



For questions regarding this agenda please contact Pasha Delahunty: [pasha.delahunty@conservancy.co.uk](mailto:pasha.delahunty@conservancy.co.uk)

## CHICHESTER HARBOUR CONSERVANCY – PLANNING COMMITTEE

A meeting of the Conservancy's **Planning Committee** will be held at **11.00am** on **Monday 12 May 2025** at Eames Farm, Thorney Island.

**Matt Briers CBE, CEO**

### AGENDA

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**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 24 March 2025 (Page 1).

**4. DEVELOPMENT APPLICATIONS**

- a. BO/24/02934/OUT - Monks Horton, Brook Avenue, Bosham (Page 4)
- b. SB/25/00792/FUL - New Life Church, Main Road, Southbourne (Page 14).
- c. BO/25/00772/DOM - 11 Marcuse Fields, Bosham (Page 22)

**5. CDC Local Plan – Main Modifications**

To receive a verbal from the Principal Planning Officers.

**6. TABLE OF RECENT DECISIONS**

To consider the report from the Principal Planning Officers (page 30).

**7. DATE OF NEXT MEETING**

Monday 16 June 2025 at Eames Farm, Thorney Island from 10.00am.

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**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 24 March 2025 at Eames Farm, Thorney Island.

**Present** Nicolette Pike (Chairman)

Heather Baker, John Goodspeed, Pieter Montyn, Lance Quantrill

#### **Officers**

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

**In Attendance** – Martin McBride

*The meeting started at 11:30am*

#### **1.0 WELCOME AND APOLOGIES**

1.1 Apologies were received from Iain Ballantyne, Jane Dodsworth and Sarah Payne.

#### **2.0 DECLARATIONS OF INTEREST**

2.1 None.

#### **3.0 MINUTES**

3.1 **Resolved** – That the minutes of the meeting of the Planning Committee meeting held on 25 November 2024 be approved as a correct record and that they be signed by the Chairman.

#### **4.0 DEVELOPMENT APPLICATIONS**

##### **4.a. 25/00228/REM - Land Off Main Road, Birdham**

4.1 The Principal Planning Officer (LP) presented her report on the application for approval of all remaining Reserved Matters for the new housing site located south of the Main Road in Birdham. The Planning Officer shared that the site is adjacent to the National Landscape (NL) and the development has now been reduced from 150 to 138 houses. A holding objection was set out in the report due to the tight spaces of houses fronting the Main Road as well as the lack of planting on the frontage to mitigate the views from the NL.

4.2 Pieter Montyn declared an interest as he lives nearby the site. He also raised a question about what will happen to the speed camera near the entrance for the development. Another suggested that the mock tutor style and materials are not consistent with the surrounding buildings.

4.3 Action Point – Members asked that the holding objection be strengthened to ensure better spacing of houses along the roadside and thicker planting to provide a more substantial buffer and better ecological impact.

#### **Recommendation**

4.3 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **objections** to the proposed development

for the reasons set out in the report and above at point 4.3. The decision was unanimous.

**4.b. BI/25/00335/FUL - Pict Fenn Court Barn Road, Birdham**

- 4.4 The Principal Planning Officer (SL) presented his report on the application to replace 1 no. dwelling house, garage and outbuildings with 1 no. new dwelling house and outbuildings, with associated landscaping works. The Planning Officer recommends that no objections are raised.
- 4.5 A previous application for the site has since expired. While there is an increase in glazing for the proposed house, it is set back from the shoreline with lots of trees screening the views from the harbour. Many of the trees have TPOs and few are being removed during the redevelopment.
- 4.6 Action Point - Members asked that the Planning Officer include in his report the need to be satisfied that the proposed private sewage treatment facility is of sufficient capacity for the dwelling and that the harbour was protected from any sewage.

**Recommendation**

- 4.7 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 reasons set out in the report and including the additional comments set out in point 4.6. The decision was unanimous.

**4.c. CH/25/00314/FUL - Land at junction with Harbour Way, Chidham Lane**

- 4.8 The Principal Planning Officer (SL) presented his report on the application for retrospective application for reinstallation of a gated entrance to the land, following removal of a previously constructed small earth bund. The Planning Officer recommends raising objections for several reasons set out in the report. He also recommends that planning enforcement actions are taken.
- 4.9 The application under review only covers half of the site as a neighbour owns the other part. While a change of use is under review, an area of bunding was also removed to allow the installation of the new gates and there is a concern that this could lead to increased risk of flooding. Details about the history of the site were shared with the Committee.
- 4.10 Marting McBride, a resident of Harbour Way for 25 years, made a deputation to the Committee. He suggests that this piece of land is environmentally sensitive and suggests the gates installed at site appear to be of a commercial grade. A previous owner abandoned the right of access to the site and a historic application for vehicular access was denied. He shared that items are already being stored on the site and residents are concerned it will develop into a commercial venture. He further suggested that the bund, now partially removed, protected Chidham Lane from flooding. He urged caution when reviewing the matter. Mr McBride was thanked for his comments.

**Recommendation**

- 4.11 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **objections** to the retrospective application

and recommends that **planning enforcement actions** are taken for the reasons set out in the report. The decision was unanimous.

## **8.0 APPEAL DECISIONS**

a. APP/L3815/W/24/3345297 - Willowbrook Riding Centre, Hambrook

8.1 Number of houses in reduced from 73 to 63. Chalk stream on site. Appeal granted.

b. APP/X1735/W/24/3348661 - Creek Cottage, 41 Beach Road, Emsworth

8.1 Application was to replace a chalet bungalow with a high mass flat roof in an area of characterful pitched roofs. The NL was considered during the appeal which was refused.

c. APP/L3815/W/23/3330753 - Birdham Straight House, Birdham

8.1 Appeal was allowed. CHC did not raise any objections.

d. APP/L3815/W/24/3347912 - Church Corner, Itchenor Road, Chichester

8.1 The inspector did not find that the area was enhanced by the application which was rejected on appeal

e. APP/L3815/D/24/3349063 - Harbour View, Itchenor Road, Itchenor

8.1 Application included a lawned area to the front of the site which now houses a tennis court. The inspector dismissed the appeal.

f. APP/L3815/D/24/3349179 - Kimlas, School Lane, Nutbourne (Page 100)

8.1 Inspector went against the Council position and agreed with CHC that the cladding to the while building was a more cohesive look.

## **6.0 TABLE OF RECENT DECISIONS**

6.1 The table of recent decisions was circulated to members with the agenda documents.

## **7.0 QUARTERLY REPORT**

7.1 Members considered the quarterly report table circulated prior to the meeting. The Planning Officers highlighted key decisions.

## **8.0 DATE OF NEXT MEETING**

8.1 The next meeting will be held on Monday 12 May 2025 at 10:00am at Eames Farm, Chichester.

*Meeting closed at 1:13pm*

Chairman

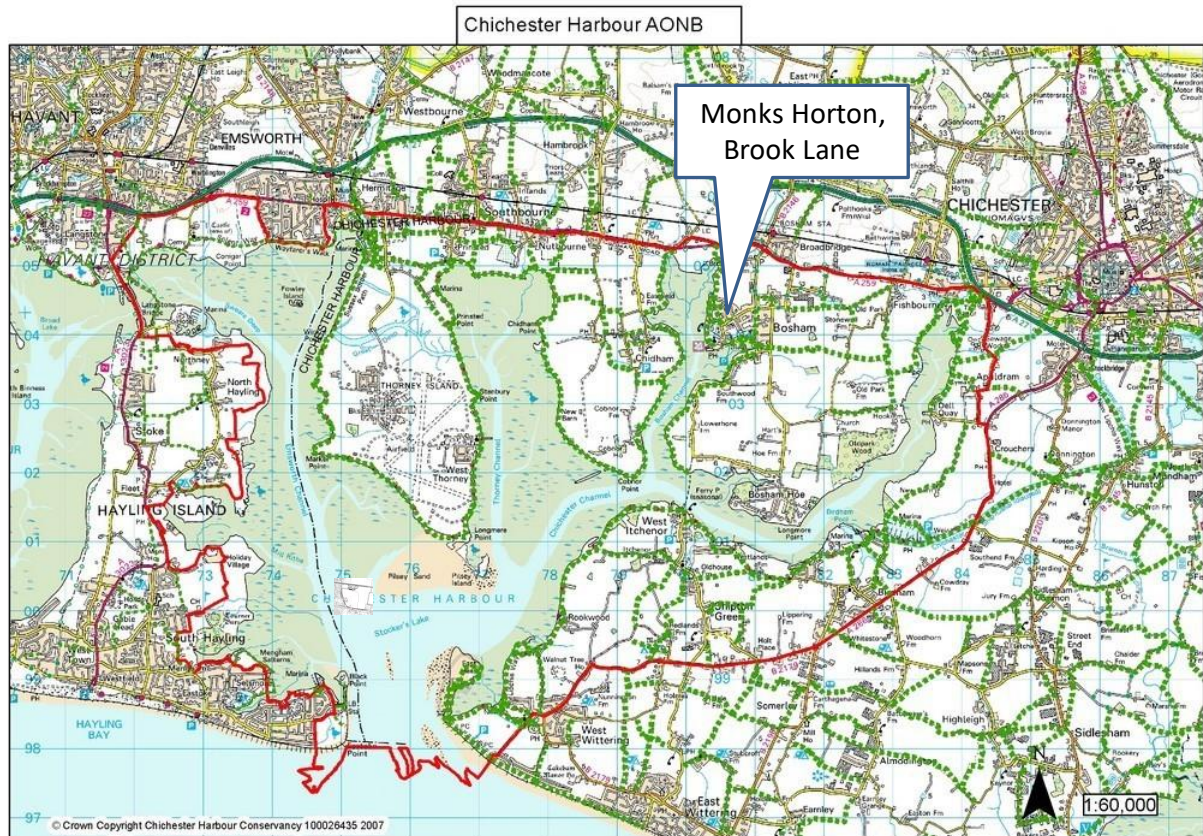
Local Planning Authority planning application reference: 24/02934/OUT

**Site: Monks Horton Brook Avenue Bosham Chichester West Sussex PO18 8LQ**

**Proposals:** Outline application some matters reserved except Access - demolition of existing 1 no. dwelling and construction of up to 3 no. dwellings.

