



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 16 October 2023** at Eames Farm, Thorney Road, 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 18 July 2023 (Page 1).

4. DEVELOPMENT APPLICATIONS

- a. APP/23/00507 - Northney Farm, Hayling Island, Hampshire (page 5)
- b. 23/01554/FUL - Gosden Green Nursery, 112 Main Road, Southbourne, Emsworth, West Sussex (page 17)
- c. 23/01991/DOM - South Nore, Snow Hill, West Wittering, West Sussex (page 31)
- d. 23/01553/FUL - Scout Hut, Crooked Lane, Birdham, West Sussex (page 40)
- e. 23/01929/DOM - Inglewood, Itchenor Road, West Itchenor, West Sussex (page 46)

5. APPEAL DECISIONS

- 22/01283/FULEIA - G & R Harris, Main Road, Nutbourne, Chichester, West Sussex PO18 8RL – 103 dwellings and a children's nursery
- CH/20/03320/OUTEIA & CH/20/03321/OUTEIA – Land east of Broad Road, Nubourne and Land west of Drift Lane, Chidham – 132 dwellings and 68 dwellings

5. DEFINITIVE MAP MODIFICATION ORDER

To discuss the AONB Managers DMMO application for Sheepwash Lane (page 54)

6. TABLE OF DELEGATED DECISIONS

To consider the report from the Principal Planning Officers (page 57).

7. QUARTERLY REPORT

To consider the report from the Principal Planning Officers (page 70).

8. DATE OF NEXT MEETING

Monday 13 November 2023 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 Tuesday 18 July 2023 at Emsworth Sailing Club, Emsworth.

Present

Heather Baker, Jackie Branson, Jane Dodsworth, John Goodspeed, Sarah Payne, Nicolette Pike (Chairman), Lance Quantrill

Officers

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

The meeting started at 10:13am

1.0 ELECTION OF CHAIRMAN

1.1 Nicolette Pike was nominated for the role of Chairman by Sarah Payne and seconded by Lance Quantrill. All members were in favour of the appointment and Nicolette Pike was duly elected as Chairman of the Planning Committee for the 2023-2024 term.

2.0 ELECTION OF VICE CHAIRMAN

2.1 In his absence, but with prior willingness to stand for the role confirmed, Pieter Montyn was nominated for the role of Vice Chairman by Jackie Branson and seconded by Sarah Payne. All members were in favour of the appointment and Pieter Montyn was duly elected as Vice Chairman of the Planning Committee for the 2023-2024 term.

3.0 WELCOME AND APOLOGIES FOR ABSENCE

3.1 Apologies for absence were received from Pieter Montyn, Iain Ballantyne and Alison Wakelin.

2.0 DECLARATIONS OF INTEREST

2.1 There were no declarations of interests for items listed on the agenda. The Chairman reminded Members that declarations can be made during the meeting as well, if it becomes apparent that an interest does need declaring.

3.0 MINUTES

3.1 The Committee considered the unconfirmed minutes of the meeting held on 12 June 2023.

3.1 **Resolved** – That the minutes of the Committee meeting held on 12 June 2023 be approved as a correct record and that they be signed by the Chairman.

4.0 DEVELOPMENT APPLICATIONS

4.a. SB/23/01270/FUL – Westmead, Prinsted Lane, Prinsted, Emsworth PO10 8HT

4.1 The Principal Planning Officer (LP) presented her report to members on the application for the demolition of an existing two storey dwelling and construction

of a replacement single storey dwelling with detached outbuilding/office. The Officer recommended no objections are raised.

- 4.2 The proposed development is within the settlement of Prinsted, within the AONB and to the north of the Conservation Area. It is a 3-bedroom chalet dwelling with an open frontage on raised ground. It is set back further from Prinsted Lane than neighbouring properties. To the south there is a 2-storey cottage and to the north is a gap with agricultural access.
- 4.3 The new dwelling is for a 2-bedroom single storey home located further forward on the site but the footprint would be greater in size from the original. A mix of natural materials including lime mortar with painted cladding and oak framing features are proposed. The roofline of the new house is significantly lower than the original with several roof lights on both sides. As indicated in the statement, the roof lights would be fitted with electric blinds. The garden shed is both modest in size and design and would contain storage and office space.
- 4.4 The garden shed and office would be located in the rear garden. Members confirmed that while there would be power to the building, there were no indications of a water supply in the proposal. Members were concerned that the outbuilding should remain ancillary to the main house and not used as a separate dwelling.
- 4.5 A member asked that while bat and bird boxes were noted for the site if there was a recommendation for swift boxes. The Planning Officer explained that the Conservancy normally follows the recommendation of the environment officer.
- 4.6 **Action Point** – The Planning Officer was directed to ask that swift boxes be used on the site.
- 4.7 Members agreed that the overall design was an improvement and in keeping with other buildings in the area. While not for the group to consider, there were concerns that building into the loft could occur. Members also wondered by solar panels were not part of the proposal but they did note that an air source heat pump was visible in the drawings. Small scale solar panels are encouraged by CHC policy but as the recommendation is to not object to the principle of the build, solar panels cannot be required.
- 4.8 **Action Point** – The Planning Officer was directed to raise a question about the green and renewable energy for the proposed dwelling.
- 4.9 The AONB Manager agreed that further discussions on solar panels and renewable policies would be examined.

Recommendation

- 4.10 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objection** to the proposed development subject to the suggestions set out above. The decision was unanimous.
- 4.b. FB/23/01348/FUL – Lowood House 2 Old Park Lane Fishbourne Chichester West Sussex PO18 8AP**
- 4.11 The Principal Planning Officer (LP) presented her report to members on the application for the use of an existing residential outbuilding as a holiday let (part-retrospective) with proposed associated external alterations, including replacement side extension, rear dormer and new fenestration. The Officer recommends that no objections are raised.

- 4.12 The two-storey property is set back on the site with a triple garage forward of the main dwelling. There are rural fields to the south and east and further west. The ancillary accommodation in the upper floor of the garage has been used as a holiday let for a maximum of 3 people. The application is to regularise that use and extend the space into two of the three garage bays. The lean-to area would be removed and replaced with the ground floor kitchen. A dormer extension on the back would accommodate the staircase and garage doors would be replaced with a window and door. The driveway space in the application is of a similar layout to what is currently in place with a small extension for guest parking. The materials to be used matched those already in place.
- 4.13 The Planning Officer confirmed that there are no views from the nearest public footpath although the building is visible from Old Park Lane itself. As the application continues to be for the maximum of 3 people, she does not expect it to harm the tranquillity of the area. The holiday let is already contributing to the local economy.
- 4.14 Members noted that tourism over residential was a priority for the Conservancy but were concerned that the building should have conditions in place to ensure that it remains a holiday let and is not sold as a separate home in the future.
- 4.15 **Action Point** – The Planning Officer should request that a covenant be applied to the site to ensure that the space remains a holiday let.
- 4.16 It was confirmed that as there would be overnight use, a contribution to bird aware should be required. Bat boxes should be required as well. While no solar panels were indicated on the application, there was a discussion on the suitability of the roofline to support solar panels use.

Recommendation

- 4.17 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objection** to the proposed development subject to the suggestions set out above. The decision was unanimous.

5.0 CHICHESTER HARBOUR AONB PLANNING PRINCIPLES

- 5.1 The AONB Manager introduced his report on PP19 which relates to the use of houseboats. He also confirmed that this report completed the review of planning principles which started in 2022. The group was reminded that legal advice was taken when this policy was developed in 2021 and suggested that as there had already been extensive consultation with the sailing communities and boatyards, major changes should be avoided.
- 5.2 CHC has the powers to licence houseboats in the same way that it does works licences. Members discussed how in some ways houseboats were akin to a floating caravan, with the latter already covered by a legislative framework. Members made the following suggestions:
- Polluting with grey water could be added to the list of reasons where objections would be raised.
 - Overall, it should be clear that none of the planning principles should be compromised. The suggested wording to strengthen this was those applications 'must conserve and enhance the AONB landscape'.
 - Some of the wording around un-impounded marinas is obscure and could be clearer.
- 5.3 A member asked if boats were currently able to anchor near the mudflats. The ANOB Manager would speak with the Harbour Master. It was further explained that

the Harbour Act also gives the Conservancy more jurisdiction in relation to the canal.

- 5.4 The Chairman shared that West Wittering's neighbourhood plan will include a foreshore policy. She will forward the document to the AONB Manager.

6.0 TABLE OF DELEGATED DECISIONS

- 6.1 Members considered the Delegated report as submitted with the agenda documents. The Planning Officer (SL) presented slides of objections or conflicts to the group to highlight recent decisions and their current status. A number of applications were yet to be determined. There were also a number of withdrawn applications.

7.0 QUARTERLY REPORT

- 7.1 Members considered the Quarterly report as submitted with the agenda documents. It was noted that the new planning portal was now in use and updated. The Planning Officer (SL) highlighted four decisions where there were conflicts with the Conservancy's submitted objections.

8.0 DATE OF NEXT MEETING

- 8.1 The next Planning Committee meeting is scheduled for 10:30am on Monday 11 September 2023 at Eames Farm, Thorney Road, Thorney Island.

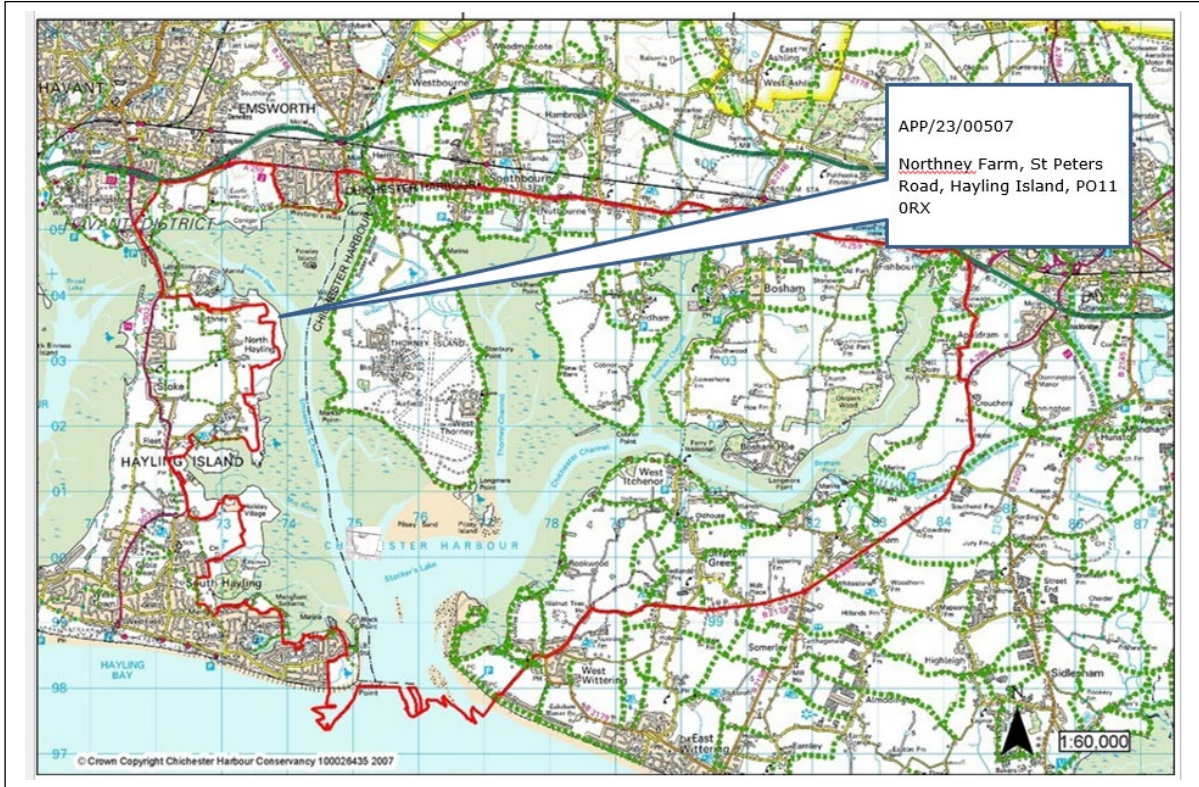
Meeting closed at 11.44am

Chairman

Local Planning Authority planning application reference: APP/23/00507

Site: Northney Farm, St Peters Road, Hayling Island, PO11 0RX

Proposals: Partial Reinstatement and Repair of existing sea wall to a height of 1.4m and Creation of an inner bund with a maximum height of 2.25m to protect habitat for wintering bird populations.



RECOMMENDATION

That Havant Borough Council, as local planning authority, be advised that Chichester Harbour Conservancy raises an **objection** to the that part of the proposed development relating to repairs to the sea wall on ecological impact/coastal squeeze grounds.

The net tangible environmental benefits from granting planning permission to these proposals, in terms of the key features of the SSSI and how its condition is to be enhanced have not been demonstrated.

1.0 Site description and character of the area

1.1 This irregularly shaped 0.9 ha application site (seen above and including its vehicular access to St Peters Road), is located on open farmland in Northney, at the northern-eastern part of Hayling Island, abutting Chichester Harbour and partly within Chichester Harbour AONB.

1.2 In terms of the The Conservancy commissioned Landscape Character review, the site is mostly located within the C2 (Emsworth Channel) Character area and partly in the G1 (North Hayling Island) character area. The respective relevant key characteristics of each area are –

C2 –

- Broad inlet bounded by the gentle slopes of Thorney and Hayling Island, and of the lower Coastal Plain to the north. Intertidal mudflats and saltmarsh.
- Long uninterrupted views
- Open character

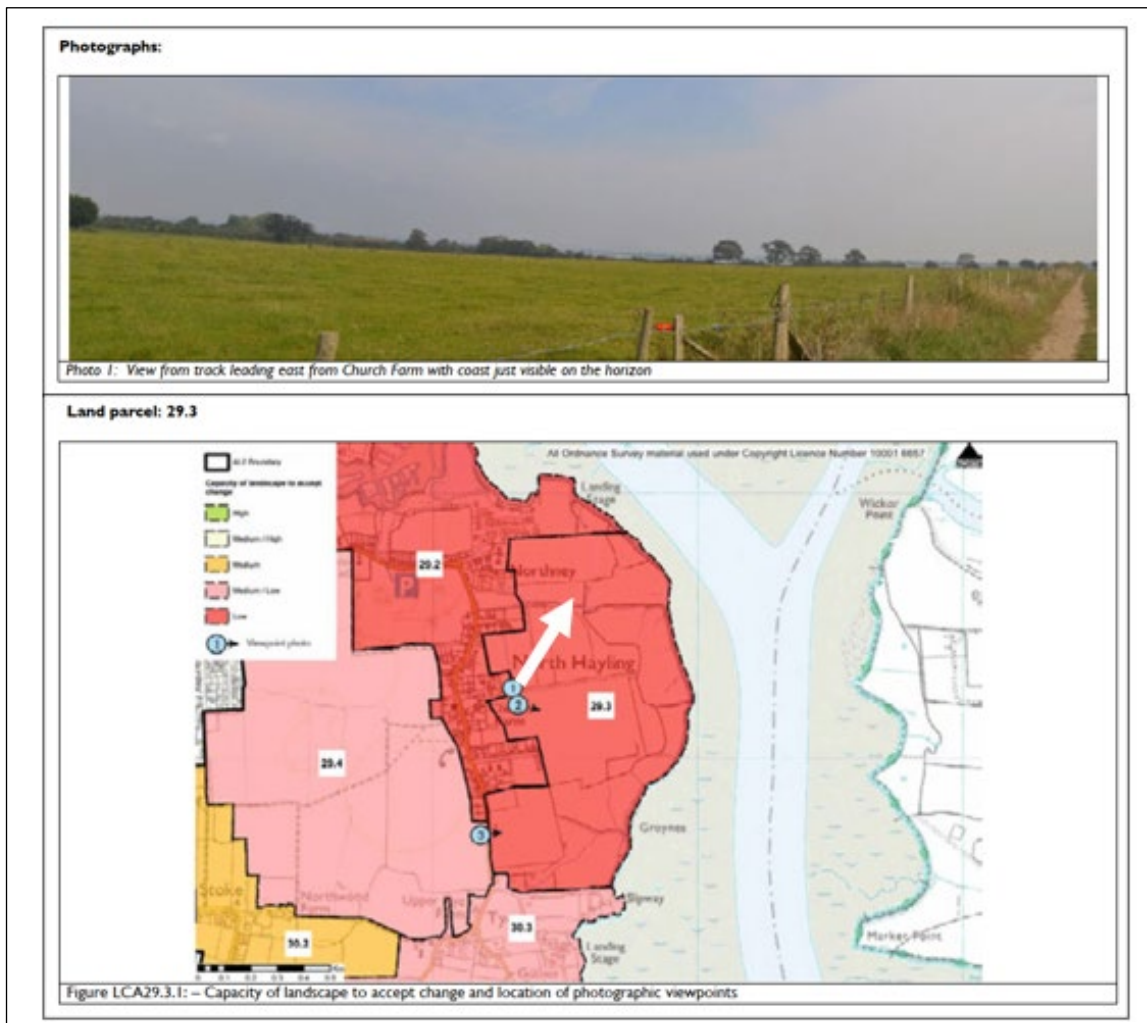
G1 –

- Large harbourside island of arable and pasture farmland. Both large and small scale field patterns.
- Distinctive fringe of low lying and unimproved coastal grazing marsh which attracts waders and wildfowl
- Panoramic views of the harbour and Thorney Island from the coastal path.
- Mostly undeveloped character to the coastal edge.

