ESTATE, BIRDHAM, PO20 7HJ	Amended description: Conversion of garage into habitable space, new rooflight to garage North elevation, alterations and additions to existing kitchen space, new pool house, swimming pool and associated landscaping. (Original description: New rooflight to	No Objection with Conditions
21/11/2023	SB/23/01952/F UL	Steve Lawrence	THE SUSSEX BREWERY, 36 MAIN ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8AU	Partial demolition, conversion, and alterations of the detached outbuilding adjacent to the public house to create a 3-bedroom chalet bungalow with associated parking and landscaping.	No Objection with Conditions
22/11/2023	WI/23/02452/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 22/02717/FUL - include mezzanine level and PV panels to roof).	No Objection with Conditions

22/11/2023	WI/23/02052/ DOM	Linda Park	Coltsfoot, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DD	Amended proposal description: Demolition of porch and erection of a single storey north side extension. Conversion of garage to bedroom and erection of a single storey south side extension. New doors and windows to rear elevation. 2 no. rooflights to th	No Comment Made
22/11/2023	WI/23/02269/F UL	Linda Park	Walnut Tree Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB	Proposed swimming pool.	No Objection with Conditions
24/11/2023	APP/22/00854	Steve Lawrence	West View, 60 Bath Road, Emsworth, PO10 7ES	Request to discharge condition 4a and 4b (1.8.23). 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 inco	No Objection
24/11/2023	CH/23/02216/ OUT	Steve Lawrence	Land Rear Of Prospect Farm Main Road Bosham Chichester	Outline planning application (with all matters reserved except access) for the erection of 1 no. 2 bed dwelling.	No Objection with Conditions
27/11/2023	BO/23/02456/ DOM	Linda Park	Langlea House, Harbour Way, Bosham, Chichester, West Sussex, PO18 8QH	Single storey rear extension, 2 storey side extension, front extension with bay window and replacement garage.	No Objection with Conditions
27/11/2023	CH/23/02343/ DOM	Linda Park	Rithe House, Harbour Way, Chidham, Chichester, West Sussex, PO18 8TG	Single storey extension linked to garage, single storey rear extension with covered area, rear balcony and entrance canopy. Upgrades to the appearance and thermal performance of existing walling and associated changes to fenestration and replacement wind	No Objection with Conditions
28/11/2023	BI/23/02400/E LD	Steve Lawrence	COPPER BEECH, CHURCH LANE, BIRDHAM, WEST SUSSEX, PO20 7AT	Existing lawful development - garage conversion and side extension.	No Objection with Conditions
28/11/2023	WI/23/02368/F UL	Steve Lawrence	GREENLEAS, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DA	Replacement 1 no. dwelling and garage.	Objection

29/11/2023	WI/23/02339/ DOM	Steve Lawrence	Swallows Return, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Single storey rear extension to include 14 no. pv solar panels on south facing roof, addition 6 no. pv solar panels on existing garage south facing roof, and associated works. Installation of 2 no. roof lights (retrospective) to main house east roof and	No Objection with Conditions
29/11/2023	BO/23/02330/ DOM	Steve Lawrence	Spring Cottage, Brook Avenue, Bosham, Chichester, West Sussex, PO18 8LQ	Proposed garden room annexe.	No Objection with Conditions
29/11/2023	BO/23/02356/ TPA	Steve Lawrence	Broadbridge Business Centre, Delling Lane, Bosham, PO18 8NF	Crown lift (all round) by 2m (above ground level) on 11 no. Horse chestnut trees (quoted as T1, T2 and T3 TPO'd nos T4, T2 & T1) subject to BO/91/00070/TPO and (quoted as T4, T5, T6, T8, T9, T12, T13 & T14 TPO'd nos T22, T20, T19, T16, T15 & T12) subject	No Objection with Conditions
29/11/2023	BO/23/02080/ DOM & BO/23/02081/	Steve Lawrence	CHURCHILL COTTAGE, HIGH STREET, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8LS	Replacement 2nd floor dormer window on the front elevation and replacement of 1st floor window on rear elevation.	No Objection with Conditions