**Conservancy case officer:** Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SOYFADERMW300>



## RECOMMENDATION

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

- 1) Details including scale, design, siting, materials etc be reserved for a future reserved matters application to allow detailed consideration of these aspects;
- 2) Biodiversity Net Gain be achieved and secured on the site;
- 3) Nutrient Neutrality be demonstrated and secured;
- 4) Suitable mitigation for recreational disturbance be secured.

## Conservancy Officers' comments and reasoned justification

### 1.0 Site description

- 1.1 'Monks Horton' is a detached bungalow with a half hipped and tiled roof located on the east side of Brook Avenue, a private road which runs alongside the Mill stream in the village of Bosham.



- 1.2 The house lies outside the Conservation Area but within the Chichester Harbour National Landscape. Brook Avenue comprises a mix of older and more modern dwellings, with a varied style ranging from early 20<sup>th</sup> century two-storey houses to more modern chalet bungalows and two-storey houses.
- 1.3 The application property is unusual in its set back from Brook Avenue and is situated in a wider plot than its neighbours. It has a detached garage to the southern side of the dwelling.



Above: Site location plan.



Above: Views of application property from Brook Avenue.



Above: View from the top of Brook Avenue (junction with Critchfield Road), and view from outside application property.



Above: Views from outside the site on Brook Avenue.





Above: View from further south on Brook Avenue, and junction with Bosham Lane.

## 2.0 Relevant recent planning history

2.1 None.

## 3.0 Proposed development

- 3.1 The application seeks outline permission for the demolition of the existing dwelling and the erection of 3 dwellings on the site, with all matters reserved except for access. The appearance, layout, and scale of the dwellings are reserved, however, illustrative drawings have been provided.
- 3.2 Vehicular and pedestrian access for all 3 dwellings would be provided from the front off Brook Avenue and to the rear off Critchfield Road/Bosham Lane as is characteristic of the existing properties.

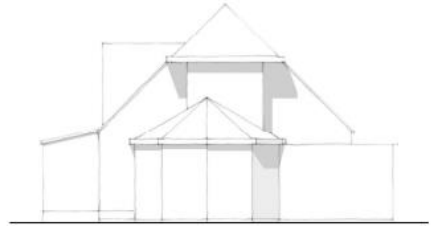


Above: Proposed indicative layout plan (showing existing bungalow and outbuildings with red outline).

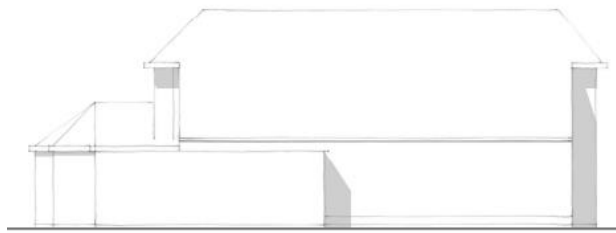




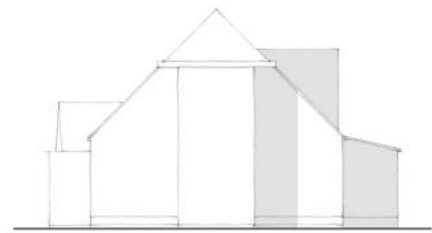
Existing Front Elevation  
1:100



Existing Side Elevation (South)  
1:100

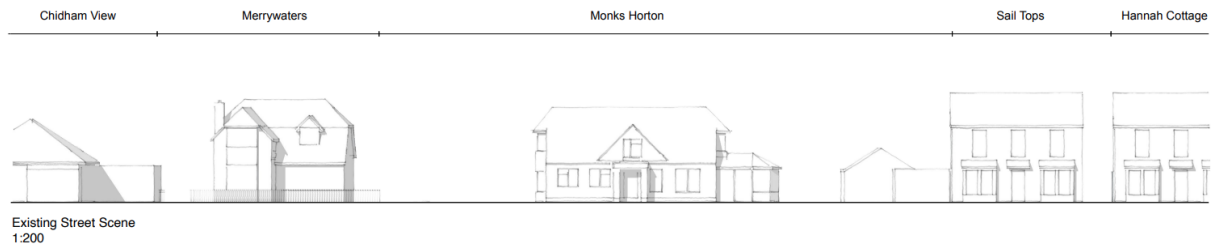


Existing Rear Elevation  
1:100



Existing Side Elevation (North)  
1:100

Above: Existing elevations of bungalow.

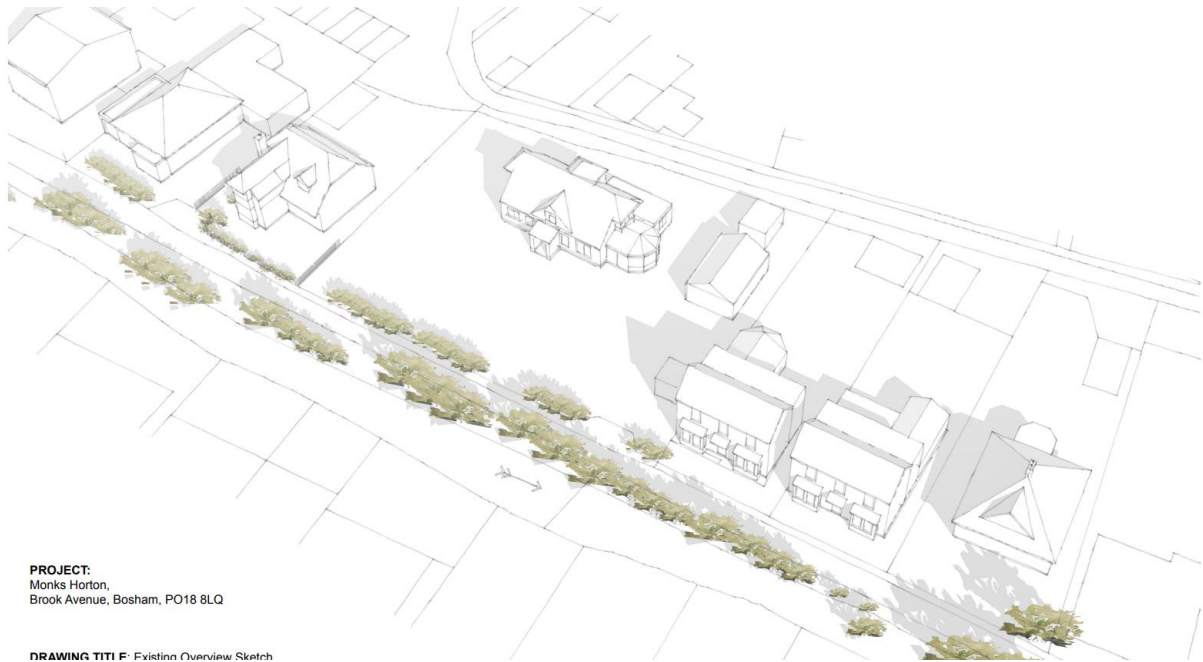


Existing Street Scene  
1:200

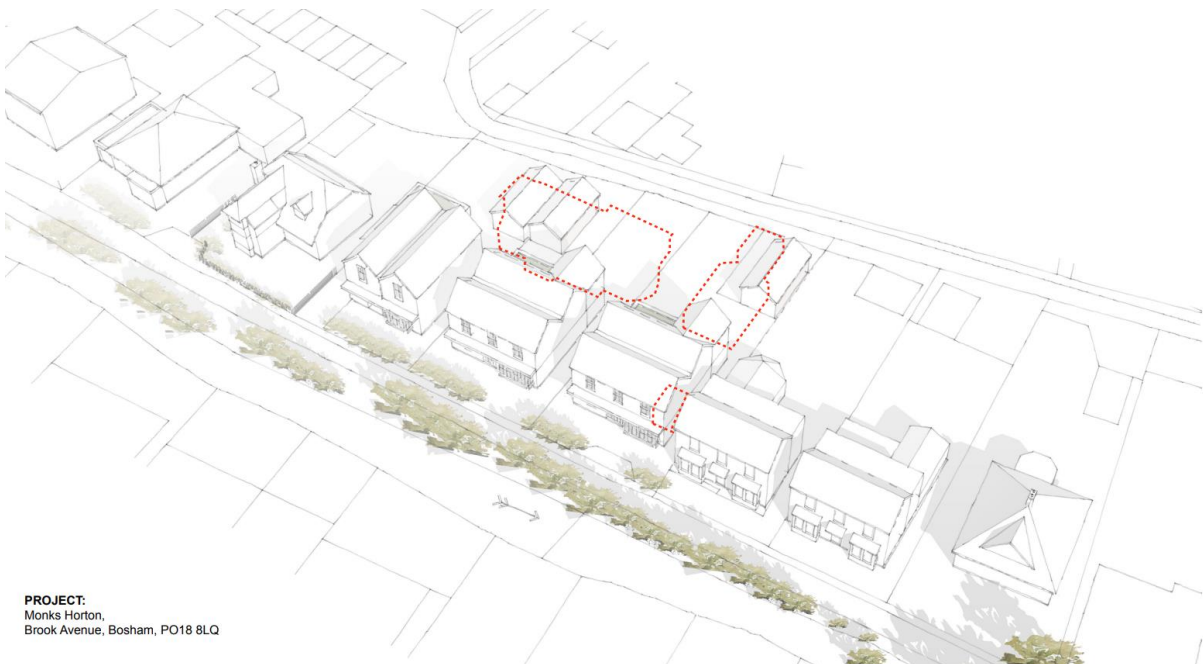


Proposed Street Scene  
1:200

Above: Existing (top) and proposed (bottom) indicative street scene.