1.3 In terms of the Council's own Landscape Capacity Study of 2015, the site falls with the North Hayling Landscape Character area (LC29, within land parcel 29.3). Most relevant key characteristics of LCA29 are noted as –

- Low lying and predominantly flat, with some local gentle low mounding as seen in the central area between North Hayling and Stoke Common
- To the north around Stoke Common and North Hayling soils are freely draining slightly acidic loamy giving rise to a Grade 1 and 2 agricultural land. Poorer Grade 4 agricultural land fringes the harbour edge
- Across the central area between North Hayling and Stoke Common, ground water is channelled into a series of straight manmade ditches some of which align along adjacent to hedgerows, whilst others sit within the open agricultural plain. Water courses to the east of North Hayling within the area covered by rough grassland are more organic in form, forming a fringe of short channels feeding into Chichester Harbour.

- Within the central area and to the east of North Hayling, large arable fields with intermittent poor hedgerows dominate. Adjacent to the harbour edge there is a linear arrangement of fields containing rough grassland, which are separated from the more productive agricultural land in places by a well tree lined hedgerow
- Shelter belts of wind swept trees can be seen to the north west of North Hayling, with other lines of individual trees adjacent to the A3023 to the north of the island. These features are seen to exist as solitary items within this open landscape. Small woodland copses or orchards are also a feature on the edge of North Hayling



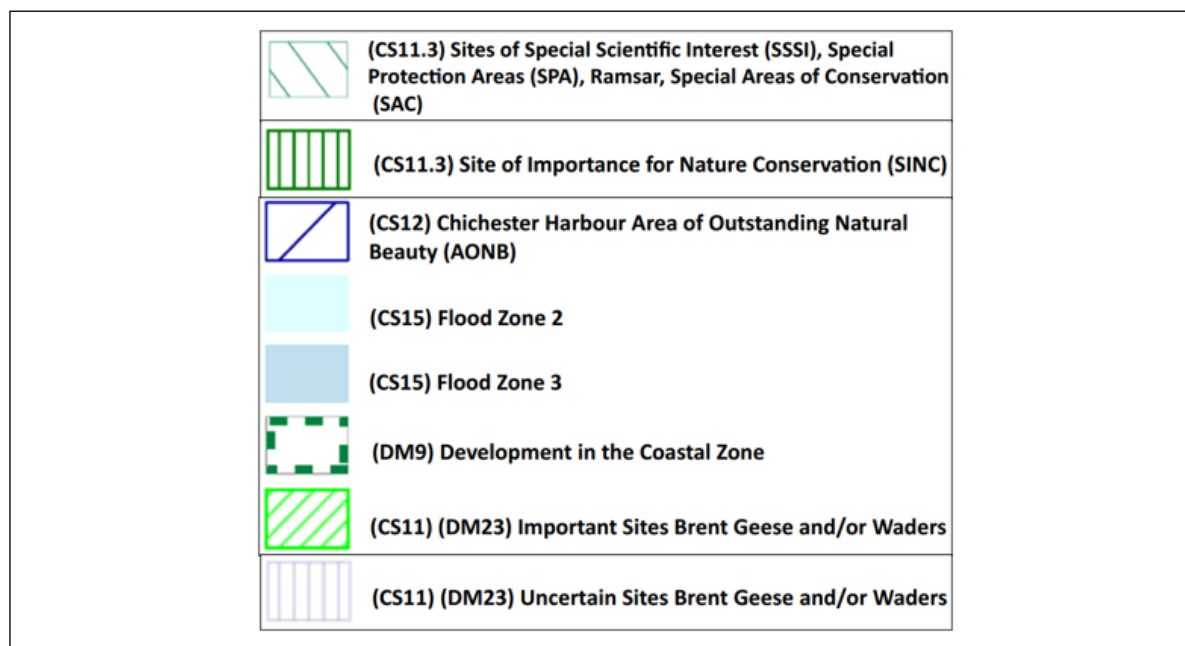
- This is a coastal landscape character area with a rich mosaic of related habitats. The open sea is adjoined by intertidal mud and sand including algal beds. Some of these habitats adjoin the shore directly, whilst others interlink with a mixture of habitats of scattered and continuous salt marsh with two very small patches of coastal grazing marsh. One of these patches surrounds area patch of scattered scrub in the north of the area
- In the north and east of the area there is a strip of intertidal mud and sand which borders the area interrupted by engineered coastal features and a marina. On the eastern edge of the character area there is a large patch of coastal grazing marsh which separates the main inland habitat mosaic of the area from the coastal mosaic and the open sea. This area is recognised locally as Northney Marsh and is valued as a resource for nature

- This landscape character area is of national and international importance, it is covered by a number of nature conservation designations: SSSI, SPA, SAC and Ramsar site
- A good network of public rights of way exists across the arable plain to the west of North Hayling, while limited public access exists to the east and none to the eastern harbour edge.
- Limited views from the harbour due to lack of access. However an informal footpath exists to the north to the harbour side

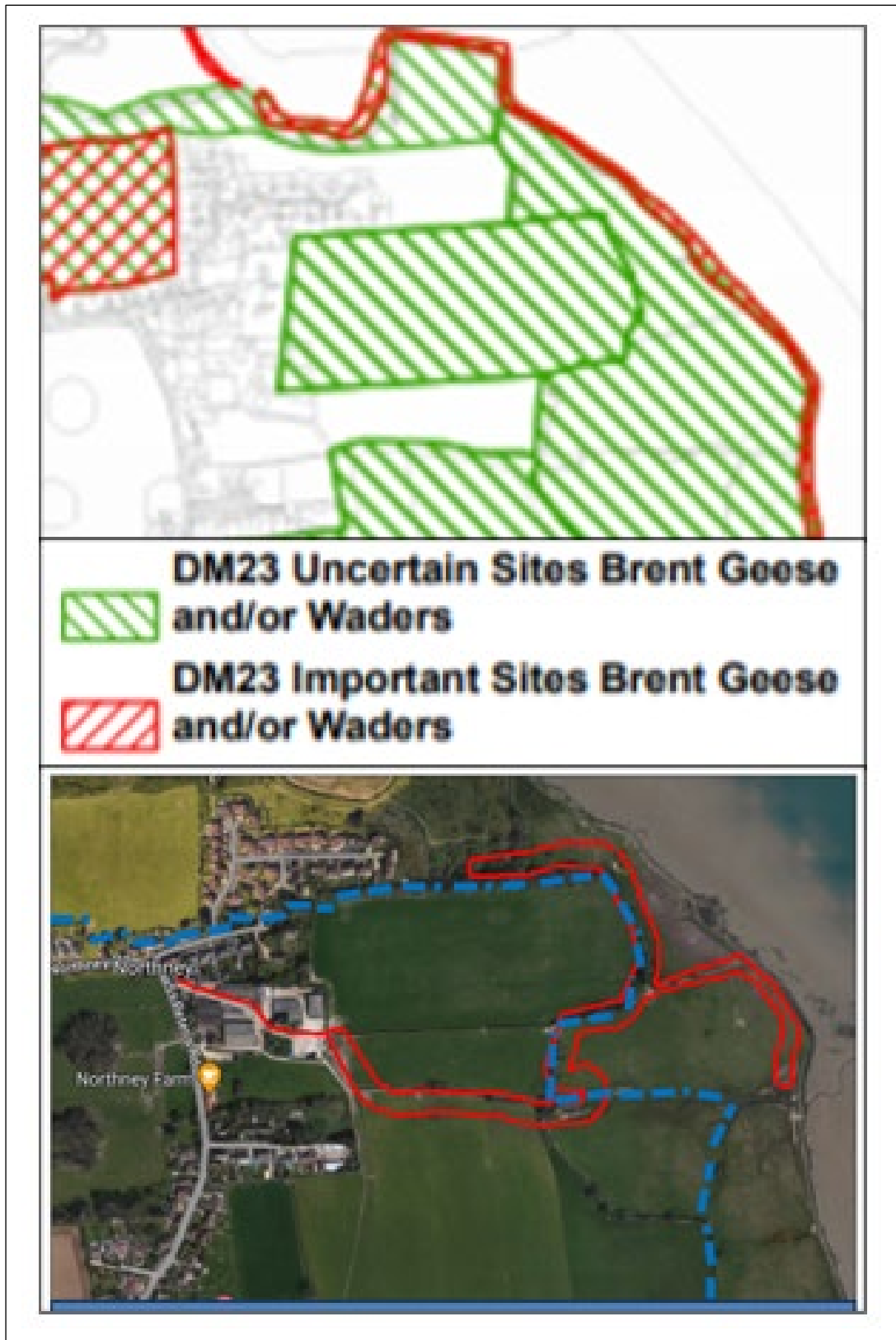
With Landscape strategy and key guidelines including –

- Landscape strategy is to conserve and enhance the local character
- Investigate provision of pedestrian access to eastern harbour edge

Landscape sensitivity is recorded as Medium-High and wider landscape sensitivity stated as High.



- 1.4 In terms of the proposals maps of the adopted Development Plan, the application site is noted as being mostly an uncertain foraging site for Brent geese and waders, with the exception of that at the shoreline, under Council Policy DM23 which are important for such birds and with the ecological designations of the AONB protected by CS11 and the tests of CS12 more widely in respect of the AONB.



- 1.5 Much of the application site falls within Environment Agency flood zones 3 and 2, with the agent confirming the land floods periodically on at least an annual basis. A previous screening by the County Archaeologist revealed there are no archaeological sites currently recorded at that location, although archaeological remains have been found on the adjacent foreshore. Remains are predicted to be found though and a watching brief was advised.
- 1.6 English Nature carried out a condition review of the Chichester Harbour SSSI in 2021 and concluded it was in declining, unfavourable condition overall, with saltmarsh loss being notable. Whilst this is a complicated matter, some of the causes of this decline has been eutrophication caused by increased nitrate loadings on the Harbour, mostly from run-off from agricultural fields within the Harbour's river catchment areas, but also from new residential development and lack of capacity at wastewater treatment works during times of heavy rainfall, causing storm surges.

2.0 Relevant planning history

- 2.1 Under a pre-application enquiry reference GEN/22/01138 a request was made to the Council for a screening opinion as to whether the works – now subject of application APP/23/00507, required the submission of an Environmental statement. The Council confirmed 'yes' on 5 April 2023, although confirming it was not schedule 1 development, the County Council ecologist confirmed it was within Schedule 2, 10 (m) project and located in a 'sensitive area'. The Conservancy responded on 27 February 2023 stating it thought the proposals were EIA development.

3.0 The currently submitted proposals

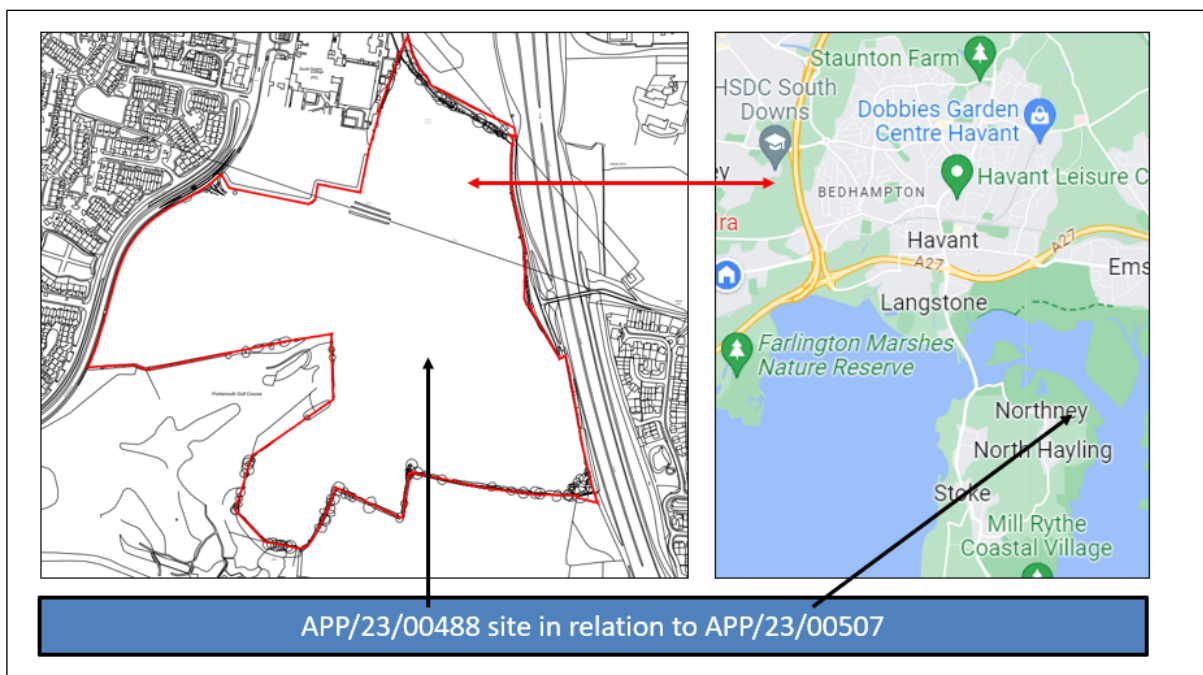


- 3.1 The applicant proposes to build a 2.25 m high bund and also repair/reinstate a section of sea wall to a height of 1.4m. The application is supported by a covering letter dated 9 June 2023 and the following reports –

- Habitats Regulations Assessment dated November 2022;
- Archaeology statement enclosing HCC screening opinion January 2023;
- Wintering bird survey dated 31 March 2023 (updating earlier surveys);
- Coastal flood level assessment dated 26 September 2022;
- Construction environmental management plan dated 5 September 2023; and,
- Topographical survey

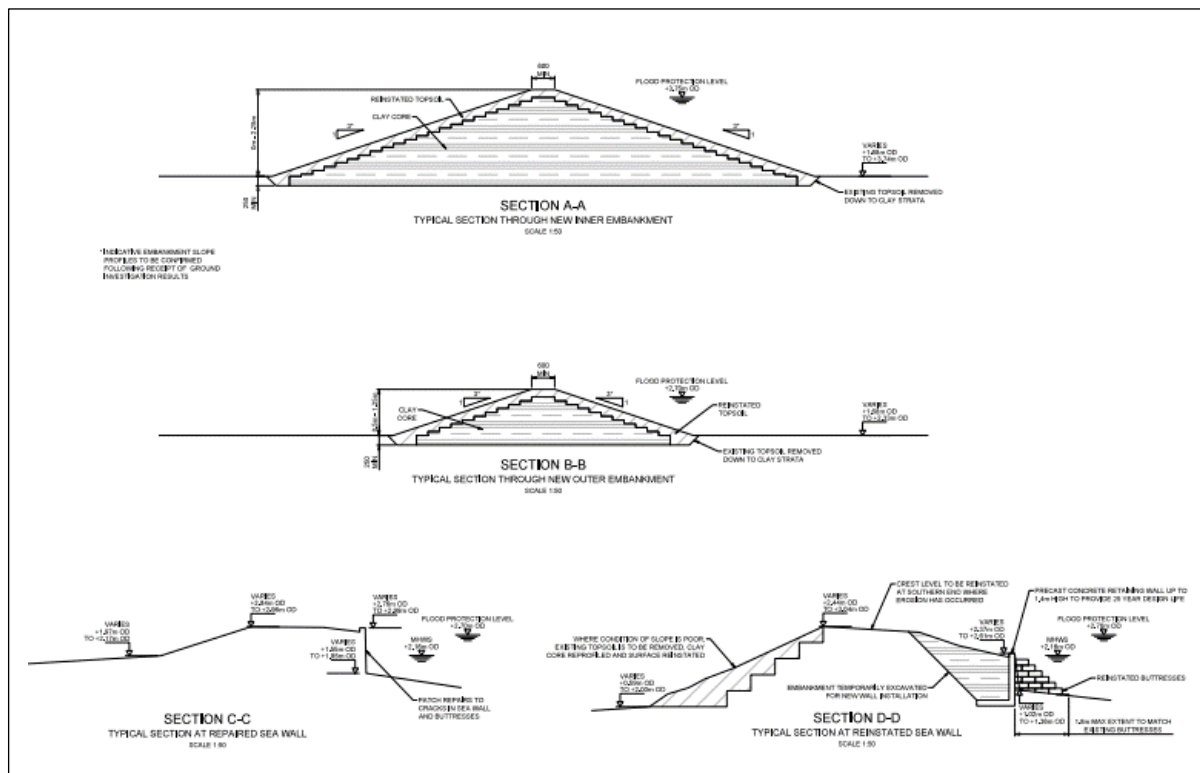
3.2 The agent explains – *“The overarching objective of the inner bund is to protect the habitat identified at Northney Farm for wintering bird populations, principally Curlew and Brent Geese, both qualifying species of the adjacent Solent Maritime SPA. This will be achieved by repair and reconstruction of the existing defences and creation of an Inner sea bund defence to protect habitats from excessive coastal flooding in the future.”*, going on to add – *“This habitat is proposed to be utilised and enhanced to provide suitable mitigation for wintering birds to off-set the impact of the residential development of the site at Campdown, Purbrook, which is subject to a separate detailed planning application also submitted by Dandara Ltd.”*

3.3 That extant and as yet undetermined application is believed to be APP/23/00488 - *Application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access road, footways and cycleways, pumping station and drainage basins.* – Land East Of, College Road, Purbrook, Waterlooville (that site shown below relative to APP/23/00507 site). At the current time, the Council can only demonstrate a 1.81 years’ worth supply of housing land, so the tilted balance would apply to consideration of APP/23/00488.



3.4 The agent confirms that a separate application for the sea wall works has been made to the Marine Management Organisation (MMO). Works to the sea wall are also considered to require a Works Licence from Chichester Harbour Conservancy.