Quarterly Report

Application 88 Conflicts 14%

From 01/01/2023 to 31/03/2023

Respo	Reference	CHC Officer	Address	Description	Recommendation	LPA Decision	Request Agreed?
11- Jan-23	SB/22/02788/ FUL	Linda Park	Winsley House , 134 Main Road, Southbourne, West Sussex, PO10 8HA	Replacement of plastic UPVC windows with timber, replacement and later repairs of existing conservatory with timber and glass. Erection and later repairs of existing serving kiosk, erection of fence around a play area and equipped play area. Gravel hard	No Objection	Permit	Some
11- Jan-23	BO/22/03025/ DOM	Linda Park	Coppice Field, Bosham Hoe, Bosham, West Sussex, PO18 8ET	Change of use of garage to create habitable accommodation, single storey front extensions to porch areas and various alterations with changes to fenestration including replacement of garage door with windows	No Objection	Permit	Yes
16- Jan-23	WI/22/02963/ FUL	David Rothery	Martlet Cottage , Itchenor Road, West Itchenor, West Sussex, PO20 7DA	Replace permitted dormer window with 3x velux roof windows fitted with night activated black out blinds (Amendments to plans to reflect the change from the approved scheme)	No Objection	Permit	Yes
17- Jan-23	APP/22/00809	Steve Lawrence	4 Wittering Road, Hayling Island, PO11 9SP	Extensions and alterations to all elevations including the installation of 1No balcony.No updated Expiry date given so calculated 21 days from date of letter.	Objection	Permit	
17- Jan-23	WI/22/02876/ FUL	David Rothery	Martlet Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Replace boundary treatments to site (Amendments to previously permitted north and west elevation boundary treatments)	No Objection	Permit	materials and planting cons included
18- Jan-23	APP/22/01117	David Rothery	5 Seaview Terrace, South Street, Emsworth, PO10 7EN	Variation of Condition 2 (approved plans) of planning permission APP/22/00591 dated 21 September 2022 relating to construction of first-floor front extension, single-storey rear extension, 2x dormer windows, alterations to existing fenestration, new porc	No Objection	Permit	Some
18- Jan-23	APP/22/01141 40	Linda Park	10 Spring Gardens, Emsworth, PO10 7AU	Installation of 6 solar panels on the front roof and 6 solar panels on the backroof.	No Objection	Permit	No Conditions Specified

18- Jan-23	SB/22/03133/ DOM	Linda Park	Apple Tree Farm , Prinsted Lane, Prinsted, Southbourne, West Sussex, PO10 8HS	Extension double glazed garden room and cloak room extension, both to rear elevation, plus various minor internal works.	No Objection	Permit	Yes
18- Jan-23	SB/22/03134/ LBC	Steve Lawrence	Apple Tree Farm Prinsted Lane Prinsted Southbourne	Extension double glazed garden room and cloak room extension, both to rear elevation, plus various minor internal works.Determination deadline: 16 Feb 2023	No Objection	Permit	Yes
18- Jan-23	SB/22/01283/ FULEIA	Linda Park	G And R Harris, Main Road, Nutbourne, Chichester, West Sussex, PO18 8RL	This is a second resubmission / amended plans under the same application number. Reduced number of dwellings from 112 to 103. Revised layout/scale/design; amended arboricultural statement, biodiversity net gain report; LVIA and nutrient assessment. Demol	No comment made	Appeal Allowed	
23- Jan-23	WI/22/02717/ FUL	Linda Park	Old House Farm, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	Change of use of barn (modified constructed under WI/95/00234/PNO dated 6 March 1995) to dwelling and associated works.	Objection	Permit	
23- Jan-23	SB/22/03137/ FUL	Steve Lawrence	Paynes Boatyard , Thornham Lane, Southbourne, West Sussex, PO10 8DD	Tied dwelling to serve Paynes Boatyard, including change use of land from commercial to residential.	Holding Objection	Permit with S106	
23- Jan-23	FB/22/02821/ FUL	Linda Park	112 Fishbourne Road West Fishbourne West Sussex PO19 3JR	Demolishment of existing dwelling replaced with 5 no. apartments and change of use of existing outbuilding to create 1 no. two-bedroom dwelling with alterations to fenestration, 1 no. bike/bin store, alterations to access, parking, landscaping and associa	Objection	Refuse	
24- Jan-23	SB/22/02787/ FUL	David Rothery	New Life Christian Church , Main Road, Southbourne, West Sussex, PO10 8HA	Construction of replacement church hall building, landscaping, car parking and associated works, following demolition of existing church meeting hall and temporary reception structure	Objection	Pending	
24- Jan-23	BI/22/03176/F UL 41	David Rothery	Orchard House , Lock Lane, Birdham, West Sussex, PO20 7BA	Construction of replacement detached dwelling, with rear garden pool house and shed outbuildings and associated works	No Objection	Permit	Yes