Above: Existing site birds eye view.



Above: Proposed site indicative birds eye view.



Above and below: Indicative proposed street scenes.



Proposed Material Swatches



Handmade Clay Tile



Soft White Painted  
Render



Rustic Red Brick



Natural Timber Cladding



Dark Grey Powder Coated  
Aluminium Glazing  
Frames & Rainwater  
Goods

#### 4.0 **Related Planning Policy framework**

National Planning Policy Framework (NPPF) (Revised Dec 2024), paragraphs 11, 135, 189.



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

Chichester Local Plan: Key Policies (2014-2029), Policies 43 (Chichester Harbour Area of Outstanding Natural Beauty), 45 (Development in the Countryside), 48 (Natural Environment), 49 (Biodiversity).

Emerging Chichester Local Plan (2021-2039): Policies NE2 (Natural Landscape), NE5 (Biodiversity and Biodiversity Net Gain), NE8 (Trees, Hedgerows and Woodlands), NE13 (Chichester Harbour Area of Outstanding Natural Beauty), NE21 (Lighting).

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).

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), PP04 (Creation of New Dwellings and Residential Institutions), PP09 (Dark Skies).

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

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

5.1 Planning Principle PP04 (Creation of New Dwellings and Residential Institutions) states that the Conservancy is unlikely to object to proposals for new dwellings affecting the AONB where the applicant can demonstrate that all of the following criteria have been addressed: -

- The proposed development is within existing settlement boundaries; and
- That sufficient headroom capacity exists in wastewater treatment works infrastructure to serve the development, or the applicant has devised adequate alternative on-site facilities and storage to allow controlled release into the public sewer; and
- Recreational disturbance is adequately and appropriately mitigated to the satisfaction of the Conservancy and in accordance with the relevant Local Plan policy or policies; and
- The statutory requirement for biodiversity net gains will be met.

5.2 The current proposal lies within the settlement boundary and therefore meets the first criteria. As such, there is no objection to the *principle* of 2 additional dwellings in this location, subject to the proposals respecting the setting, form and character of the surroundings and conserving and enhancing the natural beauty of the National Landscape.

5.3 It is acknowledged that the existing site is significantly wider than all other plots on Brook Avenue, and therefore it is considered that there is scope to increase the number of dwellings and therefore make better use of the site. The indicative drawings show plots for the new dwellings approximately resembling the size of the plots to the south, and show early 20<sup>th</sup> century style houses to also reflect the style of those directly to the south of the site. This appears to be an appropriate

approach, although it is felt that the southern dwelling as indicated comes rather close to the neighbouring dwelling 'Sail Tops', which could result in a cramped appearance within the street scene, and therefore better spacing to this dwelling would be preferable.

- 5.4 From a wider landscape perspective, it is acknowledged that the site is not clearly visible from outside Brook Avenue itself, being within a built setting, which is a private road. However, the standard of layout and design must still meet the rigorous requirements expected of the relevant policies, having regard to the site's location within the National Landscape and in particular Local Plan Policy 43.
- 5.5 It is considered that the details of the layout and design could be carefully considered at the reserved matters stage to ensure that the proposals meet the test of 'conserve and enhance', although this may mean providing better spacing to the neighbouring property to the south.
- 5.6 The next criteria of PP04 relates to wastewater treatment from additional dwellings. The application includes a nutrient neutrality statement and list of potential nitrate mitigation schemes designed to offset the additional pressure from 2 additional dwellings on the sewerage system. A later e-mail confirms that mitigation could be provided at Chilgrove Farm which provides mitigation in perpetuity with suitable credits to purchase for sites that are served by the Bosham wastewater treatment works. This would need to be secured through a suitable legal agreement.
- 5.7 The application would also need to contribute the appropriate amount to the Bird Aware Solent scheme to mitigate the additional recreational disturbance likely to come with 2 additional dwellings being added with such easy access to the Harbour.
- 5.8 The final criteria of PP04 relates to biodiversity net gains. The application includes a biodiversity net gain assessment, which concludes that there would be an overall loss of approximately 60% of on-site habitat, due to the loss of vegetated garden, a small ornamental pond, and a medium-sized tree, as no ecological enhancements have been built into the development design at this stage due to it being in outline form.
- 5.9 The statement suggests that it may be possible to achieve a biodiversity net gain on the site by reducing the building footprint and/or increasing the area or quality of the habitats post-development. Examples include green roofs, green walls or vertical planting, replacing areas of hard surfacing with planted surface, retaining existing trees, and including a 'communal area' that can be used for higher quality habitat creation. The report also recommends bird and bat boxes and log piles for reptiles, amphibians and stag beetles. If it is not possible to achieve a biodiversity net gain on the site, then it is suggested that off-site units or credits may be purchased to offset the losses with agreement from the local planning authority.
- 5.91 We would wish to see a biodiversity net gain on the site itself, which it is felt should be achievable by improving the quality of the remaining habitats and providing additional planting, bird and bat boxes, and possibly by reducing the built footprint from that indicated under the current submission.

## **6.0 Conclusion**

- 6.1 Overall there is no objection to the principle of 2 additional dwellings on this unusually wide site, which is located within a built setting within the National Landscape, subject to any permission or future reserved matters application securing an appropriate layout, design, materials, biodiversity net gain on the site, nutrient neutrality, and appropriate mitigation for recreational disturbance.



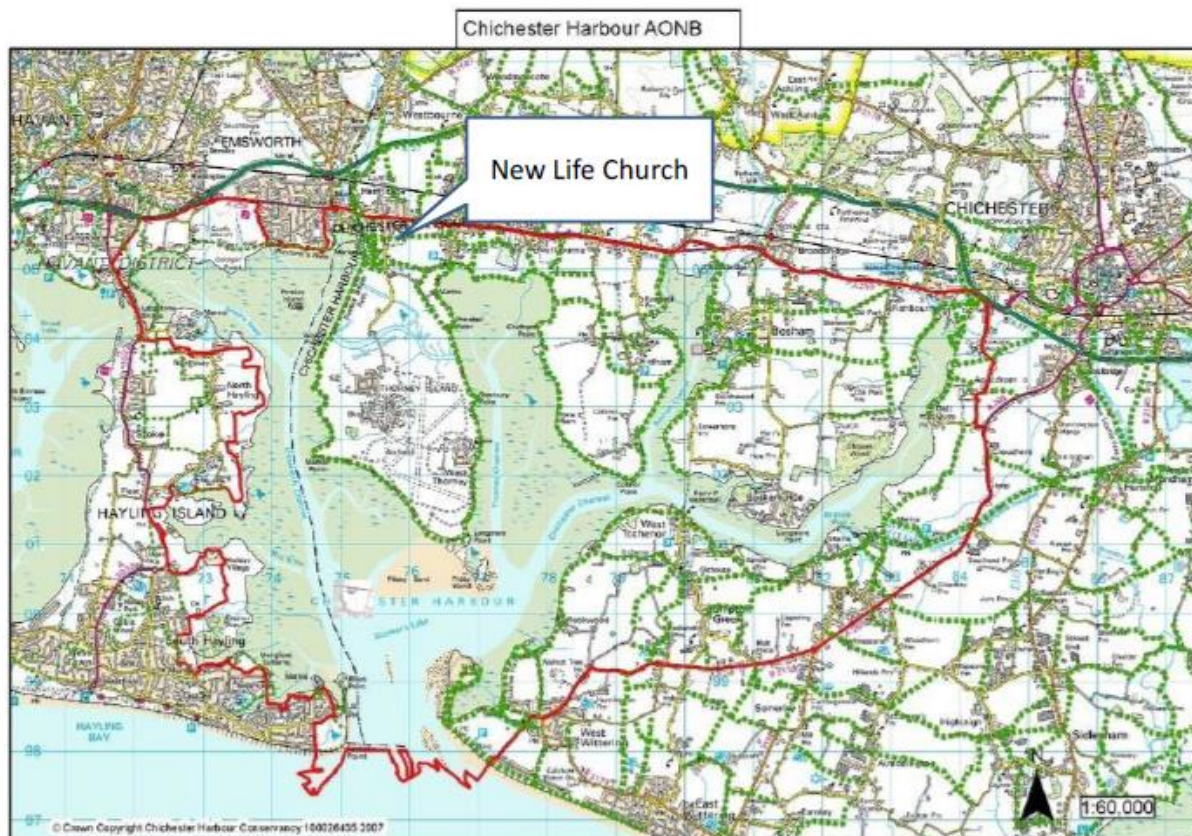
Local Planning Authority planning application reference: **25/00792/FUL**

**Site: New Life Christian Church Main Road Southbourne Emsworth West Sussex PO10 8HA**

**Proposals:** Demolition of existing church meeting hall and temporary reception structure replaced with a new church hall building, landscaping car parking and associated works. (Variation of condition 2 of permission 22/02787/FUL - installation of 50 no. photo voltaic (PV) panels on the roof).