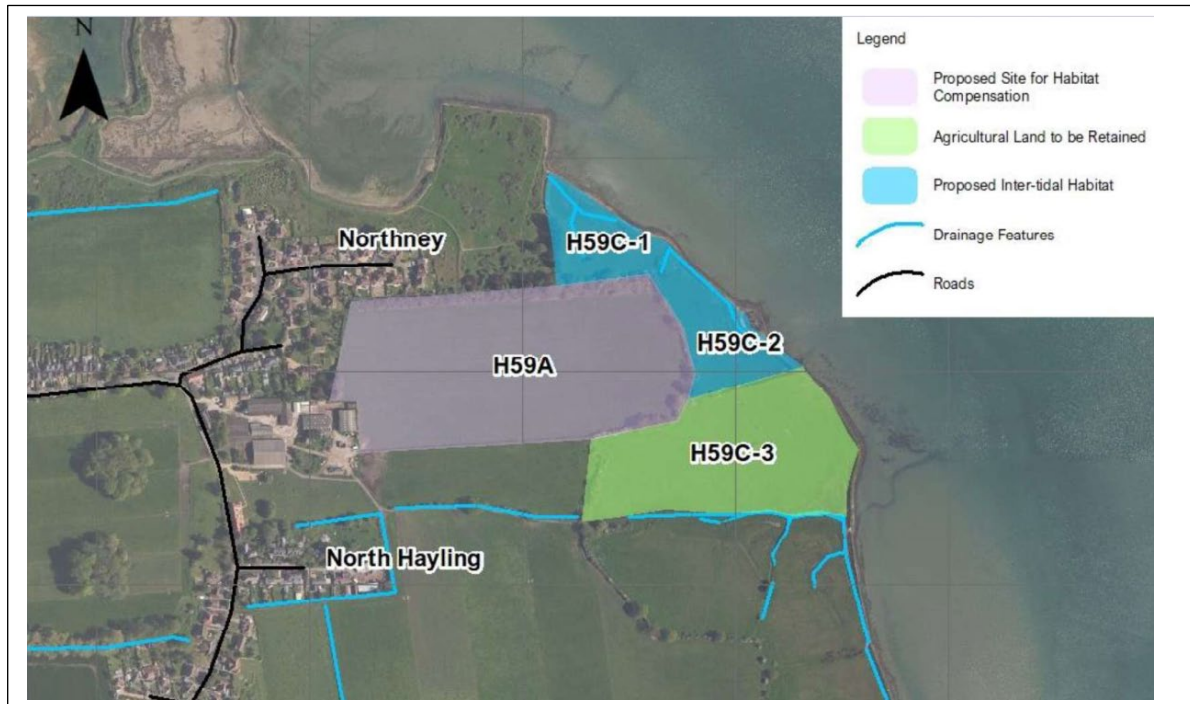
- 3.5 The proposed bund works are located within field parcels 59C1-4, 59B and 59D as identified within the Solent Waders and Brent Goose Strategy. A total of 12 surveys of Curlews and Brent Geese were undertaken between October 2020 and March 2021 to form a baseline understanding of the site. The surveys recorded significant numbers of both Curlew and Brent Geese. In November 2020 roosting birds were concentrated in a small area within field parcel H59C-3 adjacent to the sea wall.
- 3.6 A peak count of 1245 Brent Geese was recorded on 10/02/21, with counts above 1000 on or adjacent to the site on every occasion from mid-November to late-February. Field parcels identified supporting over 500 Geese (including the peak of 1245) included H59B-1, and H59D (east only). During survey works, it was noted there is significant seawater inundation across the coastal grazing marsh sections of the site, including field parcel H59C-3 which was identified as the most important area for curlew.
- 3.7 The sea defences along H59C were last inspected by the Environment Agency in March 2020, with the condition reported as 'very poor', and a coastal breach was reported in February 2021. More recent inspections by WSP on behalf of the landowner in May and July 2021 also found the wall to be in very poor condition with areas of collapsed block wall, severe erosion of earth banks and washout of material.
- 3.8 According to WSP, if the existing defences are not reinstated, parcels H59C-1 to H59C-3 are expected to flood annually from the present day, with the frequency increasing with sea level rise (based on exceedance of the crest height). There is also the potential for further degradation of the defences contributing to increased flooding.
- 3.9 The applicant's approach therefore is to build the bund (typical sections shown below), so that land behind it can provide the necessary mitigating habitat.



Planning Policy framework to be considered

NPPF paragraphs – 1-3, 6-12, 20, 28, 38-43, 47, 55-57, 60, 75, 84, 92, 119-120, 126, 130-131, 134, 153-154, 159-160, 167, 170, 174-176, 179-182, 185, 189, 194, 199, 201-204, 218-219; **NPPG ID's** – 4, 6-8, 18a, 20, 21a, 21b, 23b, 26, 30-31, 65-66, 68; **HBLP** – CS11-Cs13, CS15-CS16, CS19, CS21, DM8-DM9; **HBSADPD** – AL1, DM20, DM23; **CHMP** – 1-2, 8, 12-13, 15; **PP** – 1, 10; **SPD**.

4.0 Conserving and enhancing the AONB and the planning balance



4.1 The Conservancy's Planning Principle 10 with regards to shoreline defences sets out the following –

"The Conservancy has a hierarchy of preferred approaches to shoreline defences, as detailed in the Sustainable Shorelines: General Guidance document. The Conservancy is unlikely to object to proposals that entail:

- *Removing and not replacing existing defences; or*
- *Managed realignment, where appropriate; or*
- *Adaptive management, where appropriate.*

In locations where existing defences are present, the Conservancy is unlikely to object to a 'like-for-like' replacement providing that the applicant demonstrates that the defences are still required. The Conservancy prefers the use of materials that naturally degrade (i.e. timber rather than rock or concrete).

The Conservancy is likely to object to the installation of new, strengthened, or improved defences if they will have an adverse impact on habitats, species or safety of navigation."

4.2 The Conservancy's CHaPRoN Manager has made the following observations on the application –

"Responding on behalf of the CHaPRoN (Chichester Harbour Protection & Recovery of Nature) partnership, there are concerns regarding this planning application at Northney Farm, both in terms of the construction of the new inner bund, the repair and reconstruction of existing sea defences and the impact the scheme will have on the long-term health of saltmarsh, a key feature of the SSSI.

Background Information

In February 2021, Natural England published the Condition Review of Chichester Harbour SSSI sites: intertidal, subtidal and bird features (NERR090).

(<https://publications.naturalengland.org.uk/publication/5535304204419072>)

This review downgraded Chichester Harbour SSSI to unfavourable declining condition largely due to the continued loss of saltmarsh, the poor quality of saltmarsh and mudflat habitat, and the continued decline of several bird species (wintering and nesting).

The report explains that one of the key pressures on saltmarsh within the harbour contributing to this decline is the presence of hard sea defences. Hard defences cause an effect known as coastal squeeze, whereby they act as a barrier and prevent the natural transition of saltmarsh landward as it adapts to rising sea levels. Hard defences prevent this and saltmarsh is gradually 'drowned' and dies off. Hard defences also prevent natural erosional processes that generates sediment supply, which is essential to the health of saltmarsh.

To restore saltmarsh extent within the Harbour to favourable, Natural England's review recommends that an additional 257 hectares of saltmarsh is required.

The main approach to achieve this is through managed re-alignment and habitat creation schemes.

SSSIs are protected under the Wildlife and Countryside Act 1981. There is a duty to take reasonable steps to further the conservation and enhancement of the special features of SSSIs.

The Government's Environmental Improvement Plan 2023 sets a target for 50% of SSSIs to have actions on track to achieve favourable condition by 31 January 2028.

The CHaPRoN partnership is seeking opportunities around the Harbour to reduce the pressures on saltmarsh habitat and actively restore saltmarsh through managed re-alignment and habitat creation initiatives and ultimately return the SSSI to favourable condition.

Main Concerns of Planning Application

The site at Northney Farm within this planning application, has been identified under the Habitat Compensation & Restoration Programme and the emerging coastal defence strategy for Hayling Island as a prime site for a managed realignment and habitat creation scheme. However, the proposed scheme detailed in the planning application would mean that creation or restoration of saltmarsh and other intertidal habitats will be impossible for the period of the mitigation agreement (ie 80 years). The position and construction of the bund will also limit wider future potential habitat creation schemes adjacent to the

site. This proposed scheme would not support CHaPRoN's ambition to restore and protect saltmarsh within the Harbour and return this feature to favourable extent and condition.

The request to repair and reconstruct the seawall will require SSSI consent from Natural England. The landowner is unlikely to secure this SSSI consent for the works as it is counter to NE's policy, due to the adverse effect hard sea defences have on the integrity of the site and impact on the features of the SSSI that make it of special interest. Furthermore, it is likely that the works would require a works licence from Chichester Harbour Conservancy and again the works is counter to the Conservancy's nature recovery priorities.

As the Conservancy's ecologist has highlighted, the site is already important for Brent Geese and Curlew as mapped under the Solent Wader and Brent Goose Strategy. The application suggests that repair of the seawall is essential to retain the importance of the site for feeding Brent Geese and Curlew, and tidal flooding is incompatible with those species, however, Brents and Curlew, and many other species hugely benefit from intertidal habitats.

If the seawall was repaired, compensation for the future loss of intertidal habitat would need to be offset elsewhere."

4.3 The Conservancy's Ecologist has made the following comments on the application –

"This application on Northney is to provide ecological mitigation for land being developed for housing at Campdown/waterlooville, which is used by curlew and brent geese for feeding, and identified by the SWBGS. Planning app here:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=DCAPR_2_56009&previousCaseNumber=PROPLPI_66999_1&previousCaseUpnrn=10013678930&activeTab=summary&previousKeyVal=PROPLPI_66999_1

There were various issues with the amount of land required for compensation, on which RSPB commented (see attached), and the lack of detail supplied by the applicant on how the land would be managed.

However, my main concern is that the area at Northney farm is already important for feeding Brent Geese, Curlew (H59A, H59B and H59D all being mapped as core areas by the SWBGS here:

[The Solent Waders & Brent Goose Network \(arcgis.com\)](#))

and repairing of the seawall is apparently counter to the policies of NE and Coastal Partners, and ourselves. The application states that repairing the existing seawall would 'protect' the site at Northney from excessive coastal flooding, which whilst technically being accurate would also mean that creation or restoration of saltmarsh and other intertidal habitats will be impossible for the period of the mitigation agreement (ie 80 years). The covering letter seems to indicate that repair of the seawall is essential to retain the importance of the site for feeding Brent Geese and Curlew, and tidal flooding is incompatible with those species, when it is clearly not – Brents and Curlew, and indeed many other species hugely benefit from intertidal habitats.

I also assume that any repairs to the existing seawall would require a works licence from CHC".

4.4 The North Solent Shoreline Management Plan (2010) concluded within Chichester Harbour an approach of 'hold the line' was appropriate for the next 100 years. However, that approach was based on no public funding being available and the document is now 13 years old and a more recent 2020 report has concluded such an approach is unsustainable. Conservancy thinking in relation to climate change has been to adopt a more flexible approach seen in its PP10 above, with appropriate managed re-alignment being encouraged to create and restore lost saltmarsh habitat.

4.5 Whilst it is understood that the developer wishes to improve the site, it is already providing habitat, so there would be no real quantitative improvement in habitat area as mitigation for a housing development elsewhere in the Borough.



Image taken on 08 Feb 2023 showing several hundred Brent Geese flushed from their favoured pasture field (H59A) at Northney Farm, with cattle on the coastal grazing marsh (H59C-3) in the foreground and the pine tree and nesting platform favoured by the wintering Peregrine also visible.

SRL – for 16.10.2023 Conservancy Planning Committee – Extension of time has been given to comment.

***Abbreviations used:**

NPPF – National Planning Policy Framework – (Revised July 2021)

NPPG– National Planning Practice Guidance – (2014 onwards)

HBLP – Havant Borough Local Plan (Core Strategy)(2011)

HBLPSA – Havant Borough Local Plan Allocations (2014)

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

PP – Conservancy Planning Principles (from October 2016 onwards)

SDP – Solent Waders and Brent Goose Strategy (2010) / North Solent Shoreline Management Plan (2010) / Tye & Northney Village Design Statement (2008) / Joint AONB SPD (2017)

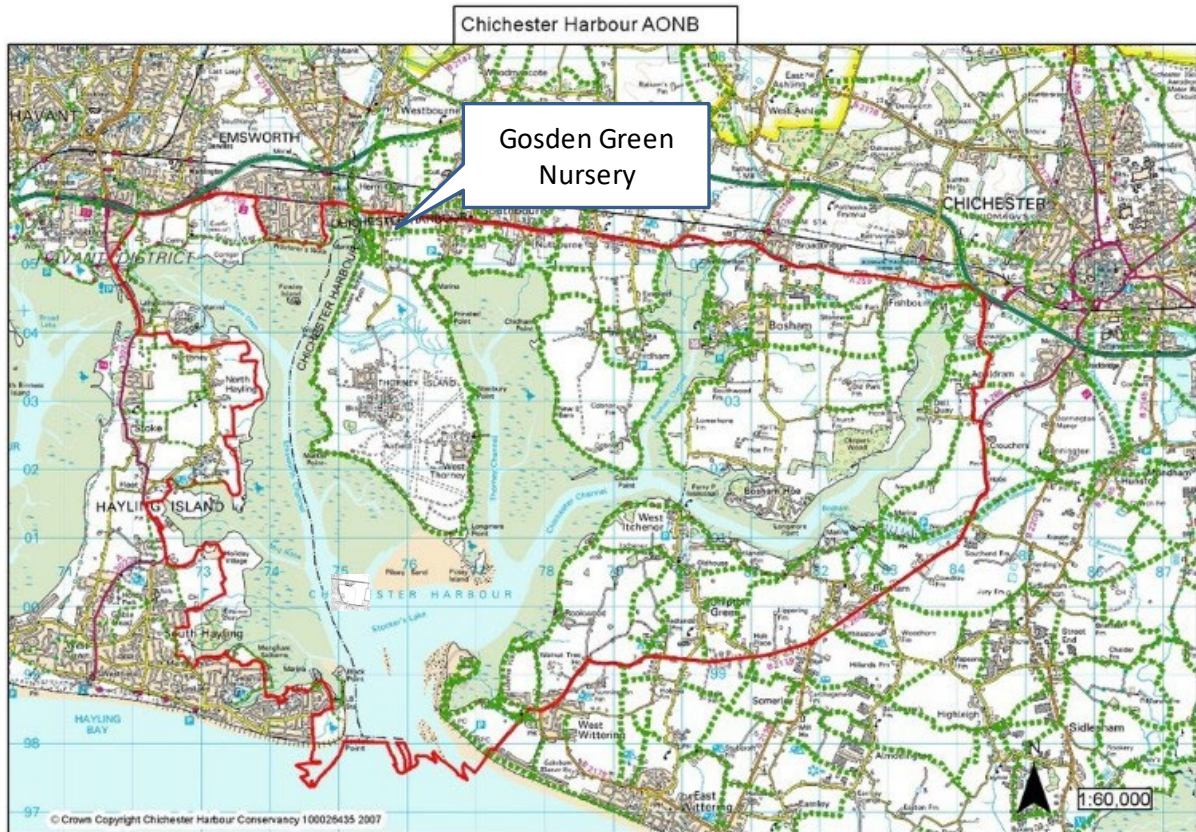
Local Planning Authority planning application reference: **23/01554/FUL**

Site: Gosden Green Nursery 112 Main Road Southbourne Emsworth West Sussex PO10 8AY

Proposals: Retention of extended southern storage area.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RXBAGJERLEP00>



RECOMMENDATION

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

- Control over the type of storage – vehicles only, limited to a maximum height of 3 metres as suggested in the application;
- External lighting to be agreed and to be low level and sensitive to the AONB’s Dark skies and to Bats using the site;
- Retention of the existing hedgerows to the boundaries of the site and provision of the proposed shelterbelt planting to the southern end of the site within the next available planting season.

Conservancy Officers’ comments and reasoned justification

1.0 Site description

1.1 The site relates to a former horticultural nursery business containing glass houses, within a long and relatively narrow site (1.43ha with a depth of 272m

and a width of 42m) on the south side of the A259 (Main Road) to the east of Hermitage, within the AONB.



Above: aerial photo showing location of the site

- 1.2 The site lies outside the settlement boundary of Hermitage, with fields directly to the east and west of the site. There are established trees and hedgerows to the long eastern and western boundaries. The site has an open frontage to Main Road from where a grassed area can be seen, with a polytunnel and glasshouses set back behind this open frontage. A large driveway entrance is situated in the centre of the frontage.



Above: extract from the CDC Local Plan Policies map, showing the settlement boundary within a red line, with the site to the RHS of this line.



Above: views of the site from Main Road.

- 1.3 A public footpath runs southwards from Main Road alongside the neighbouring field to the east, and runs past the southern boundary of the site, which is marked by a 2-metre-high close-boarded timber fence, which prevents clear

views into the site from this perspective.



Above: plan showing footpaths in purple.



Above: View from footpath to south, with site fencing on RHS.

- 1.4 There are glimpsed views of the tops of the glasshouses from the public footpath to the east. To the south, the site occupied by the 'One' Church sits (formerly New Life Christian Church), set within agricultural fields to the east, west and south.



Above: Views from footpath to east, with tops of glasshouses visible beyond hedgerow and adjacent field.