24- Jan-23	BO/22/02858/ DOM	David Rothery	Southwood Farm, Flint Barn , Shore Road, Bosham, West Sussex, PO18 8QL	Erection of detached single storey boat store	No Objection	Permit	Materials con included
25- Jan-23	CHCPREAPP 23/02 FB	Linda Park	6 Mill Close, Fishbourne, PO19 3JW	I live in Fishbourne within the area of outstanding natural beauty, but not within view of the harbour, and am contemplating installing solar panels on my roof for environmental reasons. Could you advise if this requires approval from yourselves, and if s	No Objection		
26- Jan-23	APP/22/01188	Steve Lawrence	1 South Street, Emsworth, PO10 7EG	4No. replacement windows in existing rear extension.	No Objection with Conditions	Permit	Some
30- Jan-23	APP/22/01219	Linda Park	3 Spinnaker Grange, Hayling Island, PO11 0SJ	Single storey rear extension	No Objection	Permit	Yes
30- Jan-23	APP/22/01185	Linda Park	30 Bath Road, Emsworth, PO10 7ER	Proposed replacement outbuilding following demolition of existing boat store,alterations to existing dwelling including removal of 1no. chimney, rear dormer window and replacement rooflights to loft.	Objection	Permit	
30- Jan-23	BO/22/03005/ DOM	Linda Park	Downs View , Bosham Lane, Bosham, West Sussex, PO18 8HG	Single storey extension to northwest and first floor roof terrace	No Objection with Conditions	Permit	Yes
01- Feb- 23	APP/22/01233	Linda Park	26 King Street, Emsworth, PO10 7AZ	Replacement of 2No sash dormer windows on second floor South elevationfrom timber sash to upvc sash equivalent. Remaining timber sash windows on South elevation tbe retained and renovated. Replacement of 2No sash windows first floor North elevation from	Objection	Permit	
01- Feb- 23	CH/22/03075/ FUL	Linda Park	St Marys Church, Cot Lane, Chidham, West Sussex, PO18 8SX	Extension to North Aisle to accommodate WC.	No Objection	Permit	Yes
06- Feb- 23	APP/23/00001	Linda Park	Emsworth Sailing Club 55 Bath Road, Emsworth, PO10 7ES	Installation of vertical solar thermal panels on existing sail shed for heating of existing outdoor swimming pool	No Objection	Permit	No