**Conservancy case officer:** Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=STSHYBERGW100>



## RECOMMENDATION

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

- 1) The applicant demonstrates that the chosen solar panels would operate at noise levels not exceeding 10 decibels above background noise levels, within 50 metres of the installation.

## Conservancy Officers' comments and reasoned justification

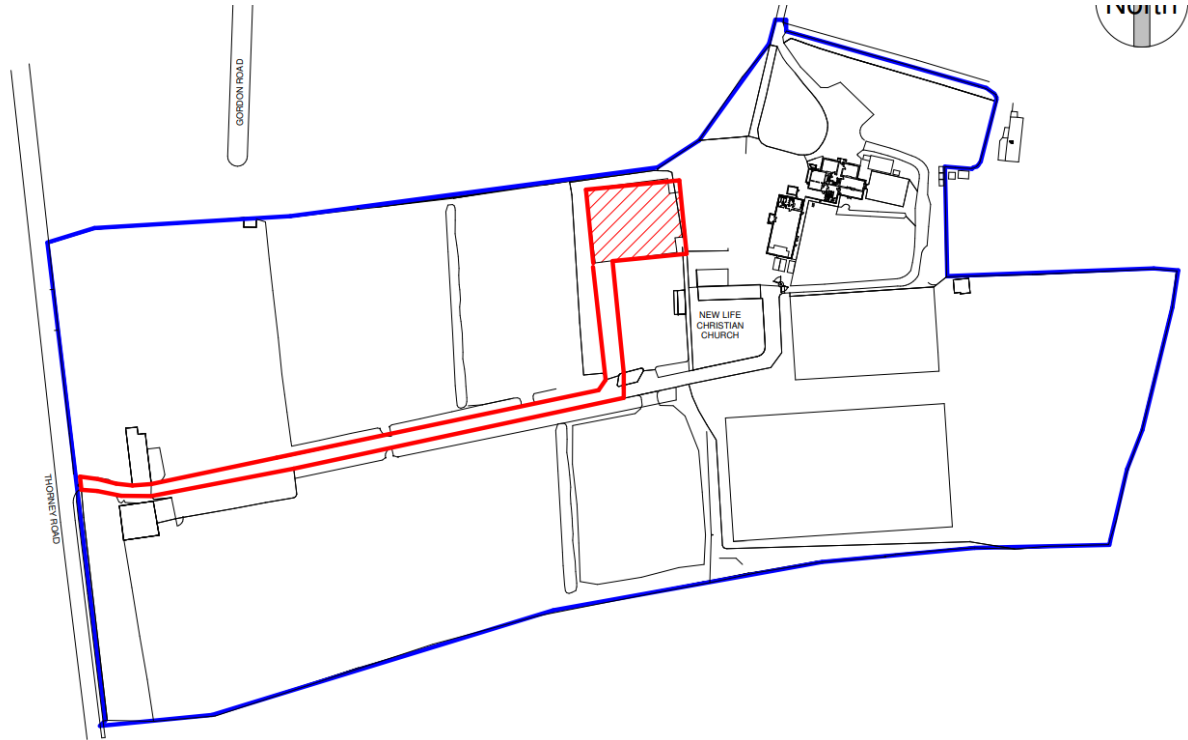
### 1.0 Site description

### 1.0 Site description

- 1.1 The site relates to the 'One' Church which is located south of Main Road and accessed off Thorney Road via a long driveway. The site is set within the countryside

to the southeast of the Hermitage Settlement area, adjacent to 'Winsley House' which is a Listed building within the ownership of the applicants.

- 1.2 The buildings and car park within the site are not clearly visible from Thorney Road, due to the significant set back beyond grassed fields and hedgerows / lines of trees.



Above: The New Life Church site outlined in blue, with the siting of the replacement church indicated in red hatching.





Above: aerial photo of the site looking northwards



Above: the existing church hall and white reception structure





Above: View from Thorney Road, site behind field and line of evergreen trees

- 1.3 A public footpath runs past the northern side of the site, leading from Thorney Road and connecting northwards to Main Road and eastwards to Prinsted village. This footpath site adjacent to a ditch and is lined with trees and a close-boarded fence which marks the north boundary of the site.



Above: The fence marking the boundary of the site (on LHS) and adjacent public footpath to north of the site



Above: Views of existing church hall from public footpath to north



Above: looking eastwards from footpath towards line of trees, building would be sited behind these trees.

## 2.0 Relevant recent planning history

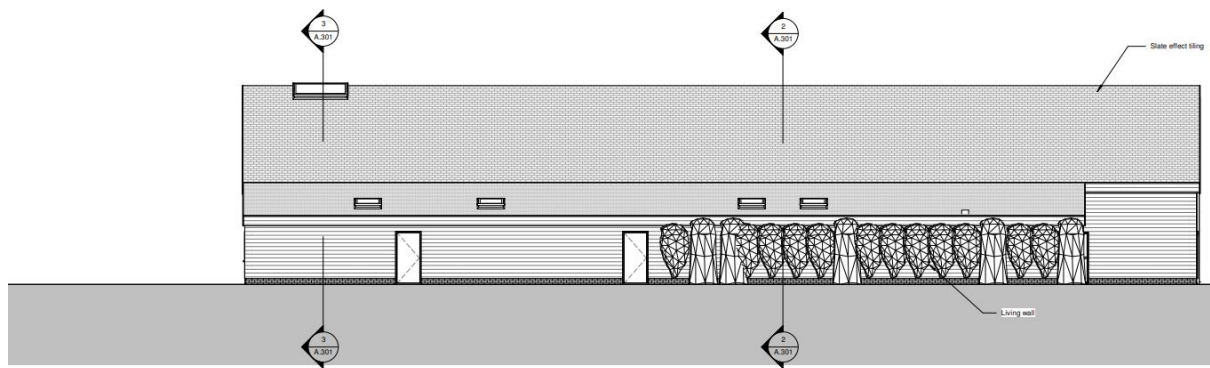
- 2.1 The Conservancy removed its objection to an amended scheme for the demolition of the existing church meeting hall and temporary reception structure and its replacement with a new church hall building, landscaping and car parking and associated works (22/02787/FUL), following a reduction in the size and massing of the proposed replacement building and a reduction in the number and size of roof lights.

## 3.0 Proposed development

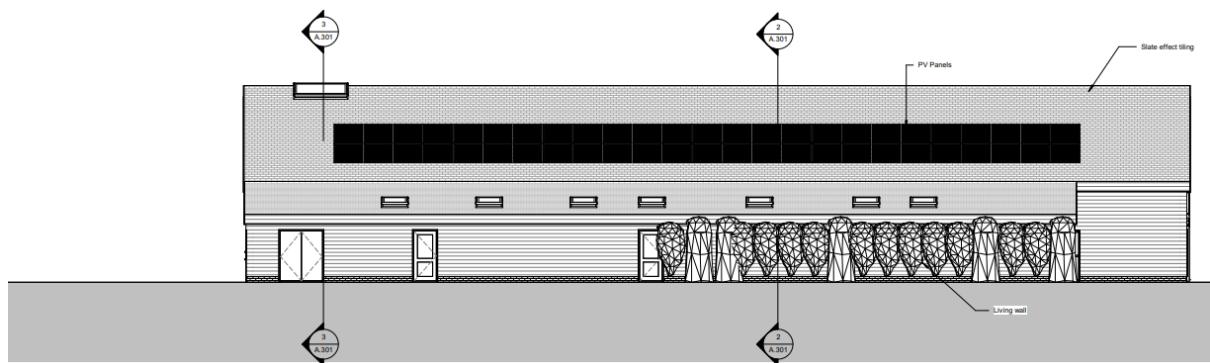
- 3.1 The current application proposes a solar array of 50 photovoltaic panels on the southern roof slope of the approved replacement church building, with an installed capacity of 2200kw. The total height and width of the 50-panel bank would be 30 by 3.6 metres. The only reason that planning permission is required is that the panels would protrude by 30mm from the roof plane, when the 'permitted development' limit is 20mm.



- 3.2 The proposed panels would be dark with dark surrounds set against a backdrop of slate effect tiling to the roof.