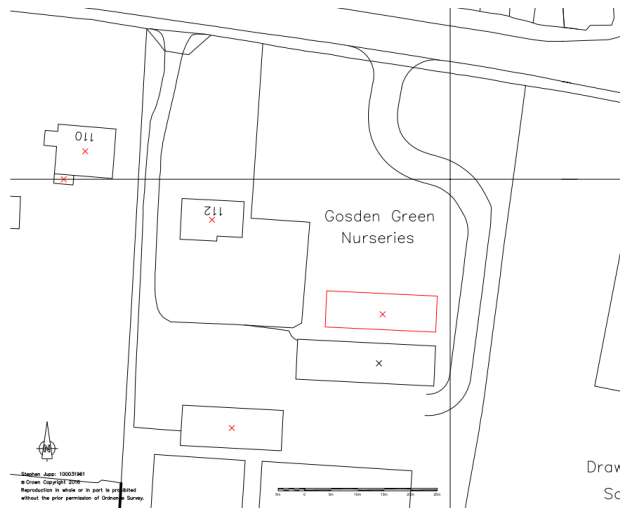
- 1.5 The land has been occupied by commercial glasshouses across half the area, positioned to the middle zone of the site, set back approximately 53.5m with a grassed frontage from Main Road to the front quarter, and to the rear quarter a rough grassed area occupied by various caravans and boats. The southern boundary fence screens these caravans from the footpath. The glasshouses occupy the full width of the site and effectively separate the front approach from the rear enclosed area.
- 1.6 The existing glasshouses structures vary in size, the total floor area covering 5,295sqm. The four largest glasshouses have ridge heights that vary from approx. 3.2m and 4.5m. Whilst designed for agricultural propagation, they are no longer used for their intended purpose, and are in various states of disrepair.
- 1.7 The southern part of the site beyond the southern-most glasshouse is used for the open storage of cars, caravans and boats.



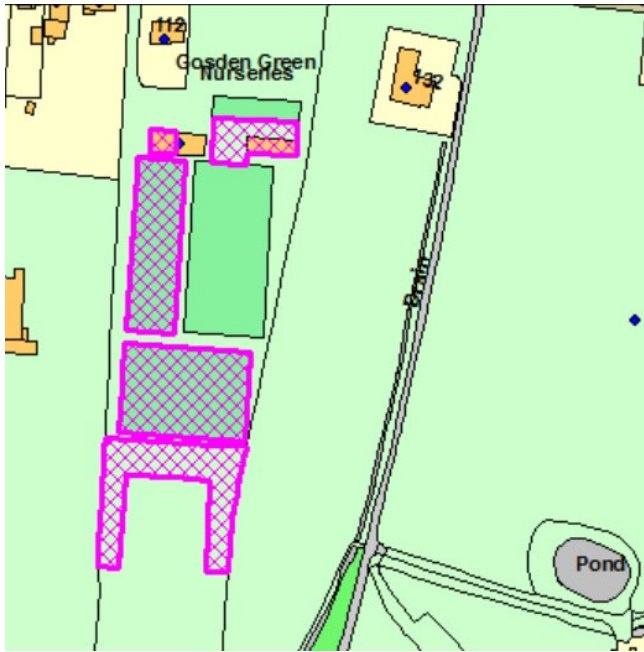
Above: the existing storage area at the southern end of the site (LHS taken from within the site and RHS taken from top of fence line from footpath to south).

2.0 Relevant planning history

- 2.1 SB/23/00460/ELD - Existing lawful development certificate for the use of polytunnel (shown outlined in red below) for the storage of motor vehicles. Application pending consideration by the LPA.



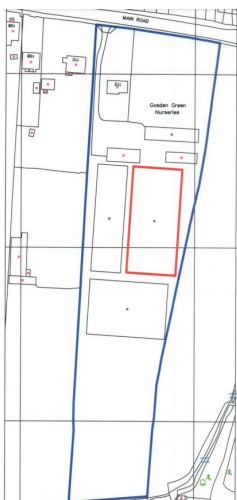
- 2.2 SB/21/02238/FULEIA – Proposed construction of 29 dwellings (21 open market, 8 affordable), public open space, landscaping, parking and associated works (following demolition of existing buildings). CHC Planning Committee raised an objection 8 September 2021. Application refused by LPA on 28 October 2021. Appeal dismissed on 22 March 2023 on the grounds of the effects of the development on the AONB being unacceptable.
- 2.3 SB/20/00032/FUL - Proposal erection of replacement buildings for a mix of Use Class B8 and B1 uses, with access, parking and landscaping following demolition of existing Use Class B8 and B1 buildings. Consulted Delegated Process consultation made by CHC raising Objection 1 May 2020. Application Refused by LPA on 30 July 2020. Appeal dismissed on the grounds of effects of the development on the AONB being unacceptable.
- 2.4 SB/17/01039/ELD – Existing Lawful Use Certificate for Use of land and buildings (shown hatched in plan below) for storage purposes (Use Class B8). Certificate granted on 14 December 2017.



2.5 SB/12/00504/OUT: Demolition of existing detached residential dwelling, associated outbuildings, 3 x glasshouses and polytunnel and erection of 42 two and three-bedroom dwellings with associated parking and access with some matters reserved. CHC commented on 13 March 2012 raising objection to the proposal and requesting its refusal. Application Refused by LPA on 1 May 2012.

2.6 SB/11/00949/OUT: Demolition of existing detached residential dwelling, associated outbuildings, 3 no. glasshouses. Erection of 42 no. 2 and 3-bedroom dwellings and associated outbuildings, parking and access with some matters reserved. CHC commented on 4 March 2011 raising objection to the proposal and requesting its refusal. Application Refused by LPA on 23 May 2011.

2.7 SB/09/02602/ELD – Existing lawful development certificate for the use of greenhouse for storage purposes (shown outlined in red below). Granted by the LPA on 5 November 2009.

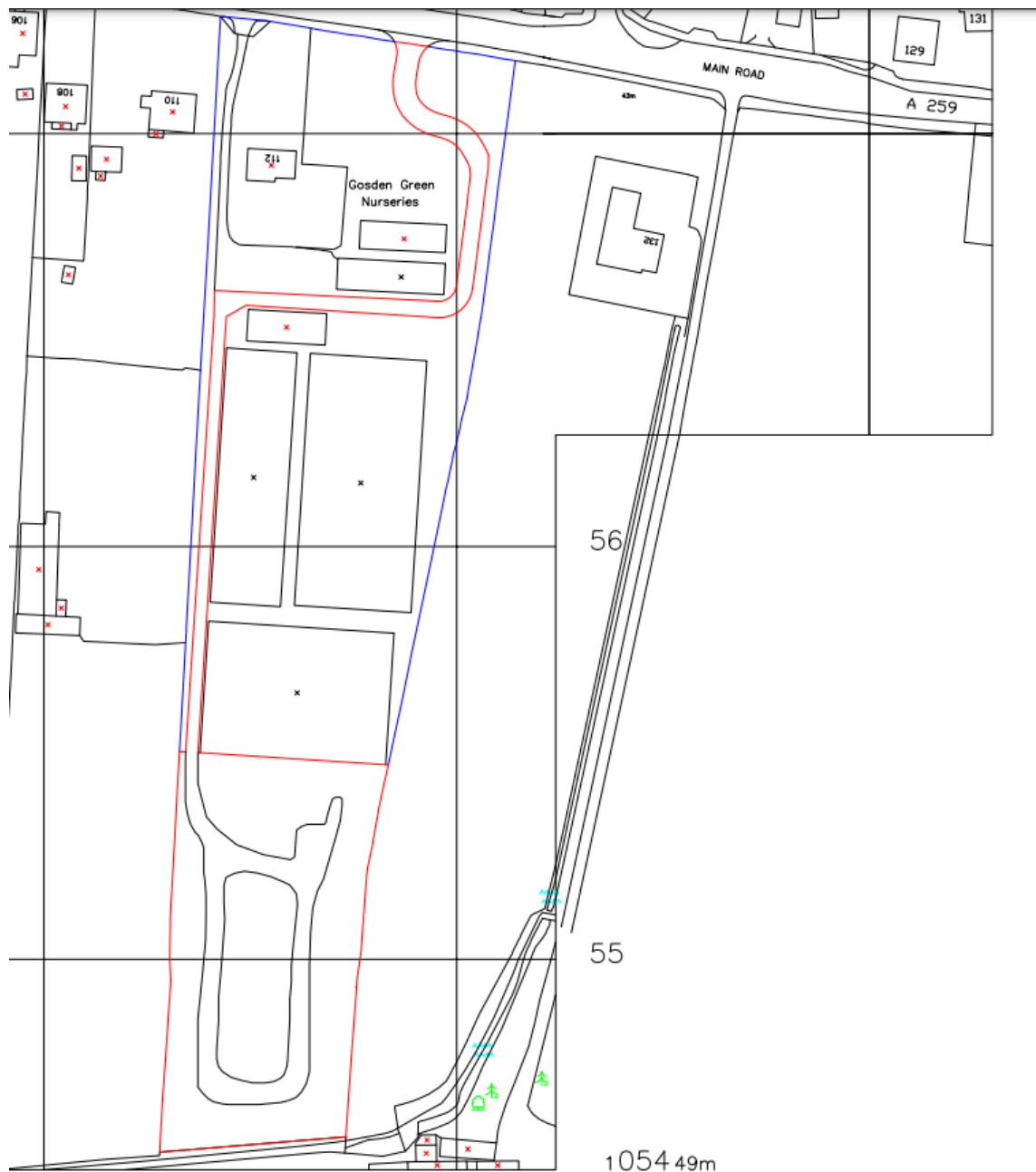


2.5 SB/08/03919/OUT: Erection of two dwellings to the road frontage. CHC commented on 16 October 2008 raising objection to the proposal requesting its refusal. Application Refused by the LPA on 21 November 2008.

2.6 SB/05/01350/OUT: Outline application for erection of affordable housing. CHC commented on 6 June 2005 raising objection to the proposal requesting its refusal. Application Refused by the LPA on 26 July 2005, subsequent Planning Appeal dismissed on 19 October 2006.

3.0 Proposed development

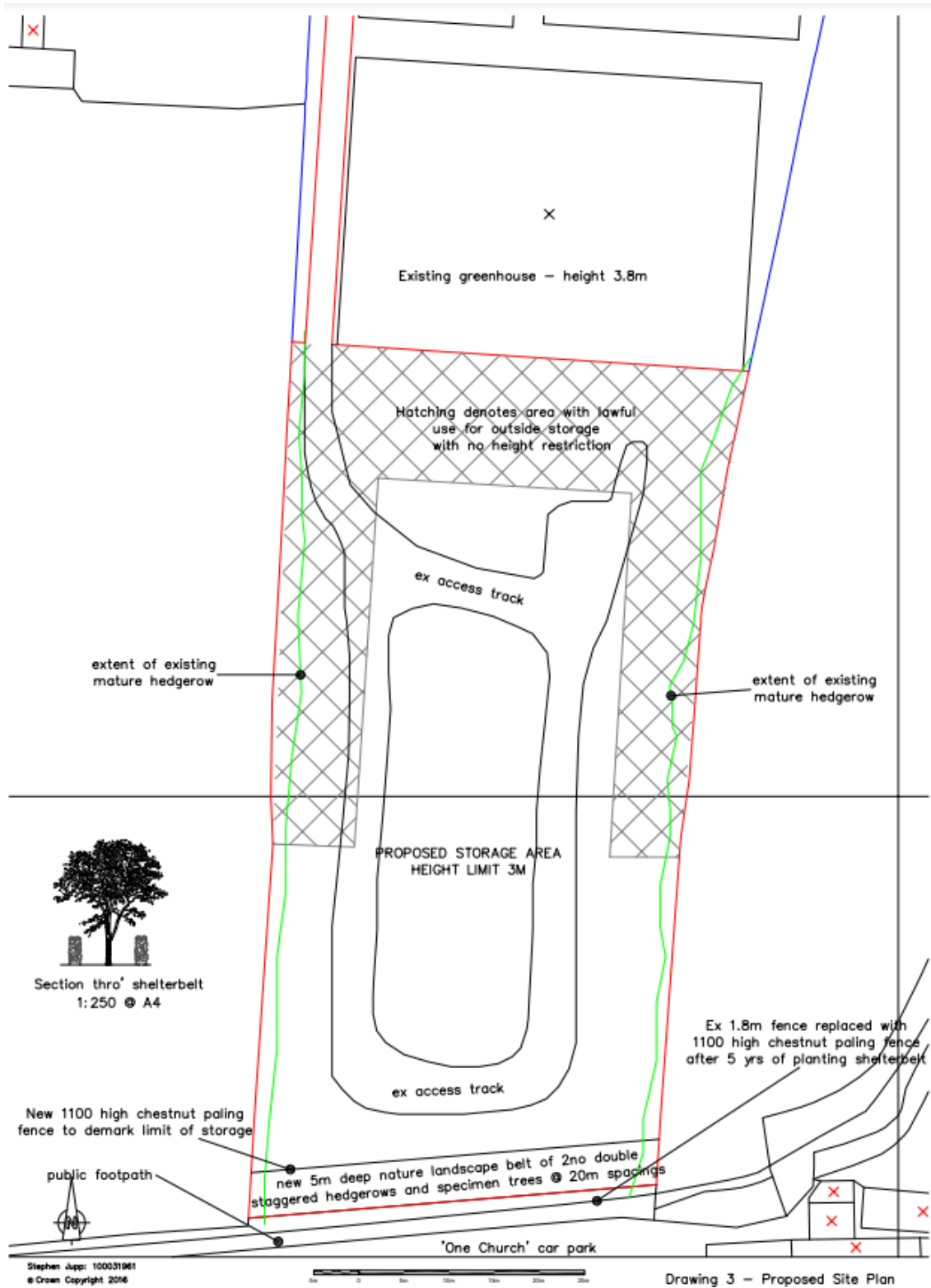
3.1 This application seeks to regularise the use of the southern part of the site for the open storage of vehicles (the area outlined in red on the plan below), which is a larger area than that authorised by the Certificate of Lawfulness in 2017. The area would extend almost to the southern boundary of the site, however, a 5-metre-thick shelterbelt of planting is proposed along the southern boundary.



Above: Site plan showing the southern part of the site subject of this application outlined in red.



Above: Aerial photograph showing the presence of vehicles stored in the southern part of the site, south of the southernmost glasshouse.

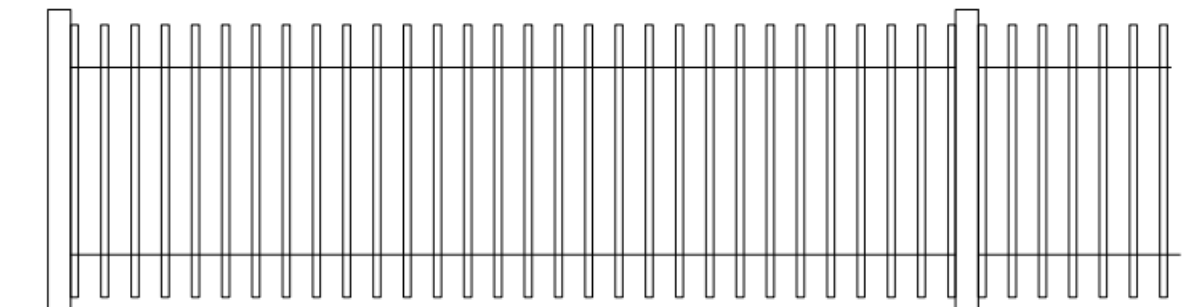


Above: Proposed site plan



Above: Proposed site plan on aerial photograph

3.2 The existing 1.8-metre-high close-boarded fence to the southern boundary would be replaced with chestnut paling fencing, 5 years after the planting of the shelterbelt.



Above: proposed chestnut paling fencing

- 3.3 The supporting statement argues that the recent appeal Inspector's deciding the appeals on this site have made an independent analysis of the impact of the vehicles currently stored and considered the vehicles to be far less readily visible from outside the site than the glasshouses. It also argues that the current storage has a greater impact than the proposals – due to extending up to the southern boundary. It also argues that the granted Certificate for the outside storage has no control over the type of storage (including height), whereas the current application proposes a maximum height of 3 metres. It also argued that currently there is no limit on illumination – whereas the applicant would be agreeable to a condition to limit lighting to sensor controlled, but friendly security lighting in order that there is no harm to the dark skies of the AONB.

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), NE4 (Strategic Wildlife Corridors), NE5 (Biodiversity and Biodiversity Net Gain), NE8 (Trees, Hedgerows and Woodlands), NE10 (Development in the Countryside), NE13 (Chichester Harbour Area of Outstanding Natural Beauty), NE21 (Lighting), E2 (Employment Development – Existing Employment Sites).

Southbourne Neighbourhood Plan Policies SB1 (Development within and outside the settlement boundaries), SB10 (Employment Land), SB14 (Biodiversity), SB15 (Trees, Woodland and Hedgerows), SB17 (Achieving Dark Skies).

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), PP09 (Dark Skies).

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

4.1 Key issues: Impact on Chichester Harbour AONB

4.1 The proposed use is already in existence and has been partially established as lawful through the granting of the Certificate of Lawfulness in 2017. The main issue is therefore the impact of the additional storage area proposed on the natural beauty and special qualities of the AONB in this location.

4.2 Emerging Local Plan Policy E2 states that planning permission will be granted for development within business and industrial use classes E (g), B2, B8 of new

floorspace, and the refurbishment, upgrading or modernisation of existing premises, where it can be demonstrated that:-

- there is no materials increase in noise levels resulting from machinery usage, vehicle movement, or other activity on the site, which would be likely to adversely impact occupants of nearby residential properties, and
- the proposal is not of a scale that is likely to cause unacceptable visual amenity harm to nearby residential properties or cause harm to the enjoyment of the countryside; and
- the proposal would not generate unacceptable levels of traffic movement, soil, water, odour or air pollution and there is no adverse impact resulting from artificial lighting on the occupants of nearby residential properties or on the appearance of the site in the landscape or on its ecology; and
- where development would result in an expansion of the existing employment site into the countryside, that the development is required to meet a local need, is proportionate to its location and would not harm the character of the rural area.

4.3 Planning Principle PP01 states that the Conservancy shall give great weight to the protection of the landscape, the conservation of nature and the special qualities of Chichester Harbour, as defined in the AONB Management Plan and Landscape Character Assessment. The Conservancy will oppose any application that, in its opinion, is a major change or will cause material damage to the AONB or will constitute unsustainable development.