06-Feb-23	FB/23/00095/ TCA	Linda Park	Holmwood Cottage 61 Fishbourne Road West Fishbourne West Sussex PO193JJ	Notification of intention to crown reduce by 2m (all round) on 1. no Magnolia tree.	No Objection	NOTPO	No conditions specified
07-Feb-23	CH/22/02961/ FUL	Steve Lawrence	Land Adjoining A27, Scant Road West, Hambrook, Chidham, West Sussex, PO18 8UA	Variation of Condition 2 of planning permission CH/20/01826/FUL (APP/L3815/W/21/3274502 allowed on appeal 9 Nov 2021) for a mixed use development comprising 118 dwellings (including 36 affordable dwellings), public open space, landscaping and associated w	No Objection	Permit	Some
08-Feb-23	BO/22/03143/ DOM	Linda Park	2 Gordon Terrace , Bosham Lane, Bosham, West Sussex, PO18 8HP	Re-roofing and rear extension to existing garage	No Objection	Permit	Yes
08-Feb-23	BO/22/02993/ DOM	Linda Park	1 Garden Cottages, Cambria Close, Bosham, Chichester, West Sussex, PO18 8QZ	Retrospective application for the removal of picket fence on grass boundary along neighbouring driveway and installation of timber slatted fencing. Installation of timber battens onto posts within the car parking area and timber panel fences and posts a	No Objection	Permit	No conditions specified
09-Feb-23	BO/21/00571/ FUL	Steve Lawrence	Land North Of Highgrove Farm, Main Road, Bosham, West Sussex	AMENDED PLANS RECONSULTATION - Construction of 300 dwellings (including 90 affordable dwellings), community hall, public open space, associated works and 2 no. accesses from the A259 (one temporary for construction).	Objection	Permit	
10-Feb-23	WI/22/03164/ DOM	David Rothery	Pucks Acre, Itchenor Road, West Itchenor, West Sussex, PO20 7DH	Installation of first-floor cladding to elevations, erect Juliette balcony to first-floor west elevation, replacement double glazed windows and doors, replace existing dormers with cat-slide or capped roof dormers, replacement slate roof and re-installati	No Objection	Permit	Yes
10-Feb-23	APP/22/01148	Steve Lawrence	8 South Street, Emsworth, PO10 7EH	Change of use from Class E (Estate Agency office) to C3 (Dwelling) and minor alterations, including replacement windows, addition of kitchen, bathroom and en-suite show room.	No Objection	Permit	Yes

13-Feb-23	APP/22/01227	Steve Lawrence	2C Nile Street, Emsworth, PO10 7EE	Addition of new second floor with flat roof lantern, side window, RWP, balcony to rear and removal of chimney.23/02/2023 RECONSULTATION REQUEST for revised plans and/or documents received	Objection	Refuse	
13-Feb-23	BI/22/02580/FUL	Steve Lawrence	Wheelhouse , 16 Greenacres, Birdham, West Sussex, PO20 7HL	Replacement dwelling, construction of a garage and a greenhouse.In response to your comments on lightspill from the windows on the proposed north elevation, please see the email chain between the agent Andy MacDougall and I dated 14th December and the Pr	Objection	Permit	
13-Feb-23	APP/22/01227	Steve Lawrence	2C Nile Street	Addition of second floor with new pitched roof with rear window, side dormer with obscured side window and demolition of chimney.RECONSULTATION REQUEST for revised plans and/or documents received	Objection	Refuse	
13-Feb-23	CHCPREAPP 23/01-BI	David Rothery	CHICHESTER YACHT CLUB CHICHESTER MARINA BIRDHAM CHICHESTER WEST SUSSEX PO20 7EJ	PREAPP ENQUIRY - Installation of solar panels on the roof of the sailing club,These would be largely invisible from the ground or harbour. We do require permission from the landlords (Premier), which is in process and are in contact with Chichester Dist	Pre-App Advice given		
13-Feb-23	APP/22/01146	Steve Lawrence	4 Queen Street, Emsworth, PO10 7BL	Change of use from a Class E ground floor shop to a Sui Generis Nail Bar.Painted signage to be replaced on the front elevation.	No Objection	Permit	No conditions specified
14-Feb-23	APP/23/00036	Steve Lawrence	51 High Street, Emsworth, PO10 7AN	First floor extension onto existing outside terrace.	No Objection	Withdrawn	
14-Feb-23	APP/22/01212	David Rothery	The Lord Raglan PH, 35 Queen Street, Emsworth, PO10 7BJ	Replacement signage advertisements consisting of various illuminated and non-illuminated displays, comprising replacement of 4x externally illuminated signs, 1x replacement wallplaque to rear curtilage wall and an A board to fro together with replacement	No Objection	Withdrawn	
14-Feb-23	APP/22/01212 44	David Rothery	35 Queen Street, Emsworth, PO10 7BJ	Replacement signage advertisements consisting of various illuminated and non-illuminated displays	No Objection	Withdrawn	