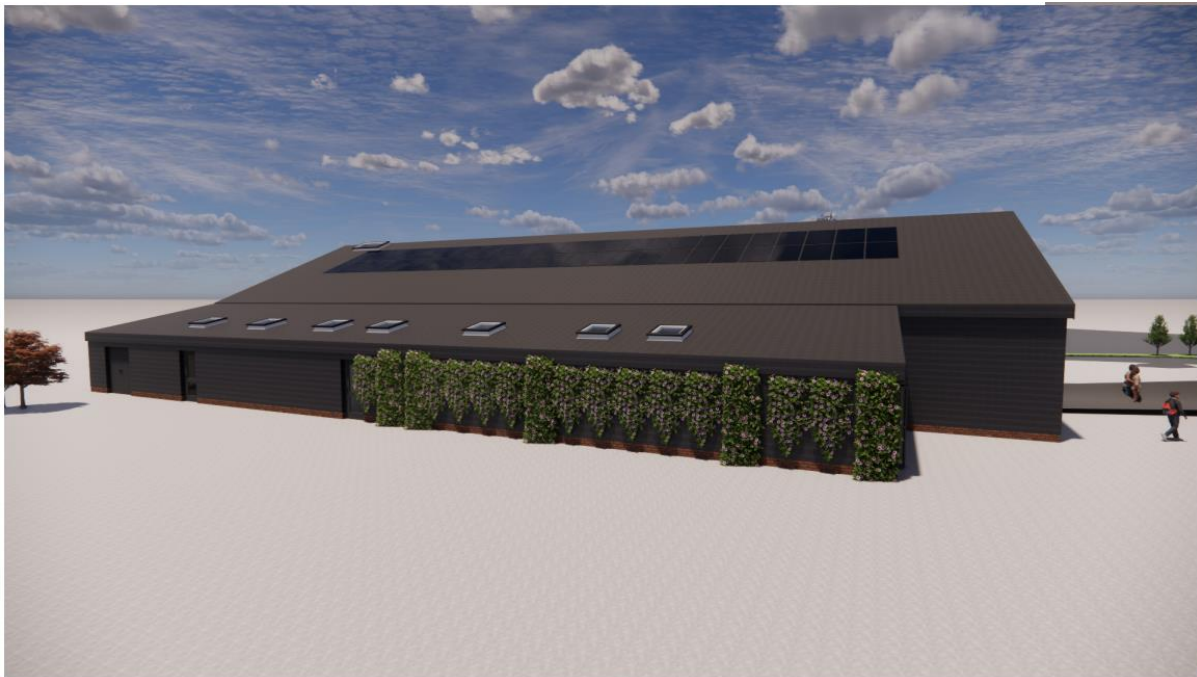
② ELEVATION FACING SOUTH  
1 : 100



② ELEVATION FACING SOUTH  
1 : 100



FRONT EAST FACING ELEVATION



SOUTH FACING ELEVATION

#### **4.0 Key issues: Impact on Chichester Harbour AONB**

4.1 The Conservancy's Planning Principle PP16 (Renewable Energy) states that:-

*Micro-renewable energy installations are understood to be small scale and typically located adjacent to residential properties and/or small businesses. The Conservancy is likely to support proposals for micro-renewable energy installations under the following criteria:*

- *To be sited discreetly or out of view from public vantage points; and*
  - *As far as practicable, to minimise their impact on the appearance of the installation on the site and/or building; and*
  - *To be unobtrusive in relation to the wider landscape setting; and*
  - *To operate at noise levels not exceeding 10dB(A) above background noise levels, within 50 metres of the installation.*
- The Conservancy is likely to object to all other sized renewable energy installations due to the potential detrimental visual and/or other impacts on the landscape of the AONB.*

4.2 The energy generation of the proposed building was an issue raised at the Conservancy's Planning Committee meeting when considering the original plans under application 22/02787/FUL. We therefore asked for a suitable condition to require that the proposed development incorporates suitable energy efficiency measures such as solar panels. This application addresses this request.

4.3 The dark solar panels would be viewed against the backdrop of the large dark slate effect tiled roof of the building and would therefore blend well into the overall structure visually in any limited views from Thorney Road or the public footpath to the north.

4.4 There is no information on the emitted noise levels of the panels, and therefore not possible to assess whether they would meet bullet point 4 of PP16.

## **5.0 Conclusion**

- 5.1 Renewable energy proposals are supported in principle under Planning Principle PP16 and the current application meets the first 3 criteria of the policy. As such, no objection is raised, subject to it being demonstrated that the panels would meet the noise level limit set by the 4<sup>th</sup> criteria of PP16.



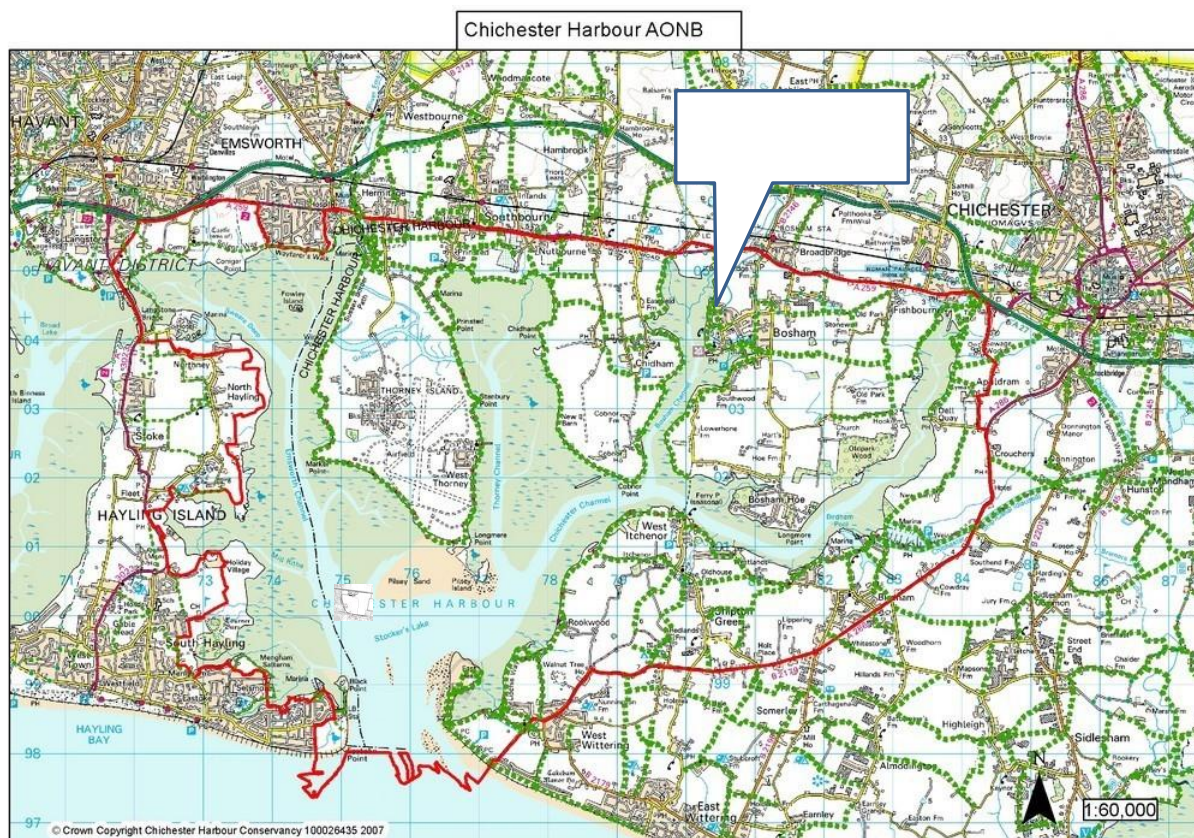
Local Planning Authority planning application reference: **25/00772/DOM**

**Site: 11 Marcuse Fields Bosham Chichester West Sussex PO18 8NA**

**Proposals:** Infill of existing courtyard to provide full disabled accessible entrance. Provision of partially raised roof to create first floor accommodation. Extension of utility room.

**Conservancy case officer:** Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=STQHUQERGUN00>



## RECOMMENDATION

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

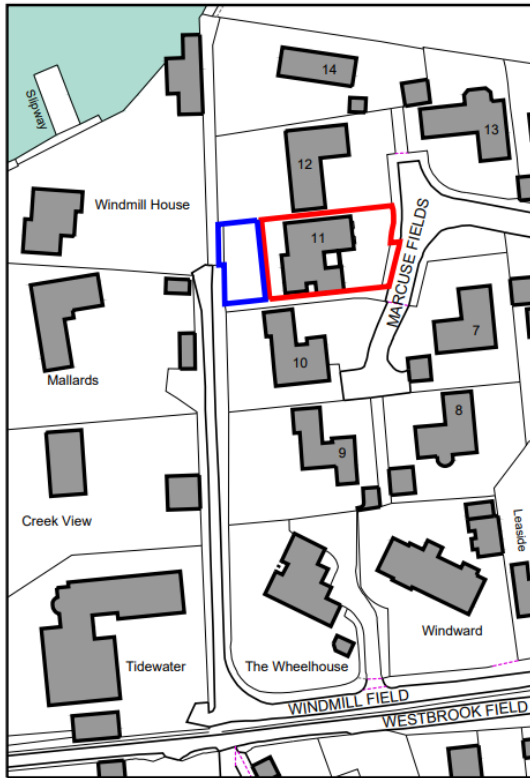
- 1) Matching brickwork and other materials and finishes as presented in the application;
- 2) Internal blinds fitted to roof lights and controls over external lighting.

## Conservancy Officers' comments and reasoned justification

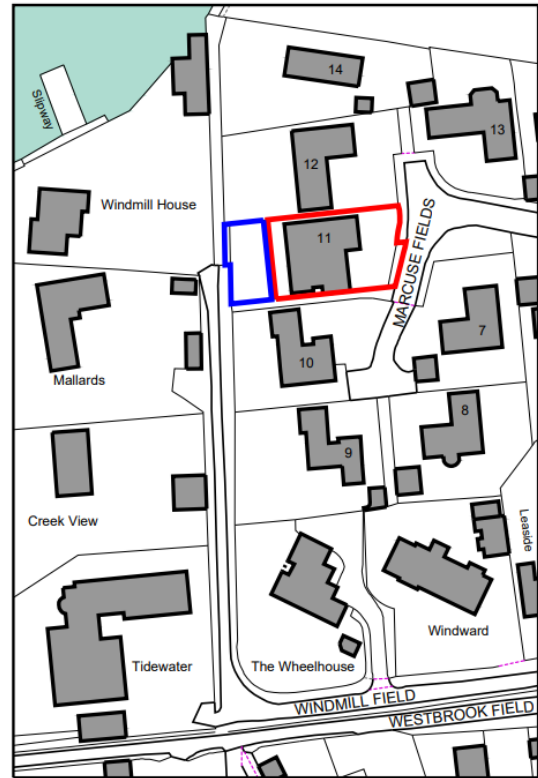
### 1.0 Site description

- 1.1 The application property is a detached bungalow located in a quiet cul-de-sac set one row of houses behind the Harbour fronting properties to the north of Bosham village. The north side of Marcuse Fields backs onto open fields, and a public footpath runs directly past the back of the application property and northwards onto the shoreline.