4.4 The proposals are contained within an existing employment site and would not expand further into the countryside. The extent of storage proposed does go beyond that permitted under the 2017 Certificate of Lawfulness; however, the visual impact of the stored vehicles is very limited as perceived from the surrounding footpath (the vehicles are not visible); due to the intervening hedgerow and fence screening.

4.5 The proposals include the planting of a 5-metre shelterbelt to the southern end of the site and the replacement of the solid timber fence with chestnut paling fencing after 5 years of this planting being established; which would help to further limit the impact of the storage within the landscape by providing a 'buffer zone' from the footpath to the south, and this additional planting has the potential to provide ecological benefits as well.

4.6 The supporting statement suggests that the applicant would be open to a condition to limit the height of the storage to no more than 3 metres; and to a condition to control external lighting. It is suggested that these conditions would be necessary to ensure that there is no harm caused to the wider AONB landscape or nature conservation from the formal authorisation of this storage area, including bats which use the boundary hedgerows for commuting and foraging. It is also suggested that a suitable condition should be included to restrict type of storage to vehicles only, as currently is the situation, to avoid regular vehicle movements and activity which might be caused by other types of storage use, to safeguard the tranquillity of the AONB in this location.

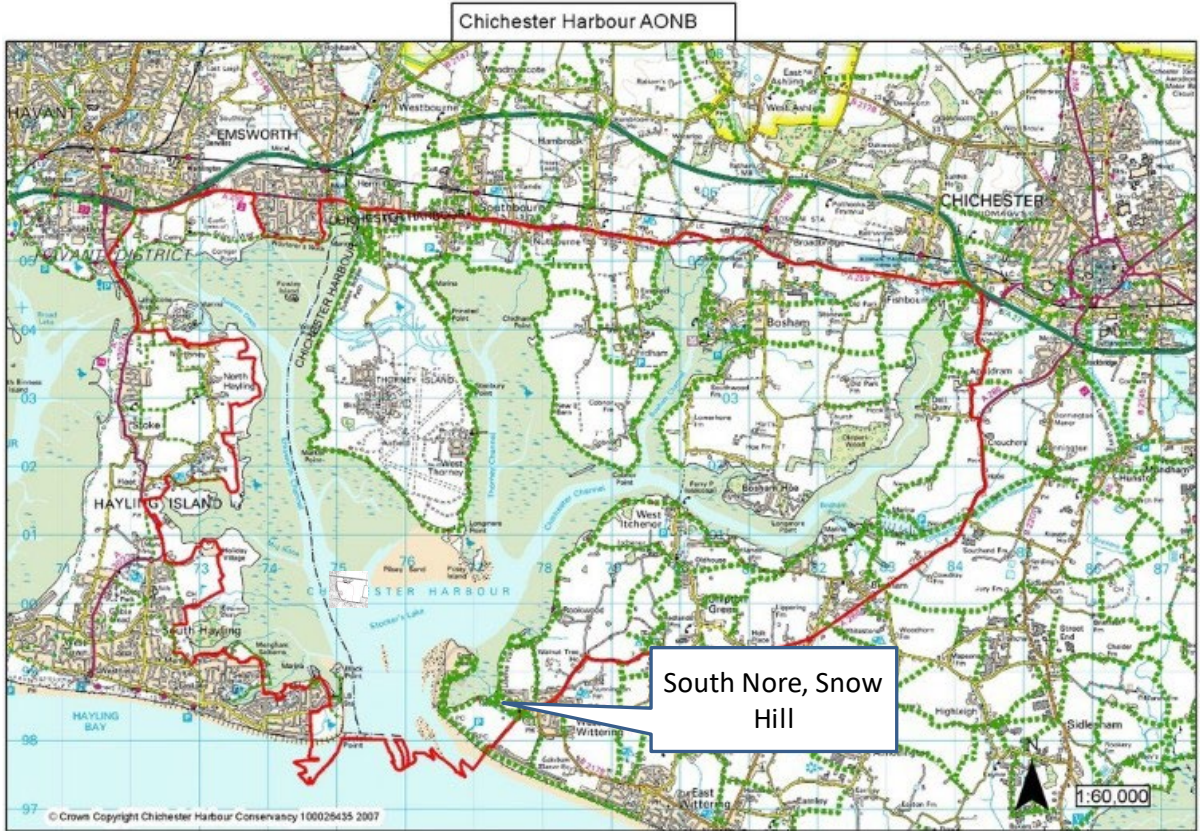
5.0 Conclusion

- 5.1 Overall the current use of the site for the storage of vehicles is not causing significant harm to the AONB and therefore it is considered that subject to the appropriate controls outlined, the proposed regularisation of this development would be acceptable and would accord with the relevant Local Plan Policies and AONB Management Plan and Planning Principles.

Local Planning Authority planning application reference: 23/01991/DOM

Site: South Nore Snow Hill West Wittering Chichester West Sussex PO20 8AT
Proposals: Demolition of existing garage replaced with outbuilding for use as garage/boathouse and home office.
Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RZWKXTERM8V00>



RECOMMENDATION

- (a) That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises an **objection** to the proposed development for the following reason(s):-

The proposed boat house/home office would be of an excessive height and scale in relation to the main dwelling and would be intrusive within the wider AONB landscape. It would therefore fail to conserve and enhance the natural beauty of the AONB, contrary to Local Plan Policy 43, Planning Principles PP01 and PP03 and the AONB SPD.

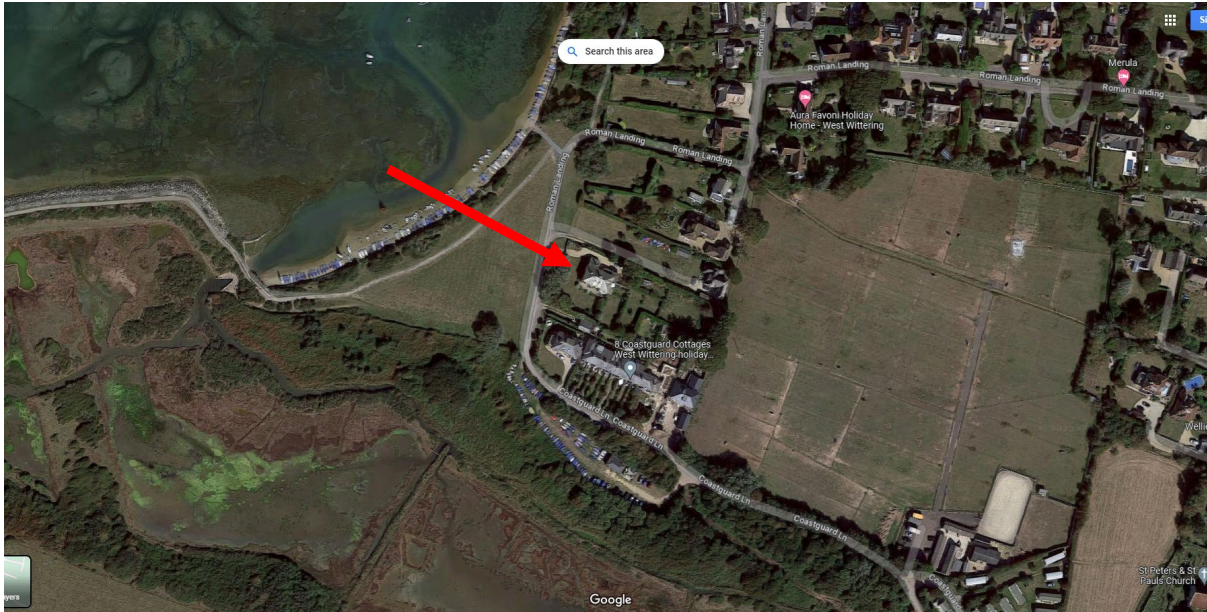
Conservancy Officers' comments and reasoned justification

1.0 Site description

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



Above: Views of property from footpath to north



Above: aerial photo showing location of the site



Above: view from footpath further to west

2.0 Relevant recent planning history

- 2.1 A pre-application enquiry was submitted to the Council in May 2023 for a single storey rear extension, partial demolition and replacement two storey side extension, and replacement of garage to form boathouse and addition of outdoor

pool. The Conservancy was consulted and Conservancy Officers made fairly positive comments but asked for further information to demonstrate that the proposals would accord with the AONB SPD, such as comparative silhouettes and footprints, and raised concern regarding the size and mass of a proposed boat house in the absence of detailed drawings of this element.

- 2.2 An application was submitted (23/01809/DOM) for the extensions to the house and the outdoor pool, but stated that the proposed boat house and pool changing hut would be the subject of separate applications. The Conservancy raised no objection to the proposed extensions to the main house, subject to matching materials, roof window blinds, retention of planting and Bat survey recommendations being implemented. We did however reiterate the concerns which we raised at the pre-application stage, that the proposed boat house the subject of a further application should take account of any increases proposed under the application for extensions to the main house.

3.0 Proposed development

- 3.1 The current application is solely for the detached boathouse / home office within the rear garden of the property (application 23/01809/DOM for the extensions to the main house and the swimming pool is still pending consideration by the District Council at the time of writing).



Above: Existing and proposed site plan, including proposed extensions to main house

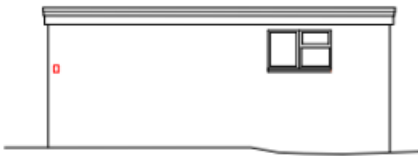
- 3.2 The proposed building would replace the existing detached garage, but would be of a much larger scale, of a rectangular footprint, with a pitched roof of clay tiles, incorporating a projecting hipped element, and a large chimney. The elevations would be clad in timber. The building would be approximately 5.8m high to the ridge, with the chimney being approximately 6.1m high.



VIEW 3 - VIEW OF GARAGE FROM HOUSE



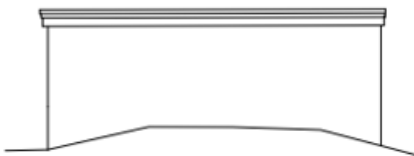
VIEW 4 - SIDE OF GARAGE



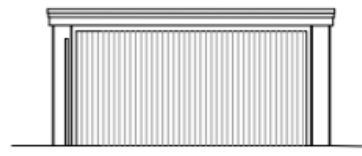
EXISTING NORTH EAST ELEVATION



EXISTING NORTH WEST ELEVATION



EXISTING SOUTH WEST ELEVATION



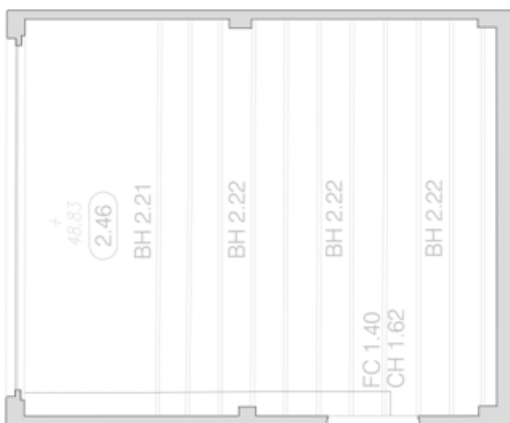
EXISTING SOUTH EAST ELEVATION

Above: Existing garage elevations

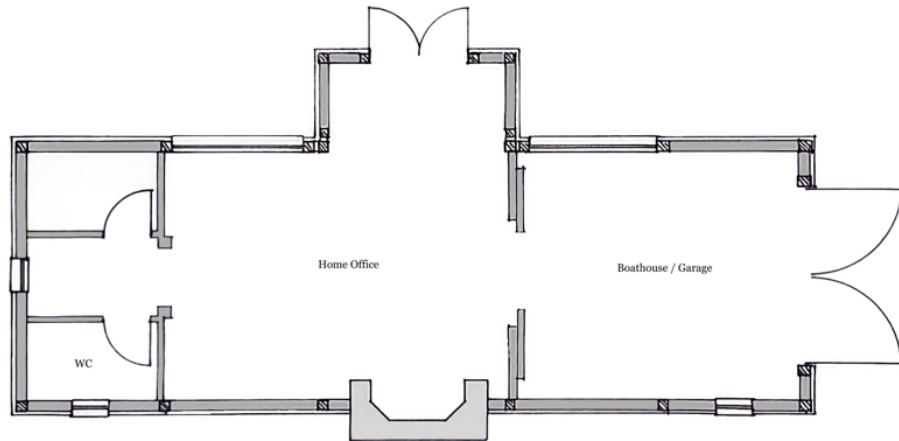


Above: Proposed boat house / home office elevations

3.3 The proposed building is shown as a home office with an attached wc and further small room (possible kitchenette), as well as a proposed boat house/garage.



EXISTING FLOOR PLAN



Above: Existing and proposed floor plans



PROPOSED SOUTH WEST FACING ELEVATION



PROPOSED NORTH WEST FACING ELEVATION



PROPOSED SOUTH EAST FACING ELEVATION

Above: Proposed building shown alongside main house (with proposed extensions to house also shown).

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) 43 (Chichester Harbour Area of Outstanding Natural Beauty), 48 (Natural Environment), 49 (Biodiversity).

Emerging Chichester Local Plan: 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).

West Wittering Neighbourhood Plan.

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).

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

4.1 Key issues: Impact on Chichester Harbour AONB

- 4.1 The AONB SPD states, at Section 15, that careful thought should be given to the siting and scale of ancillary buildings so as to avoid impact on neighbouring properties and dominance over the dwelling. The setting should not be intrusive in the landscape or in public views from the land or water.
- 4.2 The proposal would not be 'a modest and proportionate outbuilding' as stated in the Planning Statement accompanying the application. The proposed large rectangular footprint would significantly exceed that of the existing double garage, and the large pitched roof in particular, incorporating a projecting hipped feature and a large, decorative chimney, would make the building quite an imposing structure from the immediate surroundings.
- 4.3 The overall height of approximately 5.8 metres (above the eaves of the main house) with the chimney higher still is considered to be excessive for a domestic outbuilding. It is acknowledged that the proposed building would be set back behind the main house within the rear garden; however, it would be sited slightly further north than the existing dwelling and by virtue of its height and scale, it would be visible from the wider landscape to the west, as shown by the images of the house and proposed boat house shown together. The large chimney and large pitched roof would both be visible from this perspective, albeit set back behind the main dwelling.
- 4.4 It is also possible, given the proposed scale and height of the building, that it would be visible from the public footpath to the north-east running across the horse paddocks.
- 4.4 The supporting statement suggests that the impact on the AONB would be 'considerably reduced given the repositioning of the proposed garage compared to the existing structure'. Whilst the proposed new building would be sited slightly further from the north (side) boundary and set back slightly further into the rear garden, due to its much larger scale and height, it would be visible from the wider AONB landscape whereas the existing garage building is not, due to its low flat roof. As such, we disagree with this statement and consider that the proposed

building would have a greater impact on the AONB landscape due to its scale and visibility, both of which would be significantly greater than the existing building.

- 4.5 When added to the proposed extensions to the main house, the proposed boat house / home office would add significantly to the overall built form and silhouette of the dwelling, and as perceived from the wider AONB to the west (which is the only elevation clearly visible within the wider landscape currently due to intervening planting and buildings). However, this increase would be unlikely to exceed the 25% guideline maximum, when added onto the 7% increase as a result of the proposed extensions to the main house. However, if any of the trees to the northern boundary were to be removed, the proposed large building outline would be exposed to view from the northwest due to its scale and height, and would significantly exceed the 25% guideline.
- 4.6 The overall increase to the footprint on the site would also be significant, although unlikely to exceed the 50% guideline, and we consider that the increases to the silhouette and footprint should have been calculated and clearly shown within this application (it has not been mentioned in the supporting statement despite our previous comments that the proposed boat house should be included).

5.0 Conclusion

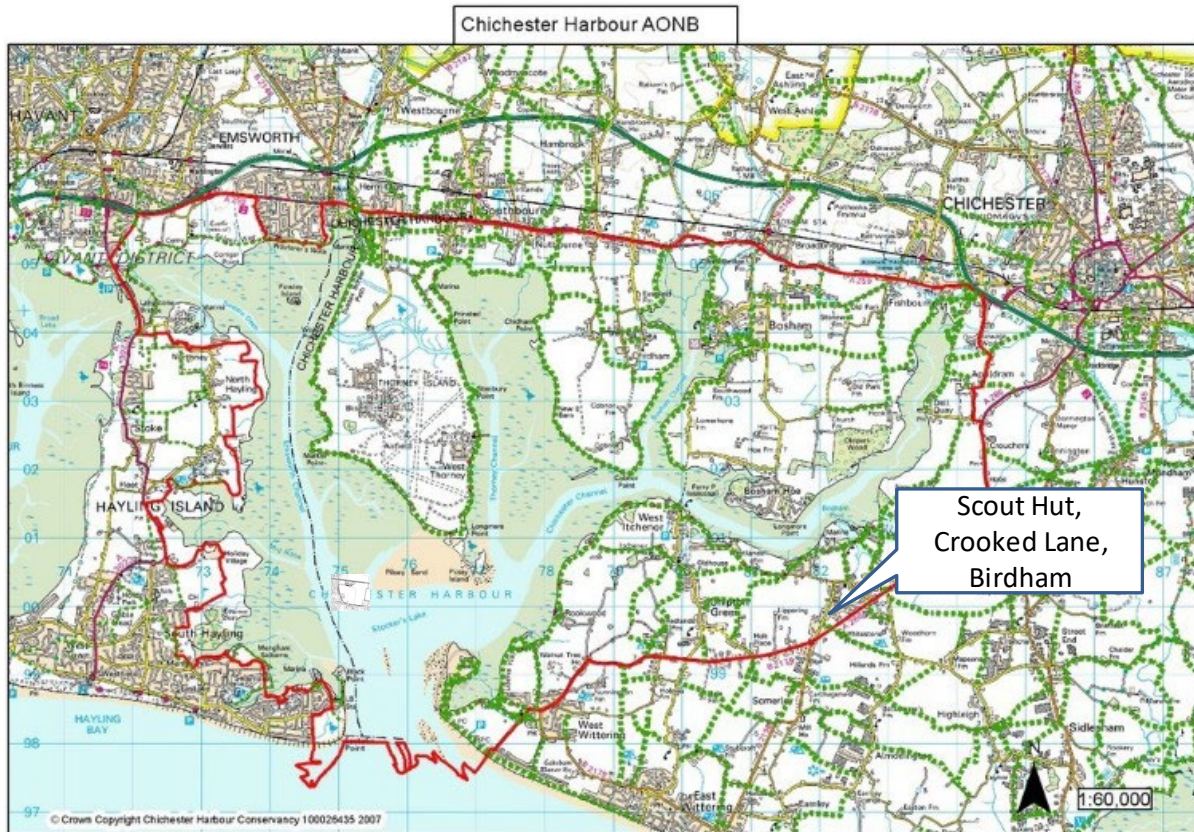
- 5.1 The proposed boat house / home office is excessively large for a domestic outbuilding and given its visibility from the wider AONB landscape in this very sensitive position on the edge of the Harbour and close to well-used public footpaths, it is considered that the height and scale of the building should be reduced to avoid appearing overly dominant and intrusive within the landscape. A much lower building, as the existing garage is, would have far less impact in the landscape.
- 5.2 The Conservancy therefore objects to this proposal on the grounds that the excessive height and scale of the building is overly dominant in relation to the main dwelling and would be intrusive within the wider AONB landscape, contrary to Local Plan Policy 43, Planning Principles PP01 and PP03 and the AONB SPD.