14-Feb-23	APP/22/01229	Steve Lawrence	Emsworth Dental Surgery, 30 High Street, Emsworth, PO10 7AW	Change of use of first floor from residential (Use Class C3) to Dental Surgery (Use Class E) in association with ground floor Dental Surgery with new internal staircase and internal alterations	No Objection	Permit	No conditions specified
14-Feb-23	APP/22/01201	David Rothery	35 Queen Street, Emsworth, PO10 7BJ	Listed Building Consent for replacement of 4x externally illuminated signs, 1x replacement wall plaque to rear curtilage wall and an A board to front together with external rendering/painting of existing building with replacement lighting fixtures to build	No Objection	Withdrawn	
14-Feb-23	WW/22/03125/TPA	Steve Lawrence	Camber Court Rookwood Lane West Wittering West Sussex	Fell 1 no. Scots Pine tree (1). Reduce north-east sector by up to 4.5m and crown reduce remaining canopy by 2.5m on 1 no. Scots Pine tree (2). Both within Group, G1 subject to WW/68/01127/TPO Description amended to: Crown thin by 10-15% on 1 no. Monterey	Objection	Permit	Yes
14-Feb-23	APP/22/01213	David Rothery	Land and Buildings at, Northney Marina, Hayling Island	Erection of rowing gig boatshed shelter	No Objection	Permit	Yes
15-Feb-23	APP/23/00034	David Rothery	Land and Buildings at, Northney Marina, Hayling Island	Continued use of existing hardstanding for temporary siting of up to 5 years (to 2028) for two temporary portable offices for use by Langstone Pilot Gig Club	No Objection	Permit	No
20-Feb-23	BO/23/00134/DOM	Linda Park	The Holt , Bosham Hoe, Bosham, West Sussex, PO18 8EU	Proposed air source heat pump	No Objection	Permit	No conditions specified
20-Feb-23	APP/22/01210	Steve Lawrence	25 Sandy Beach Estate, Hayling Island, PO11 9RG	Demolition of existing two bedroom two storey detached house and detached garage, replacement with new three bedroom three storey detached house with integral single garage and associated external works	Objection	Permit	
20-Feb-23	WI/23/00205/DOM	Linda Park	Seaforth , Spinney Lane, Itchenor, West Sussex, PO20 7DJ	Replacement of existing cladding to all external walls and associated alterations	No Objection	Permit	No conditions specified

21-Feb-23	AP/22/03016/ DOM	David Rothery	Apuldram Manor Farm, Appledram Lane South, Appledram, West Sussex, PO20 7EF	Removal and reinstatement of roof tiles to main roof; repair, reinforcement and refurbishment of existing main roof structure	No Objection	Permit	Yes
21-Feb-23	WI/22/02637/ FUL	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	Permit	Yes
21-Feb-23	BO/22/03057/ DOM	David Rothery	1 Fairfield Close, Bosham, West Sussex, PO18 8JQ	Installation of roof lights, infill open porch walls, fenestration changes, extend outbuilding to convert from domestic garage to home office/garden room, and erection of fence and gates to southern boundary	No Objection	Permit	Materials con included
21-Feb-23	FB/22/02623/ LBC	Steve Lawrence	Pendrills Mill Lane Fishbourne West Sussex PO19 3JN	Proposed single storey timber framed replacement garage outbuilding with proposed internal and external alterations to reinstate existing loft room.	No Objection	Permit	Some
21-Feb-23	BO/22/02780/ DOM	David Rothery	2 Chequers Cottages , Chequer Lane, Bosham, West Sussex, PO18 8EJ	Erection of two-storey side extension and rear and side single-storey extension and associated external works	No Objection	Permit	Yes
21-Feb-23	FB/22/02622/ DOM	Steve Lawrence	Pendrills Mill Lane Fishbourne West Sussex	Proposed single storey timber framed replacement garage outbuilding with associated landscaping and proposed internal and external alterations to reinstate existing loft room.	No Objection	Permit	Yes
21-Feb-23	WW/22/0324 7/DOM	David Rothery	Wix Corner, Redlands Lane, West Wittering, West Sussex, PO20 8QE	Variation of condition 2 from planning permission WW/21/02047/DOM dated 29 September 2021 for the construction of single storey rear extension with first floor terrace and replacement detached domestic garage following demolition of freestanding garage sh	No Objection	Permit	Yes