- 1.2 There are views of parts of the rear and side of the property from the public footpath to the west and north, as well as wider views of parts of the rear of the property from the Harbour channel and from the A259 to the north, although it is viewed in the context of surrounding buildings, being set back behind the row of Harbour-fronting and countryside fronting properties.



**EXISTING LOCATION PLAN**



**PROPOSED LOCATION PLAN**

Above: Existing and proposed location plans







Above: Views from Marcuse Fields



Above: Views from the public footpath behind the property



Above: Views from the public footpath as it meets the shoreline running northwards





Above: Views from the shoreline footpath to the north looking back towards the site



Above: Views from A259 showing application property and neighbours





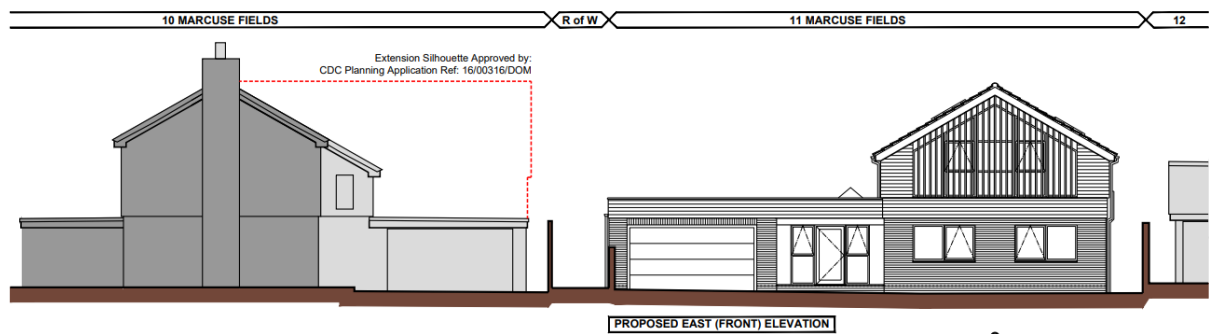
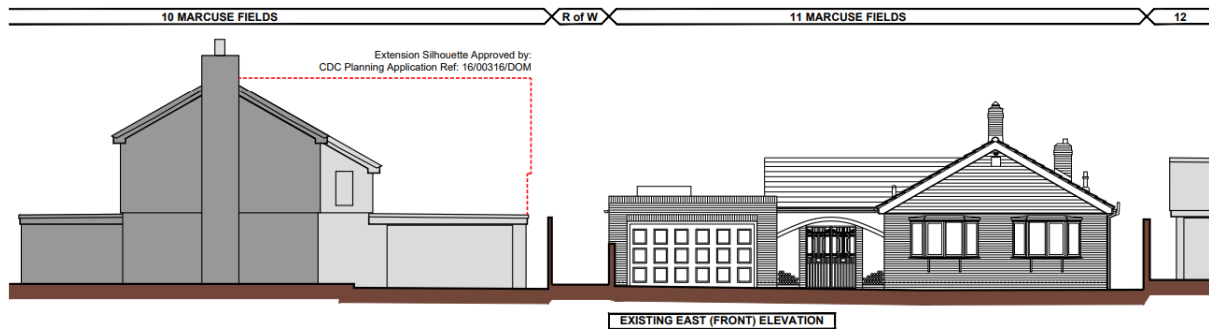
Above: View from foreshore footpath on east side of Chidham peninsula, showing application property and neighbours

## **2.0 Relevant recent planning history**

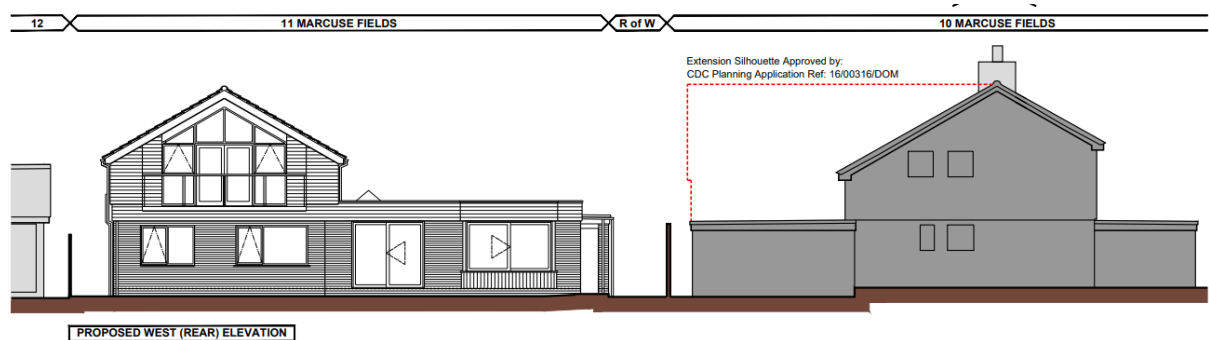
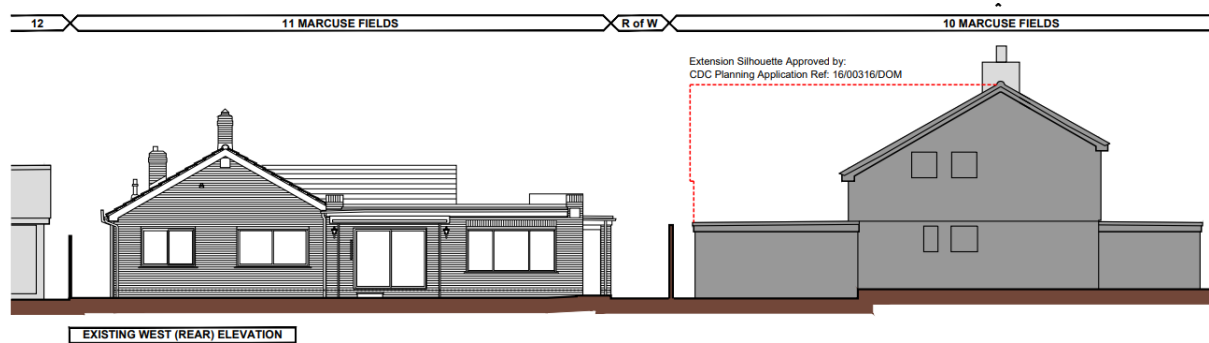
- 2.1 None, although a flat roofed extension has been added to the rear at some stage, which is stated in the application as being lawful through the passage of time.

## **3.0 Proposed development**

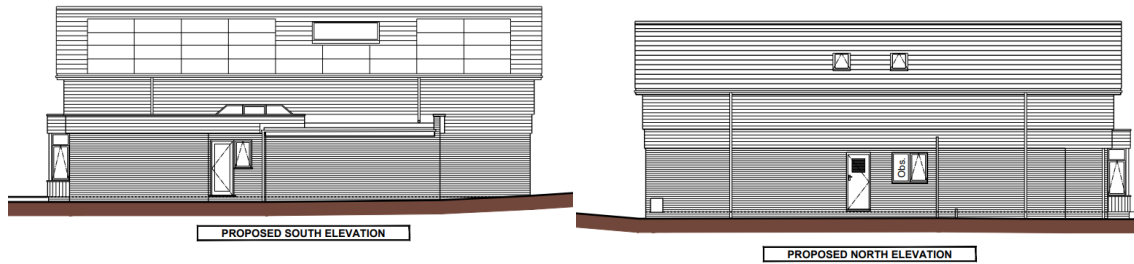
- 3.1 The application proposes two small single-storey extensions to infill the existing footprint area to provide a full disabled entrance and to adapt the ground floor for use by the applicant's disabled son. It also proposes to raise the pitched roofed part of the bungalow to create first floor accommodation.
- 3.2 The east (front) elevation will include a cedar/aluminium brise soleil over the windows, and the western elevation includes a first-floor balcony with a projecting roof so that the glazing is inset behind the roof.
- 3.3 The proposed materials would include a re-use of the existing roof tiles, with inset dark PV panels. Window frames, soffits, fascia and guttering would be mid/dark grey, and the raised walls would be finished in brickwork to match the existing building, with cedar cladding and detailing.