Local Planning Authority planning application reference: 23/01553/FUL

Site: Scout Hut Crooked Lane Birdham West Sussex
Proposals: Replacement scout hut and facilities to include new drop kerb and vehicle access.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RXBAFHERLEM00>



RECOMMENDATION

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

- Use of the building be limited to community use and not commercial use;
- External lighting to be agreed and to be sensitive to the AONB's dark skies;
- New planting to be provided as shown, within the next available planting season following construction of the building.

Conservancy Officers' comments and reasoned justification

1.0 Site description

1.1 This application relates to the existing Scout Hall located on the east side of Crooked Lane, in the corner of Birdham recreation ground. The site lies adjacent to but just outside the settlement boundary of Birdham, within the AONB. The building is owned and managed by the 1st Birdham and Witterings Scout group for the use by the Scouts, Cubs and Beavers, as well as the wider local community.



- 1.2 The existing building is a pre-fabricated 1960s building with an asbestos roof and painted rendered elevations. It is in a state of poor repair and suffers from water ingress. It also provides inadequate facilities for the Scout group, with no office space, disabled wc, insufficient storage space and a hall which is too small to cater for demand, resulting in a waiting list for membership.
- 1.3 The building is clearly visible from Crooked Lane, as well as from the recreation ground, viewed in the context of Birdham Village Hall, which is a larger building located directly to the south along the Crooked Lane frontage. There are also glimpsed views of the building from the A286 / Birdham Straight to the east.



Above: View from Crooked Lane of front of building.



Above: Views from recreation ground

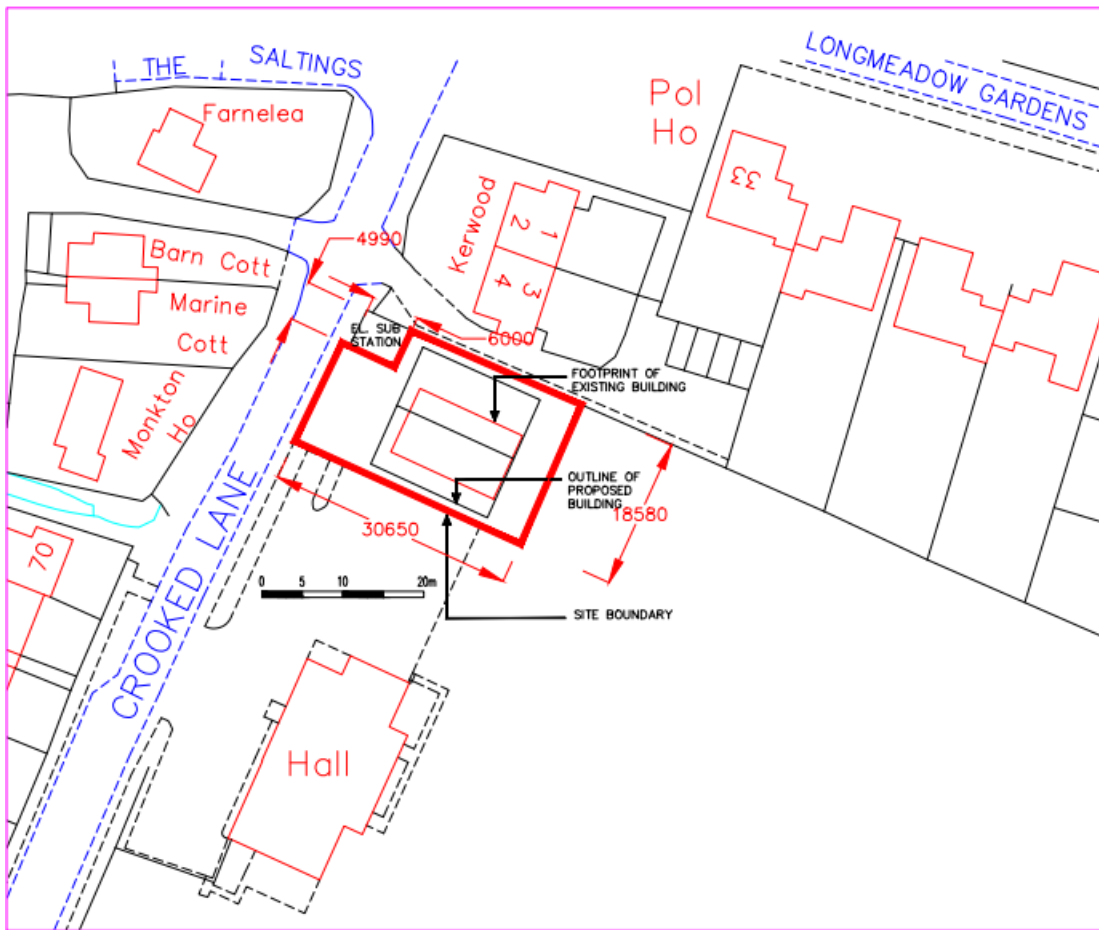


Above: View from car park and from Crooked Lane further to north.

2.0 Proposed development

- 2.1 The application seeks permission for a much needed replacement building to provide modern facilities for the 1st Birdham and Witterings Scout group, as well as a new vehicular access and driveway within the frontage to provide access to the store.
- 2.2 The new building would be approximately twice the size of the existing building, of a simple design with a square form and pitched roof of slate effect tiles with a ridge height of 6.5m, with light grey timber style shiplap cement boarding to the elevations. The materials have been chosen to be hardwearing, long-lasting and low maintenance.
- 2.3 The new building would provide a lobby for parents and carers to wait safely, a 98 sqm main hall space to support all year-round activities, a secure office/meeting room, kitchen with servery, WCs (including wheelchair accessible), and secure storage for equipment and materials.
- 2.4 The south roof slope would be covered in solar PV panels, and heating would be provided from an air source heat pump. New planting would be provided alongside the new building and driveway, with the existing hedgerow to the north

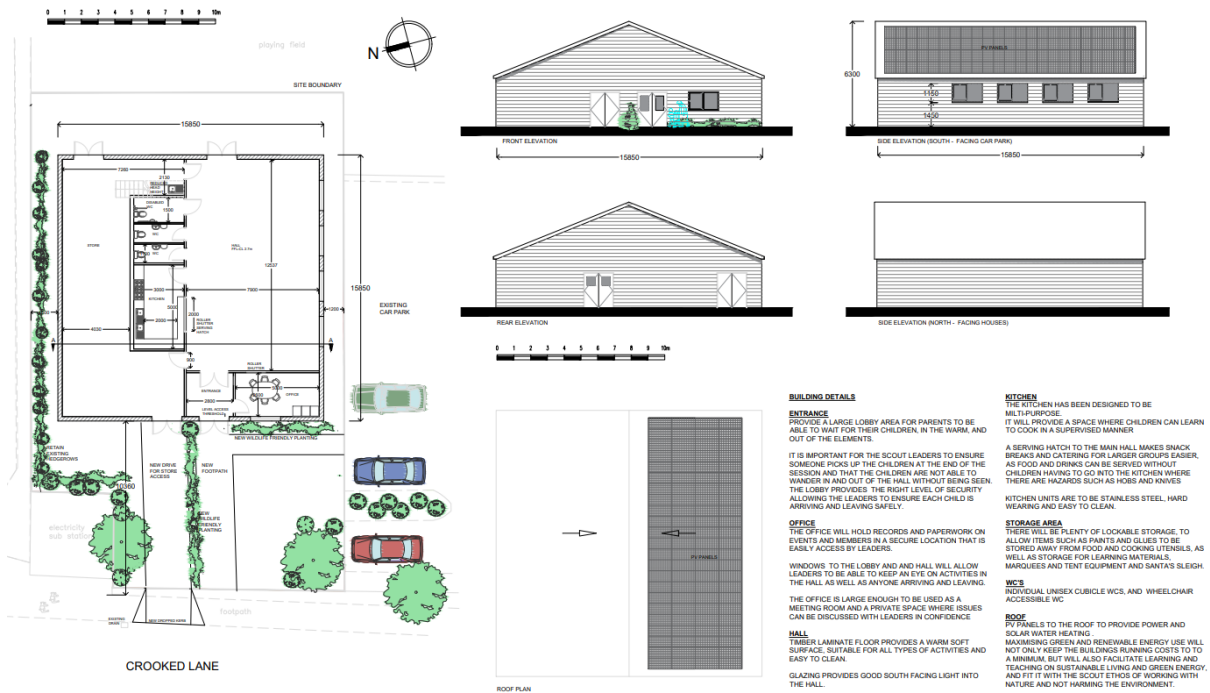
boundary being retained. A sustainability statement is included in the application which sets out the sustainable credentials of the proposals.



Above: Proposed site plans showing outline of existing and proposed buildings



Above: Existing elevations, floor plans and site plan



Above: Proposed floor plan, elevations and roof plan.

3.0 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), 43 (Chichester Harbour Area of Outstanding Natural Beauty), 48 (Natural Environment), 49 (Biodiversity).

Emerging Chichester Local Plan: Policies NE2 (Natural Landscape), NE4 (Strategic Wildlife Corridors), NE5 (Biodiversity and Biodiversity Net Gain), NE8 (Trees, Hedgerows and Woodlands), NE13 (Chichester Harbour Area of Outstanding Natural Beauty), NE21 (Lighting), P17 (New and Existing Local and Community Facilities including Local Shops).

Birdham Neighbourhood Plan Policy 8 (Retention of Assets of Community Value and Other Facilities).

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), PP09 (Dark Skies).

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

4.0 Key issues: Impact on Chichester Harbour AONB

4.1 The proposed new hall would be significantly larger than the existing building, however, there is a clear need for a larger replacement to provide the necessary

facilities to support the work of the 1st Birdham and Witterings Scout group, which provides an important community facility, contributing to the well-being of the Birdham and West Wittering populations. The Scout Hut is identified in the Birdham Neighbourhood Plan as an asset of community value.

- 4.2 The proposed new building would be of a simple design and of necessarily low-maintenance materials. Whilst ideally we would prefer to see natural timber and natural slate tiles used within the AONB, it is acknowledged that for this type of facility, where funding to carry out the build in the first place is required from the Council and from donations and local fundraising, it is sensible to opt for low-maintenance materials. The proposed slate effect tiles and light grey timber-effect cladding will be more attractive than the current asbestos sheet roofing and pale painted rendered elevations.
- 4.3 The increased massing of the building would be easily perceptible, but in this location within the recreation ground it would not appear out of place or overly dominant, particularly as it sits adjacent to the larger Birdham Village Hall building. Whilst there are distant views of the building across the recreation ground and from the A286, again, within the context of the built-up part of Birdham and the adjacent village hall, the proposed new building would not be overly intrusive within the landscape.
- 4.4 The sustainable credentials of the scheme have been carefully thought through and the inclusion of solar panels and an air source heat pump, amongst other measures, are another positive aspect of this proposal.

5.0 Conclusion

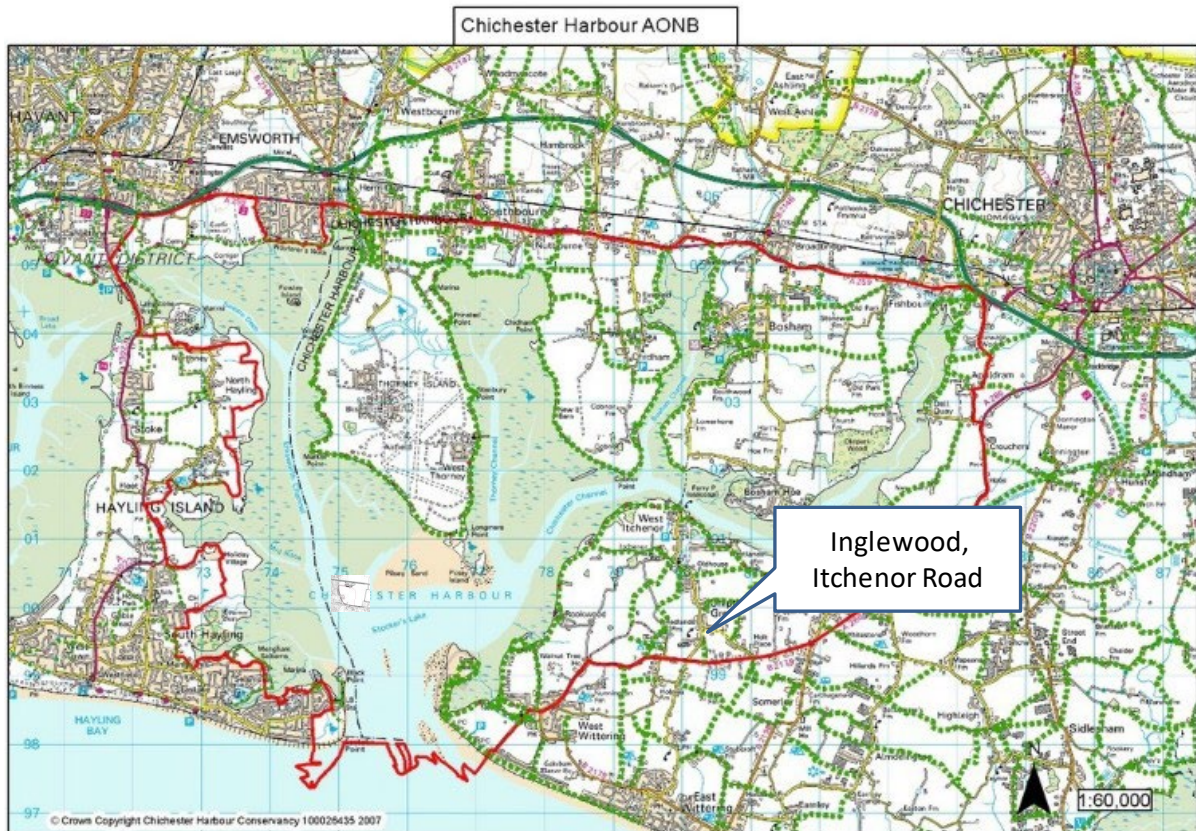
- 5.1 The Conservancy is supportive of the improvement of community facilities such as these, which are so important to the well-being of the AONB communities. The proposed replacement building would not be overly intrusive in the AONB landscape and would accord with policies designed to safeguard the character of the area and the natural beauty of the AONB.
- 5.2 Measures such as the proposed additional planting and sensitive external lighting should be secured through suitable conditions, to safeguard the character of the area and local biodiversity. It would also be sensible to request a condition to limit the use of the building to community uses, to prevent a commercial use operating which would be detrimental to the character of the area.

Local Planning Authority planning application reference: 23/01929/DOM

Site: Inglewood Itchenor Road West Itchenor Chichester West Sussex PO20 7DA
Proposals: Extension to south to replace existing conservatory and 1st floor gable extension to the north. New roof covering, replacement dormer, new external wall finishes, windows and doors.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RZJOS7ERM4K00>



RECOMMENDATION

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

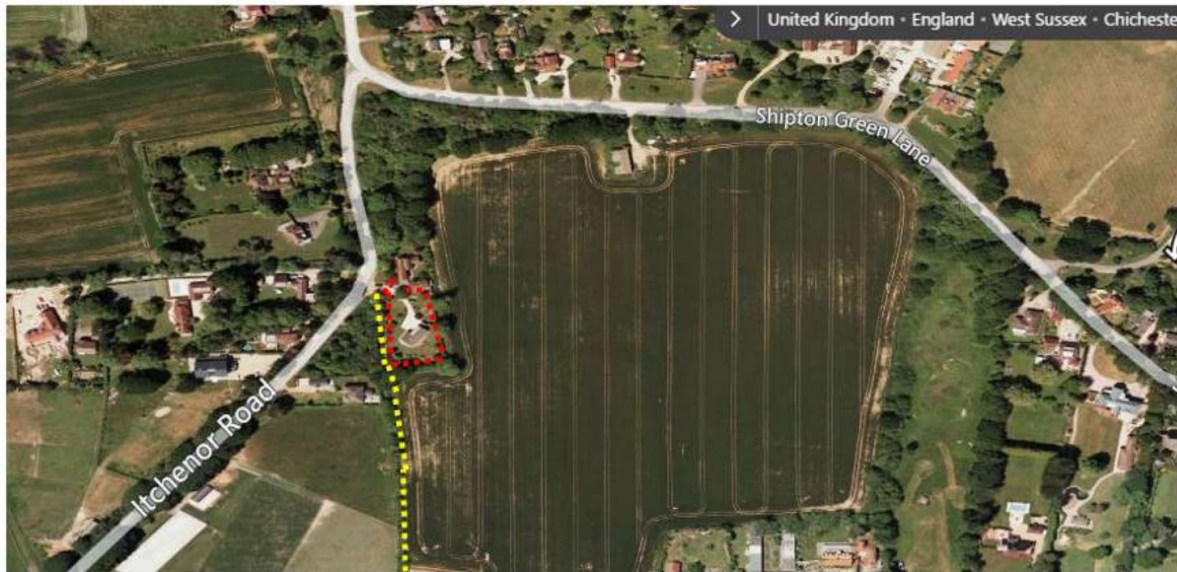
- Materials and finishes to external walls (including finished colour) to be agreed prior to construction;
- Retention of boundary planting;
- External lighting to be agreed and the provision of internal blinds be secured as set out in the supporting statement.