21-Feb-23	CH/23/00180/OBG	David Rothery	CHAS WOOD NURSERIES, MAIN ROAD, BOSHAM, PO18 8PN	Modify the provisions described in the Section 106 agreement: Deed of Variation of permission 20/01854/OUT. Amendment in respect of mortgagee exclusion clause and first time homes clause	No comment made	Refuse	
22-Feb-23	BO/23/00003/TPA	Steve Lawrence	Southfield Industrial Park Delling Lane Bosham West Sussex	Fell 40. no. Poplar trees (quoted as G1) and fell 3 no. Beech trees (quoted as T11, T12 and T13) within Area, A1, subject to 99/00088/TPO.	Objection	Permit	
22-Feb-23	BO/22/03074/FUL	Steve Lawrence	Broadbridge Business Centre, The Crate Cafe, Delling Lane, Bosham, West Sussex, PO18 8NF	Retrospective application for change of use from sandwich bar to cafe and bar with associated containers, seating areas, toilets and boundary treatments.	Objection	Permit	
23-Feb-23	WI/22/02688/FUL	David Rothery	Byways , Pier Point Road, Itchenor, West Sussex, PO20 7AQ	DETAILS NOT AVAILABLE ON PUBLIC ACCESS Variation of condition 1 of Planning Permiion WI/22/01271/FUL dated 30 Sept 2022 for replacement two-storey house following demolition of existing house and outbuildings (Material Amendments including alterations	No comment made	Permit	
27-Feb-23	WT/22/02173/FUL	Linda Park	Thorney Island Sailing Club, Church Road, West Thorney, Emsworth, West Sussex, PO108DS	Provision of a balcony/viewing platform on the roof of building	Objection		
27-Feb-23	BO/22/03138/DOM	Linda Park	Smugglers Haul , Smugglers Lane, Bosham, West Sussex, PO18 8QW	Single storey side extension and solar panels	Objection	Permit	
27-Feb-23	BI/23/00197/DOM	David Rothery	2 Florence Close, Birdham, West Sussex, PO20 7DX	Erection of single-storey front extension to incorporate replacement entrance porch and cloakroom with pitched roof including alterations to fenestration	No Objection	Permit	Materials con included
06-Mar-23	AP/22/03196/FUL	David Rothery	Apuldram House, Dell Quay Road, Dell Quay, Appledram, Chichester, West Sussex, PO20 7EE	Construction of replacement detached dwelling and garage with associated landscaping	No Objection	Pending	Material condition included