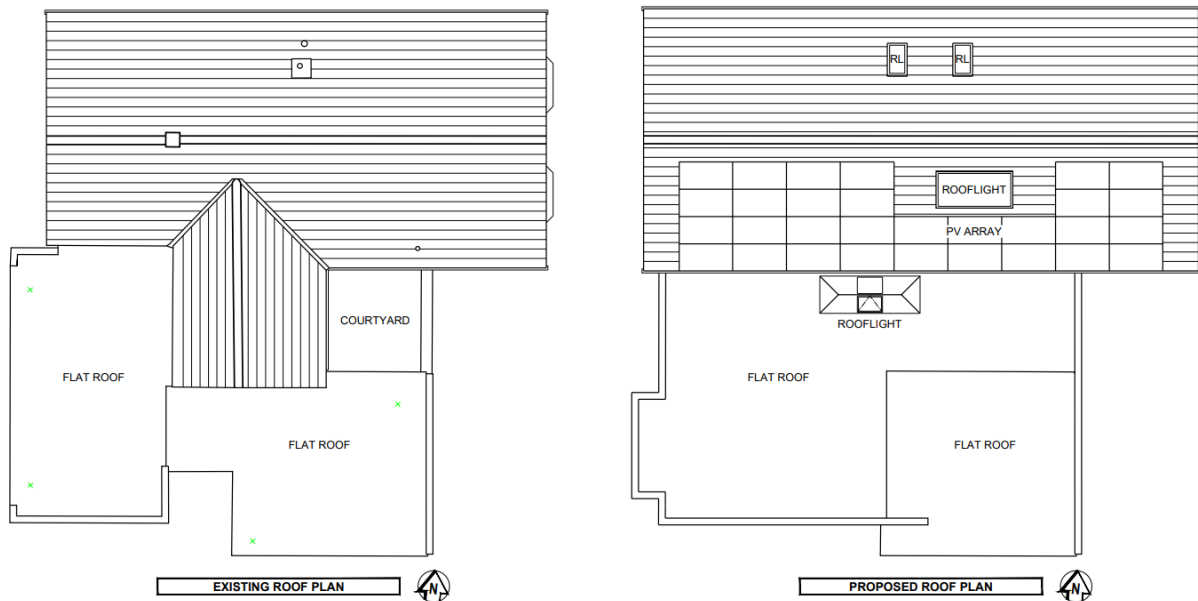
Above: Existing (top) and proposed (bottom) east (front) elevation, with neighbour to left-hand-side.



Above: Existing (top) and proposed (bottom) west (rear – Harbour facing) elevation with neighbour to right-hand-side.



Above: Proposed side elevations.



Above: Existing and proposed roof plan.

#### **4.0 Related Planning Policy framework**

National Planning Policy Framework (NPPF) (Revised Dec 2024), paragraphs 11, 135, 189.

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).

Emerging Chichester Local Plan (2021-2039): Policies NE2 (Natural Landscape), NE5 (Biodiversity and Biodiversity Net Gain), NE13 (Chichester Harbour Area of Outstanding Natural Beauty), NE21 (Lighting).

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).

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).

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

- 5.1 The application includes a detailed AONB Statement, which considers the proposals in terms of their context, giving examples of other two-storey properties in the immediate vicinity, and studies various distant views of the application property and the likely impact of the proposals in comparison with the existing building. It makes reference to the AONB Supplementary Planning Document and concludes that the dominant form of buildings are those fronting onto the countryside to the north and Harbour to the west, and that although the application property can be seen from some perspectives, it is viewed in the context of surrounding buildings as a subservient cluster of buildings behind those which are more dominant.
- 5.2 We would agree with this assessment, and consider that the proposed raised roof, whilst making the building taller, would blend sufficiently into surrounding buildings, many of which are two-storey, such that it would not be overly dominant within the wider landscape.
- 5.3 The application has been carefully thought out in design terms and having regard to the AONB SPD, including the advised size increase limitations, which the proposed extensions would fall within (under a 25% increase to the silhouette and well under a 50% increase to the footprint, which has already been increased previously with a flat roofed rear extension).
- 5.4 The inclusion of the overhanging roof to the first-floor Harbour-facing gable glazing, in combination with the use of matching brick, cedar cladding and darker window frames and soffits/fascias/guttering would help to mitigate any impact from reflection or glare and would help the new higher building to recede into the background in wider views from the National Landscape, helping to also mitigate the proposed increase in height and scale.
- 5.5 The supporting statement says that the proposed roof lights will be fitted with automatic 'dusk til dawn' blinds, and that any exterior lighting will be subtle and downward facing, including passive infrared detectors and time locks.

## **6.0 Conclusion**

- 6.1 This is a well-considered application and we agree with the conclusions that the proposed extensions would not cause any harm to the natural beauty of the Chichester Harbour National Landscape, subject to suitable conditions to control the materials and finishes, and to require internal blinds to the proposed roof lights and controls over external lighting, to protect the Dark Skies of the National Landscape.



Recent Decisions Report

From 18/03/2025 to 30/04/2025

46 Total Cases

Process		Recommendation					
41	CHC Delegated	2	No Comment Made	5	Objection	0	EIA Screen - No ES Sought
2	CHC Consulted De	7	No Objection	4	Holding Objection	0	EIA Screen - ES Sought
3	CHC Committee	27	No Objection with Conditions	0	Further Info Required	0	EIA Scope - ES Content Required
						0	EIA Scope - ES Content Acceptable

Responded	Reference	CHC Officer	Address	Description	Recommendation
18/03/2025	WI/25/00113/E LD	Steve Lawrence	DROVEWAY ITCHENOR ROAD WEST ITCHENOR CHICHESTER WEST SUSSEX PO20 7DL	Use of land for siting of 1 no. caravan on unrestricted 12 month basis. (Land South Of Droveaway)	LDC Decline
24/03/2025	BI/25/00228/R EM	Linda Park	Land Off Main Road, Birdham, Chichester, West Sussex, PO20 7HU	Application for the approval of all remaining Reserved Matters (Appearance, Layout, Scale and Landscaping) for the erection of 138 dwellings, associated open space, landscaping and other related infrastructure, pursuant to outline permission BI/21/01830/O	Holding Objection
24/03/2025	BI/25/00335/F UL	Steve Lawrence	PICT FENN, COURT BARN LANE, BIRDHAM, CHICHESTER PO20 7BQ	Replacement of 1 no. dwelling house, garage and outbuildings with 1 no. new dwelling house and outbuildings, with associated landscaping works.	No Objection with Conditions
24/03/2025	CH/25/00314/F UL	Steve Lawrence	Land At Junction With Harbour Way, Chidham Lane, Chidham, West Sussex, PO18 8TG	Retrospective (Section 73a) application for reinstallation of a gated entrance to the land, following removal of a previously-constructed small earth bund.	No Objection with Conditions
25/03/2025	BO/25/00390/F UL	Linda Park	Willow Cottage, Sunnyway, Bosham, Chichester, West Sussex, PO18 8HQ	Demolition of existing 1 no. dwelling and outbuildings, and, replacement 1 no. dwelling and garage with associated landscaping.	No Objection with Conditions
26/03/2025	WI/25/00352/ DOM	Linda Park	WATERSTONE HOUSE, WATERSTONE CLOSE, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7BP	Extension to utility room.	No Objection with Conditions

26/03/2025	WI/25/00031/ DOM	Linda Park	HOVE-TO THE STREET ITCHENOR CHICHESTER WEST SUSSEX PO20 7AH	Replacement/alterations to fenestration.	No Objection
26/03/2025	BO/24/02998/ DOM	Linda Park	1 Garden Cottages, Cambria Close, Bosham, Chichester, West Sussex, PO18 8QZ	Single storey rear extension. First floor dormer extension.	Objection
26/03/2025	APP/25/00098 & APP/25/00099	Steve Lawrence	LORD RAGLAN PUBLIC HOUSE, 35 QUEEN STREET, EMSWORTH, PO10 7BJ	Proposed installation of an emergency escape staircase over the existing parapet roof leading to the garden, removal of a modern conservatory, erection of a pergola and an extension of the existing pathway to the rear entrance with matching materials to i	No Objection with Conditions
27/03/2025	FB/25/00363/T CA	Steve Lawrence	MILL POND COTTAGE, MILL LANE, FISHBOURNE, WEST SUSSEX, PO19 3JN	Notification of intention to crown lift eastern sector by up to 7.5m (above ground level) on 1 no. Oak tree (T1) and crown lift by up to 9m (above ground level) on 1 no. Redwood tree (T3)	No Objection with Conditions
27/03/2025	CH/25/00453/F UL	Steve Lawrence	Avenue Cottage, Main Road, Bosham, Chichester, West Sussex, PO18 8PN	Development of 4 no. residential dwellings together with associated landscaping, parking and infrastructure - (variation of Condition 2 of Planning Permission CH/23/02621/FUL - to reposition garages for plots 2, 3 & 4, remove chimneys, and relocate front	No Objection with Conditions
27/03/2025	FB/25/00370/ TPA	Steve Lawrence	MILL POND COTTAGE, MILL LANE, FISHBOURNE, WEST SUSSEX, PO19 3JN	Pollard to previous pollard points, leaving a height of 15m by 7m width on 1 no. Willow tree (quoted as T1, TPOd as T) subject to 11/00129/TPO. Crown raise (all round) to 4m (above ground level) on 1 no. Willow tree (quoted as T2) within Group, G2 subject	No Objection with Conditions
27/03/2025	FB/25/00362/T PA	Steve Lawrence	MILL POND COTTAGE, MILL LANE, FISHBOURNE, WEST SUSSEX, PO19 3JN	Crown lift to 2.5m (above ground level) on 1 no. Alder tree (TPOd T1), subject to 11/00004/TPO. Remove epicormics up to 3m (all round) on 1 no. Oak tree (T2) within Group, G1, subject to 11/00004/TPO.	No Objection with Conditions