Conservancy Officers’ comments and reasoned justification

1.0 Site and its context

1.1 ‘Inglewood’ is a detached dwelling with light brown brick elevations located on the east side of Itchenor Road where it diverts towards West Wittering. It lies within the rural area and is located in a relatively exposed position in the landscape, visible from public viewpoints, including the wider landscape across the open

fields from Shipton Green Lane to the northeast and east; from the public footpath running directly past the west boundary of the property southwards; and also from Itchenor Road to the northwest.



Above: Aerial photograph showing the site outlined in red, a yellow dotted line showing public footpath.

1.2 This visibility means that most or all parts of the building are visible from a public vantage point which in turn makes it very important that any external alterations or extensions are designed to be as sympathetic as possible to its rural landscape setting within the AONB. The property has an asymmetric roof and larger dormer window, with the higher eaves line facing the open fields at the rear.



Above: Front and rear elevations taken from within the site



Above: Views of the house from Itchenor Road and the public footpath



Above: View of the house from Shipton Green Lane through the trees and across the field

1.3 The site is not within a defined Settlement Policy Area and sits in the I1 West Manhood Peninsula Landscape character area, as defined by the CBA 2005 Landscape Character assessment for the Conservancy, exhibiting the following relevant key characteristics:-

- Broadly flat land overlying brickearths, intersected by small streams or rithes
- Predominantly open arable farmland with medium to large field patterns

- Small scale hedged paddocks, concentrated around the villages, have an intimate character
- Historic north to south road and settlement pattern
- Overall the area retains a largely rural undeveloped character

1.4 The site is located within character area 5 (Itchenor Green and Shipton green [The Common]) within the Itchenor Village Design statement, but not specifically mentioned.

2.0 Relevant recent planning history

2.1 Permission was sought for a replacement dwelling in 2016 (16/00336/FUL). The Conservancy objected on the grounds of the large increase over the existing building, accentuated by the choice of light coloured render treatment to the external walls. This application was subsequently withdrawn.



Above: withdrawn application

- 2.2 A further application was submitted the same year (16/03543/FUL) for a replacement dwelling, which was subsequently permitted. The Conservancy raised no objection to this revised application, subject to the approval of the final colours and finishes of the proposed external materials.



Above: approved scheme.

3.0 Proposed development

- 3.1 The current application seeks permission for extensions and remodelling of the existing dwelling, rather than wholesale replacement. Most notably, a gable roofed extension is proposed at first floor level to the front elevation to provide a further bedroom with a dressing room, where currently the unusual catslide roof provides storage only in this position. The existing flat roofed dormer alongside this to the front elevation would be re-built and enlarged, with a new standing seam roofing membrane. An open-sided glazed canopy would also be added to the front elevation. The existing conservatory would be replaced with a larger flat roofed extension to the south (side) elevation. The garage would be increased in height with a new parapet roof to match the side extension on the opposite side.

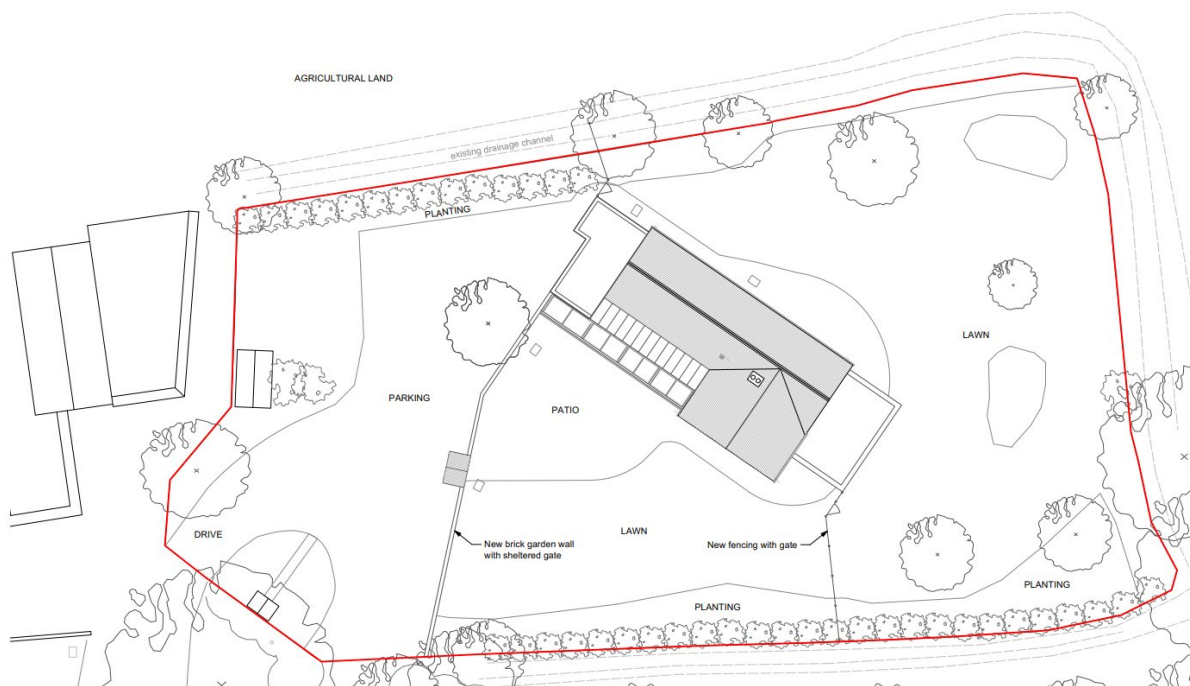
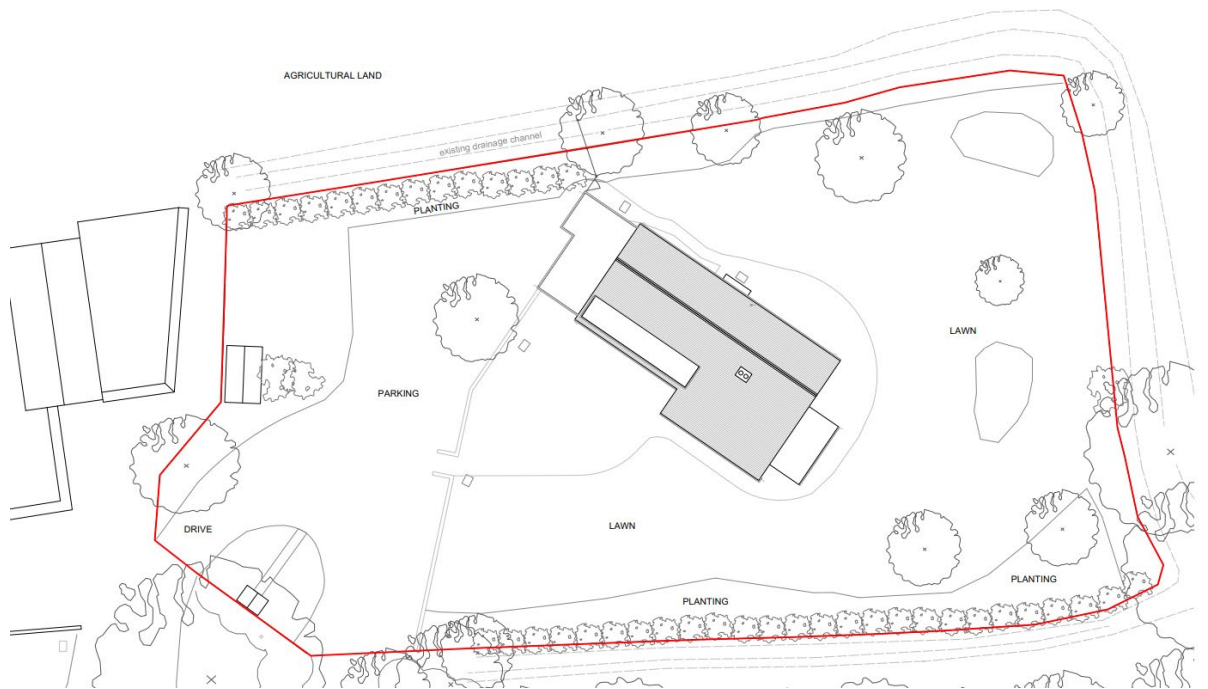
3.2 The application also proposes to recover the roof with slate tiles (currently concrete tiles), and to install render to the ground floor walls and cladding to the first floor walls. Windows and doors would also be replaced with new windows with reduced widths but lower cill heights to maximise views across the open fields.



Above: Existing and proposed east and south elevations (rear and side)



Above: Existing and proposed west and north elevations (front and side)



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), 45 (Development in the Countryside), 48 (Natural Environment), 49 (Biodiversity).

Emerging Chichester Local Plan: Policies NE2 (Natural Landscape), NE5 (Biodiversity and Biodiversity Net Gain), NE8 (Trees, Hedgerows and Woodlands), NE10 (Development in the Countryside), NE13 (Chichester Harbour Area of Outstanding Natural Beauty), NE21 (Lighting).

West Itchenor Village Design Statement.

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 proposed extensions and alterations make use of the existing building form and improve its accommodation without substantially increasing the footprint or silhouette of the building, or re-positioning the building as in the approved scheme. In this respect, therefore, the proposals are considered to be more sympathetic to the AONB than the approved scheme, which would have resulted in a 29% increase to the silhouette, largely from raising the roof ridge height.
- 4.2 The proposals would replace the existing asymmetric roof, which is unattractive, with a more traditional gable roofed extension to the front elevation. The proposals state that the external walls would be finished in render and cladding, but no colours are specified. We would prefer to see a muted colour render and a muted or dark colour for the cladding at first floor level in particular, in order to ensure that the building does not become more intrusive in wider views from Shipton Green Lane to the east. Similarly, we would prefer to see muted or dark coloured window frames for the new windows and doors, in accordance with the advice set out in Sections 17 of the AONB SPD.
- 4.3 The application states that existing planting would be retained and that Dark Skies would be safeguarded through the use of internal blinds and restrained, suitable external lighting. These measures should be secured through suitable conditions.

5.0 Conclusion

- 5.1 Overall the proposed scheme is of sensible and modest proportions and presents the opportunity to enhance the AONB landscape subject to suitable material finishes and colours, the retention of planting, and sensitive lighting.

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

16 OCTOBER 2023

DEFINITIVE MAP MODIFICATION ORDER (DMMO) SHEEPWASH LANE

REPORT BY THE AONB MANAGER

1.0 Introduction

- 1.1 Under the terms of reference for the Conservancy's Planning Committee there is capacity to consider 'other tasks'. West Sussex County Council are currently consulting over a DMMO along Sheepwash Lane, West Wittering, with a deadline for responses by 19 October 2023. The Order has generated some local interest. It was felt that the Conservancy's Planning Committee was the most appropriate way to engage the Conservancy Members with this case.
- 1.2 The Definitive Map derives from the National Parks and Countryside Act of 1949. Before that there were no comprehensive records of where public footpaths existed. Surveys were carried out by Parish Councils in the 1950s and the Map went through Draft and Provisional stages before the Definitive Map was published. The Definitive Map is a legal document and if a path is shown on the map, that is legal proof that the public have the right to use it. However, not every public right of way is known to the County Council so the Definitive Map cannot be used to prove that a public right of way does not exist simply because it is not shown on the Definitive Map.
- 1.3 The County Council is under a statutory duty to keep the Definitive Map up to date by recording changes made to the path network, and by adding existing but unrecorded public rights of way to it when we become aware of them.
- 1.4 Members of the public, landowners and organisations like the Ramblers' Association and Parish Councils can apply to the County Council where they think public rights of way exist and need adding to the Definitive Map. This is called 'claiming' a public right of way.
- 1.5 There is a set statutory process which the County Council must follow before the Definitive Map can be altered. These steps involve both the making of a Definitive Map Modification Order (DMMO) and then the confirmation of that Order. A DMMO only takes effect when it is confirmed. When it is made, it shows that it is intended to add a path to the Definitive Map and invites objections and representations in relation to the existence or non-existence of that path.

2.0 Sheepwash Lane

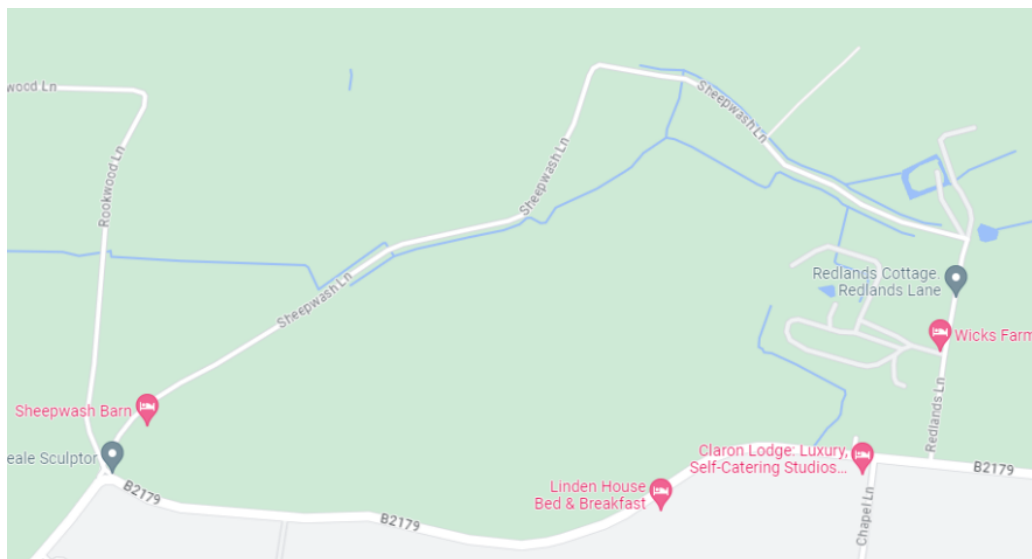
- 2.1 Sheepwash Lane, in West Wittering, spans 1.45km (0.9 mile). The overall character of Sheepwash Lane is that of quiet country path, with an unmade surface and vegetation and/or ditches on either side. It shows the clear character of a track predominantly used by those on foot, bike and horseback, whose suitability matches this use, and that of occasional farm vehicles. Information in this section has been drawn from a paper to the Planning and Rights of Way Committee at WSCC.
- 2.2 The application was made by the late Peter Dawson in 2018. Peter passed away in 2023, with the application transferring to Liza Lingham, a neighbour. Peter was very frustrated with the volume of traffic using Sheepwash Lane to bypass queues

on the B2179. He wanted the historical status of Sheepwash Lane examined to prevent that use, and was warned at the time that in doing so it could result in a higher public right of way – which is exactly what has happened.

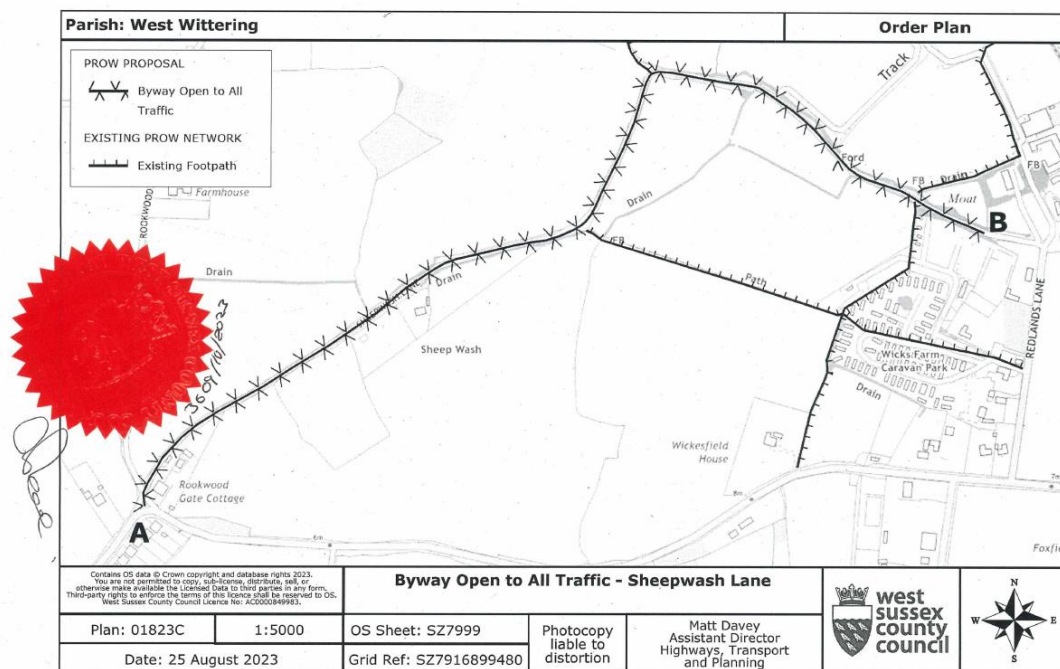
2.3 The DMMO is for:

“The addition of a byway open to all traffic commencing at the junction of Sheepwash Lane with Rookwood Lane and the B2179 (at grid reference 478634, 099219) and proceeding in an overall north-east direction along Sheepwash Lane for approximately 906 metres to grid reference 479280, 099775, where it turns generally south-east for another 487 metres to where it meets the adopted highway at grid reference 479704, 099573.”