06-Mar-23	APP/22/01136	Linda Park	Fiscal House, 2 Havant Road, Emsworth, PO10 7JE	Change of use of existing two storey building from B1a to residential including part demolition and extension of existing building, formation of new residential garden and reallocation of parking and erection of 1No. dwelling to rear	Objection	Withdrawn	
06-Mar-23	BI/22/03026/FUL	David Rothery	Chichester Marina, Birdham, Chichester, West Sussex, PO20 7EJ	Variation of Planning Condition 3 of planning permission BI/12/00475/FUL dated 29 June 2012 (as amended by planning permission B1/22/01742/FUL dated 11 Nov 2022) for the construction of four purpose built buildings including marine related workshops, offi	Objection	Pending	
07-Mar-23	APP/23/00061	David Rothery	4 Langstone High Street, Havant, PO9 1RY	Installation of replacement front door	No Objection	Permit	Yes
07-Mar-23	WI/23/00120/TCA	David Rothery	Church Corner Itchenor Road West Itchenor West Sussex	Notification of intention of Tree works to 1x Oak tree (G4) to crown reduce by 3m (30%)	No Objection	NOTPO	Yes
07-Mar-23	BO/22/03107/DOM	David Rothery	30 Critchfield Road, Bosham, West Sussex, PO18 8HH	Erection of single-storey rear extension with roof balcony terrace above, main roof shape alteration to incorporate gable ends dormer windows to both sides to provide for expansion of first-floor accommodation floor space, together with the conversion of	No Objection	Permit	Yes
08-Mar-23	APP/23/00076	Steve Lawrence	Tournerbury Woods, Tournerbury Lane, Hayling Island	Change of Use of land and woodland (retrospective) as a wedding and events venue, including retention of permanent ancillary buildings and structures, the erection of removable structures (including marquees and temporary facilities), and the use of the	Objection	Permit	
13-Mar-23	BI/23/00240/T PA	Linda Park	White Water Lock Lane Birdham Chichester	Reduce height down to 4m/part fell (to match the fourth tree/stump in the line along the rear boundary) on 2 no. Lombardy Poplar trees (quoted as T2 and T3). Both trees within Group, G subject to CC/98/00035/TPO	No Objection	Permit	No conditions specified

13- Mar- 23	BO/22/02602/ DOM	Linda Park	Rambles, Sunnyway, Bosham, West Sussex, PO18 8HQ	Side extension and rear single storey extension Externally insulate the walls and render,extend existing roof structure from a hip roof to a gable end, . Replace all the doors and glazing. Replacethe garage with a new garden store. Add solar generating	No Objection	Permit	Some
13- Mar- 23	BI/23/00238/T PA	Linda Park	White Water Lock Lane Birdham Chichester	Reduce height by 8m on 1 no. Lombardy Poplar tree (quoted as T1). Reduce height by 6m on 1 no. Lombardy Poplar tree (quoted as T4). Reduce height by 6m and reduce north sector by 3m on 1 no. Lombardy Poplar tree (quoted as T5). All 3 no. trees within Grou	No Objection	Permit	No conditions specified
13- Mar- 23	APP/23/00104	Linda Park	Cockle Point, Marine Walk, Hayling Island, PO11 9PQ	Proposed replacement access gates, garden store and summerhouse andconstruction of swimming pool and 2 storey garage.	No Objection	Permit	Some
14- Mar- 23	BO/23/00329/ DOM	David Rothery	Sailmakers , Shore Road, Bosham, West Sussex, PO18 8JA	Installation of new front garden walls, trellis, gate pergola and path	No Objection	Permit	Some
14- Mar- 23	BO/23/00308/ TCA	David Rothery	7 Mariners Terrace Shore Road Bosham West Sussex	Tree works to 1x Goat Willow tree (T1) to be felled, 1x Weeping Willow tree (T2) to be re-pollarded back to previous wound points, and 1x Cherry tree (T3) to be crown reduce by up to 1m back to previous wound pointsStatutory Consultation Expiry Date not	No Objection	NOTPO	Yes
14- Mar- 23	APP/23/00109	David Rothery	Holmwood Mews, King Street, Emsworth, PO10 7AZ	Tree works to 1x tree of undisclosed species comprising the removal of a lower branch laying on party wall between nos. 14 & 16 King Street (within Emsworth Conservation Area)	No Objection	Permit	Yes
14- Mar- 23	APP/23/00139	David Rothery	3 Spring Gardens, Emsworth, PO10 7AU	Tree works to 1x Bay tree comprising the felling of the single tree (within Emsworth Conservation Area)	No Objection	Permit	Yes