27/03/2025	APP/24/00614	Steve Lawrence	54 Warblington Road, Emsworth PO10 7HH	Replacement dwelling. Request to Discharge Conditions 7 & 8 (Received 23/01/2025). RECONSULTATION REQUEST for revised plans and/or documents received	No Objection
27/03/2025	BI/25/00408/FUL	Steve Lawrence	Little Copse, Westlands Estate, Birdham, PO20 7HJ	Replacement dwelling, outbuildings and associated works - (variation of Condition 2 of Planning Permission BI/23/02868/FUL for changes to the siting of the pool, bin store relocation and walled courtyard garden).	No Objection with Conditions
31/03/2025	SB/25/00426/P A1A	Linda Park	5A Gordon Road Southbourne Emsworth West Sussex PO10 8AZ	Single storey extension to the rear (a) rear extension - 3.22m (b) maximum height - 2.86m (c) height of eaves - 2.61m.	No Comment Made
31/03/2025	BO/25/00305/DOM	Linda Park	FURZEND BOSHAM HOE BOSHAM CHICHESTER WEST SUSSEX PO18 8ET	Proposed garage and replacement bothy outbuilding.	No Objection with Conditions
31/03/2025	BO/25/00567/PREHH	Steve Lawrence	Little Sailing, Harbour Way, Bosham, PO18 8QH	<div><font face=ArialMT color=black>Rear and side extensions, replacement roof, internal and external enhancements.</font></div>	Holding Objection
31/03/2025	BI/25/00232/DOM	Linda Park	3 ST JAMES CLOSE, BIRDHAM, CHICHESTER, PO20 7HE	<div><font size=3>Replacement summerhouse</font></div>	No Objection with Conditions
01/04/2025	APP/25/00166	Linda Park	5 Marina Close, Emsworth, PO10 7BG	<div><font face=ArialMT color=black>Single storey front extension, revised first floor fenestration and roof conversion with roof windows to front and rear elevation</font></div>	No Objection with Conditions
01/04/2025	BO/25/00456/DOM	Steve Lawrence	Wildfowlers , Shore Road, Bosham, West Sussex, PO18 8QL	<div><font face=ArialMT color=black>Proposed reconfiguration of swimming pool and tennis court and associated landscaping.</font></div>  <div>&nbsp;</div>	Objection

01/04/2025	SB/25/00165/D OM	Linda Park	Speedwell, Prinsted Lane, Prinsted, Emsworth, PO10 8HS	<div><font face=ArialMT color=black>Demolish existing garage, erect single-storey rear and side extensions, erect car port to side elevation, replace glazing units and install cladding with landscaping.</font></div>  <div>&nbsp;</div>	No Objection with Conditions
02/04/2025	BO/25/00516 /TPA	Linda Park	Fletchers, Bosham Hoe, Bosham, Chichester, West Sussex, PO18 8EU	<div>Fell 1 no. Oak tree within Woodland, W1, subject to 04/00100/TPO. </div>	Objection
02/04/2025	APP/25/00140	Linda Park	56 Warblington Road, Emsworth, PO10 7HH	<div><font face="Calibri (Detail)" size=2 color=black>Fell 1No Thuja (T1). Tree subject to TPO 0891</font></div>	No Objection with Conditions
02/04/2025	BO/25/00527/ ADV	Steve Lawrence	LAND NORTH OF HIGHGROVE FARM, MAIN ROAD, BOSHAM, WEST SUSSEX	<div><font face=Arial size=4 color=black>1 no. &quot;Coming Soon&quot; V- Sign.</font> </div>	Holding Objection
02/04/2025	APP/25/00183	Steve Lawrence	7A LANGSTONE HIGH STREET, HAVANT, PO9 1RY	<div><font face=ArialMT color=black>Replacement of windows.</font></div>	No Objection
02/04/2025	BO/25/00599/ DOM & BO/25/00600/L BC	Linda Park	2 GLOUCESTER TERRACE BOSHAM LANE BOSHAM CHICHESTER WEST SUSSEX P018 8HY	<div><font face=Arial size=3 color=black>Replacement 8 no. double glazed UPVC windows with timber frames with slimline glazing. New window shape in top floor dormer</font></div>	No Objection
02/04/2025	SB/25/00480/D OM	Steve Lawrence	68 Main Road, Southbourne, Emsworth, West Sussex, PO10 8AX	<div><font face=ArialMT color=black>Loft conversion with rear dormer extension, single storey rear extension, open porch roof.</font></div>	No Objection with Conditions
02/04/2025	WW/25/0019 8/TCA	Linda Park	SOUTHERN WATER PUMPING STATION, COASTGUARD LANE, WEST WITTERING, WEST SUSSEX.	<div><font face=Arial size=4 color=black>Notification of intention to reduce (back from building) by 2m on 2 no. Willow trees (T1 and T2) and 1 no. Leyandii tree (T3).</font> </div>	No Objection
07/04/2025	APP/24/00957	Linda Park	48 Langstone Road, Havant, PO9 1RF	<div><font color=black>Two storey</font> <font color=black>front extension</font></div>	No Objection with Conditions



07/04/2025	APP/25/00147	Linda Park	2 HIGH STREET, EMSWORTH, HAMPSHIRE PO10 7AE	<div><font face=ArialMT color=black>Retrospective application for siting of InPost Parcel Locker</font></div>	No Objection
07/04/2025	WI/25/00554/ DOM	Linda Park	LOW MEAD, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DA	<div><font face=ArialMT color=black>Extend existing porch and reconfigure entrance for accessibility, external alterations and side/rear extension.</font></div>  <div>&nbsp;</div>	No Objection with Conditions
08/04/2025	BO/25/00515/ DOM	Linda Park	REDFERN HOUSE, BOSHAM LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8HP.	<div><font face=ArialMT color=black>Replacement of existing garage with a single storey non-residential annexe building and amendments to front landscape.</font></div>  <div>&nbsp;</div>	No Objection with Conditions
08/04/2025	BO/25/00630/ ELD	Linda Park	Owl Barn, Lower Hone Farm, Lower Hone Lane, Bosham, Chichester, West Sussex, PO188QN	<div><font face=ArialMT color=black>Existing lawful development - demolition of existing external walls to form new opening. &nbsp;  Underpinning of existing wall and new structural post. Insertion of new bi fold doors. Construction of driveway enlargement	No Comment Made
14/04/2025	WI/25/00722/F UL	Linda Park	Old House Farm, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	<div><font size=3 color=black>Change of use of existing barn to 1 no. dwelling and associated works - Application under Section 73 to vary Condition 2 (approved plans) of planning permission WI/24/01523/FUL - to reference minor changes to the approved pla	No Objection
16/04/2025	CH/25/00788/ DOM	Linda Park	Rithe House, Harbour Way, Chidham, Chichester, West Sussex, PO18 8TG	<div><font face=ArialMT color=black>Amendment to design of new porch (amendment to permission 23/02343/DOM).</font></div>	No Objection with Conditions

16/04/2025	SB/25/00170/D	Linda Park OM	Brook Cottage, Farm Lane, Nutbourne, Chichester, West Sussex, PO18 8SA	<div><font face=ArialMT color=black>Retrospective (S73a) conversion of 1 no. existing outbuilding/garage to 1 no. annexe and garage, ancillary to dwelling.</font></div>  <div>&nbsp;</div>	No Objection with Conditions
22/04/2025	APP/25/00175	Steve Lawrence	8 STANLEY ROAD, EMSWORTH, PO10 7BD	<div><font face=ArialMT color=black>An external bin store and outside store.</font></div>	No Objection with Conditions
22/04/2025	BO/25/00517/F	Steve Lawrence UL	FARM BUILDINGS, TAYLORS LANE, BOSHAM, CHICHESTER, WEST SUSSEX.	<div><font face=Arial color=black>Change use of 2 no. redundant farm buildings to 2 no. live/work units. (Variation of conditions 2 and 3 of permission 21/03586/FUL - Calf Barn- change to ratio of live/work space and new solar panels on southern roof. Dair	Holding Objection
23/04/2025	BI/25/00656/D	Linda Park OM	Mallards, 6 Oakmeadow, Birdham, Chichester, West Sussex, PO20 7BH	<div><font face=ArialMT color=black>Demolition of existing conservatory and construction of single storey rear extension with integrated pergola, new gable roof to front elevation, and replacement of tile cladding with cedar cladding on rear elevation.</	No Objection with Conditions
24/04/2025	BO/25/00475/F	Steve Lawrence UL	Cove House , Smugglers Lane, Bosham, PO18 8QP	<div><font face=ArialMT color=black>Demolition of existing dwelling and outbuildings, erection of two storey detached dwelling including indoor swimming pool and detached garage - Application under Section 73 to vary Condition 2 (approved plans), 10 (land	No Objection with Conditions
24/04/2025	BO/25/00494/ DOM	Steve Lawrence	The Bourse, Delling Lane, Bosham, Chichester, West Sussex PO18 8NN	<div><font face=ArialMT color=black>Erection of garden office building.</font></div>  <div>&nbsp;</div>	No Objection with Conditions

24/04/2025	WW/25/00842 /FUL	Steve Lawrence	Ellanore House , Ellanore Lane, West Wittering, PO20 8AN	<div><font face=Arial size=4 color=black>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 conditions 2 and 5 of permission 24/0121	Objection
24/04/2025	BO/25/00526/ DOM	Steve Lawrence	HOOK CREEK, HOOK LANE, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8EY	<div><font face=ArialMT color=black>Proposed car and boat barn, secure storage, and lean-to for ground source heat pump/log store.</font></div>	No Objection with Conditions
28/04/2025	SB/25/00577/D OM	Linda Park	30A Gordon Road, Southbourne, Emsworth, West Sussex, PO10 8AZ	<div><font face=ArialMT color=black>Single storey rear and side extension. Loft extension and roof alterations to include 2 no. dormers and skylights. Extension to existing drop kerb.</font></div>  <div>&nbsp;</div>	Objection
29/04/2025	APP/25/00162	Steve Lawrence	Land and coast adjacent to, Langstone Road, Havant	<div><font face="Calibri (Detail)" size=2 color=black>Flood and coastal erosion risk management scheme comprising a combination of raised earth embankments, raised footpaths/cycleways, sheet piled sea/flood defence</font></div>  <div><font face="Calibri	No Objection with Conditions