15-Mar-23	BI/22/03067/F UL	Steve Lawrence	Strathmore , Main Road, Birdham, West Sussex, PO20 7HU	Construction of a two storey 3 bed detached self-build dwelling - variation of condition 2 of Planning Permission BI/21/00980/FUL for alterations to fenestration including addition of 1 no. window and 1 no. rooflight to south elevation and additional ti	No Objection	Permit with S106	Yes
15-Mar-23	WI/23/00351/ FUL	Linda Park	Orchard House, Orchard Lane, Itchenor, West Sussex, PO20 7AD	Replacement dwelling, outbuildings and associated works. (Variation of condition 2 (planscondition) of permission 22/00374/FUL - amendments to lantern, windows, front canopy, and turret).	No Objection	Permit	Yes
15-Mar-23	CH/23/00216/ DOM	Linda Park	Stonecroft , Main Road, Bosham, West Sussex, PO18 8PL	One and a half storey extension with associated roof works including 2 no. dormers.Cladding to be added to exterior of the building and composite roofing tiles to replace existing tiling. 1 no.proposed Juliet balcony to southern elevation. Proposed sola	No Objection	Permit	Yes
15-Mar-23	SB/23/00025/ DOM	Steve Lawrence	Fieldside , Prinsted Lane, Prinsted, Southbourne, West Sussex, PO10 8HS	Single storey rear orangery.	No Objection	Permit	Yes
15-Mar-23	BO/23/00075/ TPA	Linda Park	Rivendell The Drive Bosham West Sussex	Crown reduce by up to 6m, reduce southern sector to give a clearance of 2m from adjacent property (Rithe End), crown raise southern sector by up to 3m (above ground level), crown thin by 10% and reduce 4 no. surface roots on southern sector by 4m on 1 no.	No Objection	Permit	No conditions specified
20-Mar-23	APP/23/00150	Linda Park	23 Queen Street, Emsworth, PO10 7BJ	Fell 9No Leylandii. 1No Pittosporum reduce crown height and spread by 3 metres, leaving crown height of 4 metres and crown spread of 3 metres. 1No Bay reduce crown height and spread by 3 metres, leaving crown height of 4 metres and crown spread of 3 metre	No Objection	Permit	No
20-Mar-23	APP/23/00174	Linda Park	23 Queen Street, Emsworth, PO10 7BJ	Modifications to rear single storey extension and small increase in its footprint.Revised 1st floor layout to remove partition abutting window and create an ensuite.	No Objection	Permit	Yes

20-Mar-23	BI/23/00034/ DOM	Linda Park	Sixpenny Cottage , Crooked Lane, Birdham, West Sussex, PO20 7ET	Proposed single storey outbuilding comprising of garden store/workshop, studio/garden room and gym	No Objection	Permit	Yes
22-Mar-23	SB/23/00460/ ELD	Linda Park	Gosden Green Nursery , 112 Main Road, Southbourne, West Sussex, PO10 8AY	Existing lawful development certificate for the use of polytunnel for the storage of motor vehicles.	No comment made	Permit	
22-Mar-23	BO/23/00587/ TCA	Linda Park	Corner Cottage High Street Bosham West Sussex	Notification of intention to fell 1 no. Cherry tree (T1).	No Objection	NOTPO	No
29-Mar-23	APP/23/00190	Linda Park	Cockle Point, Marine Walk, Hayling Island, PO11 9PQ	Loft conversion with 4No. dormers to front and rear, bay window extension, balcony to first floor, extended raised terrace area with ramped access and balustrade, internal and external alterations (Revised Application Alterations to Permission APP/22/0075	No Objection	Permit	Some
29-Mar-23	SB/23/00219/ DOM	Linda Park	6 Frarydene, Prinsted, Southbourne, West Sussex, PO10 8HU	Replacement of existing conservatory with single storey rear extension.	No Objection	Permit	No conditions specified