2.4 The location map is as follows.



2.5 The Order Plan is as follows.



- 2.6 The claimed route is currently recorded as a G-class highway. G-class highways are a class of highway of a historic nature but over which the extent of the public right has not been investigated and established. Given the claimed route's antiquity it was necessary to investigate the historic archive, which included evidence from the County Council's Records Office and from third parties.
- 2.7 Additionally, the final 80 metres of Sheepwash Lane (from grid reference 479704, 099573 to its end on Redlands Lane at grid reference 479783, 099557) is already registered as D-class highway, so any addition to the definitive and statement of the route would need to end at that point.
- 2.8 It is concluded, by WSCC, that the historical evidence meets the lower legal test and that the extent of public rights along Sheepwash Lane can be reasonably alleged to be a Byway Open to All Traffic (BOAT). Therefore, an order should be made to add a BOAT to the Chichester Definitive Map.

3.0 Comments

- 3.1 Due to the high level of public interest, the case will be presented to an Inspector for determination. West Wittering Parish Council supports the application.
- 3.2 Sheepwash Lane is part of the Salterns Way cycle route, which was defined to encourage off-road cycling. It is entirely within the AONB.
- 3.3 Towards Redlands Lane, access is narrow, and cars cannot easily pass each other.

4.0 Recommendation

- 4.1 It is recommended that the Conservancy does not explicitly object to the application because WSCC have sufficient evidence to support the legal case for the reclassification.
- 4.2 Instead, it is recommended that the Conservancy 'Comments' on this application:
- The site is in the AONB and it is part of the Salterns Way. It is not in the Conservancy's Amenity Area.
 - The Conservancy does not wish to encourage road traffic in the AONB, for congestion, air pollution, and safety reasons (part of the Salterns Way).
 - If the application for a BOAT is granted, the Conservancy would support any move by WSCC to form a new Traffic Regulation Order (TRO) to prevent the use of motor vehicles on the Lane.
 - The busyness of Sheepwash Lane may significantly increase between the BOAT and the potential TRO, which would be of concern.

Richard Austin
AONB Manager

Recent Decisions Report

From 08/07/2023 to 06/10/2023

Agenda Item 6

97 Total Cases

Process		Recommendation					
87	CHC Delegated	4	No Comment Made	16	Objection	0	EIA Screen - No ES Sought
6	CHC Consulted De	10	No Objection	4	Holding Objection	0	EIA Screen - ES Sought
2	CHC Committee	59	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
12/07/2023	BO/23/01032/ FUL	Steve Lawrence	Broadbridge Business Centre, Delling Lane, Bosham, West Sussex	Erection of single storey building comprising the following classes E, F1(a) and F2(b) uses:fitness gym (indoor sport), offices/community room, children's nursery (education) and veterinary practice(medical)	Holding Objection
13/07/2023	BO/22/03074/ FUL	Steve Lawrence	Broadbridge Business Centre, The Crate Cafe, Delling Lane, Bosham, West Sussex, PO188NF	Retrospective application for change of use from sandwich bar to cafe and bar with associated containers, seating areas, toilets and boundary treatments.	No Objection with Conditions
18/07/2023	WI/23/00732/ DOM	Steve Lawrence	Oldfield House, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB	Single storey rear extension	No Objection with Conditions
18/07/2023	WI/23/00732/ DOM	Steve Lawrence	Oldfield House, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB	Single storey rear extension to existing garage/annexe	No Objection with Conditions
19/07/2023	SB/23/01270/F UL	Linda Park	Westmead, Prinsted Lane, Prinsted, Emsworth, PO10 8HT	Demolition of existing two storey dwelling and construction of a replacement single storey dwelling with detached outbuilding/office.	No Objection with Conditions

19/07/2023	CH/23/01164/ REM	Steve Lawrence	CHAS WOOD NURSERIES, MAIN ROAD, BOSHAM, PO18 8PN	Application for the approval of remaining Reserved Matters of Appearance, Landscaping, Layout and Scale following outline planning permission CH/20/01854/OUT (APP/L3815/W/22/3299268) for 26 no. dwellings with access, public open space, community orchard	No Objection with Conditions
19/07/2023	FB/23/01348/F UL	Linda Park	Lowood House, 2 Old Park Lane, Fishbourne, PO18 8AP	Use of an existing residential outbuilding as a holiday let (part-retrospective) with proposed associated external alterations, including replacement side extension, rear dormer and new fenestration	No Objection with Conditions
19/07/2023	BI/23/01063/D OM	Steve Lawrence	CYDONIA, 103 CROOKED LANE, BIRDHAM, PO20 7ET	Single storey side extension to provide en-suite shower room	No Objection with Conditions
25/07/2023	CH/23/01024/ ADV	Linda Park	THE BARLEYCORN MAIN ROAD SOUTHBOURNE CHICHESTER WEST SUSSEX PO18 8RS	Erection of illuminated and non illuminated signs to the exterior of the building - amended plans	Objection
25/07/2023	SB/23/00744/D OM	Linda Park	3 THORNEY ROAD, SOUTHBOURNE, WEST SUSSEX, PO10 8BL	Erection of first floor rear extension with internal/external alterations.	No Objection with Conditions
26/07/2023	BI/23/01406/F UL	Linda Park	Orchard House , Lock Lane, Birdham, West Sussex, PO20 7BA	Replacement dwelling, pool house and shed outbuildings and associated works - Variations of Condition 2 of planning permission BI/22/03176/FUL - various minor amendments to originally approved dwelling (inc addition of pv panels), pool house and carpor	No Objection with Conditions
26/07/2023	WI/23/00849/L BC	Linda Park	OVER THE WAY, THE STREET, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7AH	Replacement of wooden fence with flint and brick wall. Removal of existing wooden fence, pedestrian gate, wooden double gates, existing greenhouse and concrete base; replacement with smaller greenhouse,	No Objection with Conditions

26/07/2023	WI/23/00848/ DOM	Linda Park	OVER THE WAY, THE STREET, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7AH	Replacement of wooden fence with a flint and brick wall. Removal of existing wooden fence, pedestrian gate and wooden double gates on the property and existing greenhouse and concrete base; replacement with smaller greenhouse.	No Objection with Conditions
31/07/2023	APP/23/00492	Linda Park	5 Simmons Green, Hayling Island, PO11 9PP	Two-storey rear extension and alteration to single-storey side extension, alterations to existing fenestration including new master bedroom balcony and 6 additional roof lights, new dormer, and proposed composite cladding on brick walls	No Objection with Conditions
31/07/2023	APP/23/00404	Linda Park	51 HIGH STREET, EMSWORTH, PO10 7AN	Listed Building Consent for garage conversion to office	No Objection with Conditions
31/07/2023	BO/23/01486/ ELD	Linda Park	COMBES BOATYARD, SMUGGLERS LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8QW	Existing Lawful Development - Use of land and building for purposes ancillary to the use of Combes House as a dwelling.	No Objection with Conditions
01/08/2023	BI/23/01305/D OM	Linda Park	2 WALWYN CLOSE, BIRDHAM, PO20 7SR	Proposed single storey rear extension, front porch infill extension	No Objection
01/08/2023	BO/23/01415/ DOM	Linda Park	Rambles, Sunnyway, Bosham, West Sussex, PO18 8HQ	Two storey side and rear extensions with associated roof works including 1 no. front and rear dormer, installation of solar PV panels and various alterations including new front porch and alterations to fenestration	No Objection with Conditions
01/08/2023	BO/23/01425/ DOM	Linda Park	4 Stumps End, Bosham, Chichester, West Sussex, PO18 8RB	Proposed single storey rear extension, replacement garden room, new pitched dormer, various alterations including changes to fenestration, replacement windows and doors, new clay tile roof with integrated solar panels, replacement shed structures, ASHP	No Objection with Conditions
02/08/2023	BO/23/01555/ 59 DOM	Linda Park	Sailmakers , Shore Road, Bosham, West Sussex, PO18 8JA	New front garden walls, trellis, patio crazy paving and planting	No Objection with Conditions

02/08/2023	SB/23/00891/F UL	Linda Park	Brook Cottage, Farm Lane, Nutbourne, Chichester, West Sussex, PO18 8SA	Erection of a shed, (retrospective)	Objection
02/08/2023	BO/23/01439/ DOM	Linda Park	GARLANDS, SUNNYWAY, BOSHAM, CHICHESTER, PO18 8HQ	Two storey front extension, first floor side extension with 1 no. front bay window and various alterations including changes to fenestration.	Objection
02/08/2023	BO/23/01433/ DOM	Linda Park	CLOVELLY, BOSHAM LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8HG	Extend existing roof (hip to barn hip) and west dormer. 3 no. new rooflights to extended roof. Convert garage to cycle store and office.	No Objection with Conditions
09/08/2023	BO/23/01312/ DOM	Steve Lawrence	24 Critchfield Road, Bosham, Chichester, West Sussex, PO18 8HH	Ground and first floor extensions, loft conversion with 2nd floor dormer window, replacement porch and associated works	No Objection
09/08/2023	BO/23/01237/ DOM	Steve Lawrence	Corner Cottage, High Street, Bosham, Chichester, West Sussex, PO18 8LS	Replacement extension and alterations to the rear, including the insertion of dormer windows and reinstatement of a chimney to the side.	No Objection
10/08/2023	BO/23/01400/ DOM	Steve Lawrence	The Haven , Shore Road, Bosham, West Sussex, PO18 8HZ	Refurbishment for thermal performance. Including front bay window extension and canopy and a new dormer to rear.	No Objection with Conditions
10/08/2023	BO/23/01247/ DOM	Steve Lawrence	30 Critchfield Road, Bosham, West Sussex, PO18 8HH	Demolition of existing extension replaced with new two-storey extension with roof terrace to north elevation, change of use of existing carport and garage to create habitable accommodation, 1 no. dormer to east and west elevations and new porch to west	
10/08/2023	BO/23/01445/ DOM	Steve Lawrence	9 MARCUSE FIELDS, BOSHAM, PO18 8NA	First floor extension over garage	No Objection with Conditions
11/08/2023	SB/23/01030/D OM	Steve Lawrence	THORNHAM HOUSE, PRINSTED LANE, PRINSTED, SOUTHBOURNE, PO10 8HS	Replacement of existing timber windows and doors	Holding Objection

14/08/2023	APP/23/00475	Steve Lawrence	30 SANDY BEACH ESTATE, HAYLING ISLAND, PO11 9RG	Proposed extensions to dwelling including front and rear balconies, second floor habitable accommodation, changes to fenestration	Objection
14/08/2023	WW/23/00920 /FUL	Steve Lawrence	CHAMBON, ROOKWOOD ROAD, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8LT	Proposed 2 no. new dwelling following demolition of the existing dwelling	Objection
14/08/2023	BO/23/01499/ DOM	Linda Park	Lea Rig, 3 Elm Park, Bosham, Chichester, West Sussex, PO18 8PD	Demolish conservatory and replace with single storey rear extension. Demolish and re-build south/side extension. Roof extension and loft conversion with cat slide roof to form entrance canopy. Replace tile hanging with fibre cement cladding	No Objection with Conditions
15/08/2023	BO/23/01552/ DOM	Linda Park	Watergate , Harbour Way, Bosham, West Sussex, PO18 8QH	Enlargement and remodeling of existing dwelling house.	No Objection with Conditions
15/08/2023	BI/23/01497/O UT	Linda Park	Land Off Main Road, Birdham, Chichester, West Sussex, PO20 7HU	Outline planning application for up to 150 dwellings (including 30% affordable housing) with community park, public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access	Objection
15/08/2023	BI/23/01536/D OM	Linda Park	By Harbour, Westlands Estate, Birdham, Chichester, West Sussex, PO20 7HJ	Extension and remodeling of existing dwelling, including the erection of a two storey front extension, first floor extension to existing single storey south side extension, single storey rear and north side extension, erection of a detached pool house, a	No Objection with Conditions
16/08/2023	SB/23/00649/D OM	Linda Park	KIMLAS SCHOOL LANE NUTBOURNE CHICHESTER WEST SUSSEX PO18 8RZ	First floor side extension	No Objection with Conditions
22/08/2023	APP/23/00556	Steve Lawrence	HAYLING ISLAND SAILING CLUB SANDY POINT HAYLING ISLAND PO11 9SL	Installation of a proprietary security control gate with ANPR vehicle recognition.	No Objection

22/08/2023	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	Objection
22/08/2023	APP/23/00142	Steve Lawrence	Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH	Use of existing hardstanding for temporary siting of up to 5 years for a portable office building for use by Bar Marine Electrical. RECONSULTATION REQUEST for revised plans and/or documents received	No Objection with Conditions
22/08/2023	APP/23/00421	Steve Lawrence	Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH	Retrospective application for stand alone metal framed tent structure (15.1 x 9.06m) used for yacht repairs for period of 5 years.	No Objection with Conditions
23/08/2023	APP/23/00571	Steve Lawrence	71 LANGSTONE ROAD, HAVANT, PO9 1RD	Crown lift 4No. conifers to 3m back to previous pruning points; Crown lift 1No. silver birch to 2m, back to previous pruning points. Remove all dead and epicormic branches as necessary. Within Conservation area of Langstone	No Objection with Conditions
23/08/2023	FB/23/01194/T PA	Steve Lawrence	Land South Of 10 To 15 Mill Close Fishbourne West Sussex	Removal of 3 no. lower/mid limbs (north sector) on 1 no. Willow tree (T3) and removal of up to 4 no. lower/mid limbs (north sector) on 1 no. Willow tree (T4). Both trees subject to FB/70/00226/TPO.	No Objection with Conditions
23/08/2023	APP/23/00621	Steve Lawrence	Havant Youth Sail Training Scheme, adj The Ship Inn, Langstone Road, Havant, PO9 1RD	Fell 1 No. self-set Ash to hedge/fence height, within Conservation Area of Langstone.	Objection
23/08/2023	APP/23/00554	Steve Lawrence	26 Bath Road, Emsworth, PO10 7ER	Removal of 1No.Cherry tree within Conservation Area of Emsworth	No Objection with Conditions
23/08/2023	APP/23/00229	Steve Lawrence	42 Bath Road, Emsworth, PO10 7ER	Erection of car port (Revised modification of application reference:APP/2200585 - Two storey side extension and single storey rear extensions, balconies and other alterations)	No Objection with Conditions
24/08/2023	APP/23/00609	Steve Lawrence	WESTBROOK, BRIDGEFOOT PATH, EMSWORTH PO10 7EA	1No. Chestnut (T1 on plan) - crown reduce to previous pruning points leaving a height of 6m by 5m width, subject to TPO 1704.	No Objection with Conditions

24/08/2023	BI/23/01410/D OM	Steve Lawrence	COTSWOLD HOUSE, 6 ST JAMES CLOSE, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HE	AMENDED PROPOSAL DESCRIPTION: Single storey north extension to replace existing garage, two storey extension to the rear/east elevation and single storey extension to the south elevation. Replace roof tiles with clay tiles and clad the dwelling with paint	No Objection with Conditions
24/08/2023	APP/23/00611	Steve Lawrence	WESTBROOK, BRIDGEFOOT PATH, EMSWORTH PO10 7EA	1No. Bay (T2 on plan) crown reduce by 1.5m overall, leaving a height of 3m by 3m width; 1No. Plum (T3 on plan) crown reduce by 1.5m overall, leaving a height of 3m by 3m width, within Conservation Area of Emsworth	No Objection with Conditions
24/08/2023	BI/23/01410/D OM	Steve Lawrence	COTSWOLD HOUSE, 6 ST JAMES CLOSE, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HE	Single storey extension to replace existing garage, 2 storey rear extension. Replace existing roof tiles with plain clay tiles and cladding and painted timber weatherboarding.	No Objection with Conditions
25/08/2023	SB/23/01678/D OM	Steve Lawrence	THORNHAM HOUSE, PRINSTED LANE, PRINSTED, SOUTHBOURNE, PO10 8HS	Installation of 16 no. solar panels to existing flat roof areas	Holding Objection
25/08/2023	BI/23/01669/F UL	Steve Lawrence	CHICHESTER YACHT CLUB CHICHESTER MARINA BIRDHAM CHICHESTER WEST SUSSEX PO20 7EJ	Installation of Solar PV panels onto existing pitched roof.	Holding Objection
29/08/2023	BO/23/01666/ FUL	Linda Park	Owl Barn, Lower Hone Farm, Lower Hone Lane, Bosham, Chichester, West Sussex, PO188QN	Change of use of barn to create additional residential accommodation, provision of natural swimming pond and associated works.	No Objection with Conditions
29/08/2023	WI/23/01540/ DOM	Linda Park	Hamerton, Chalkdock Lane, West Itchenor, Chichester, West Sussex, PO20 7DE	Amended proposal description (29/8/23): Replace the roof and raise the eaves and ridge height. Erection of a first floor west side extension with a carport at ground floor, a first floor front extension and a first floor rear extension. Replacement single	No Objection with Conditions

04/09/2023	WI/23/01703/F UL & WI/23/01706/L BC	Linda Park	North Block Itchenor Park Farm Itchenor Park Itchenor	Change of use of agricultural building (former grain drying and grain storage building) to storage use together with restoration, repair and maintenance of existing building and demolition of lean to.	No Objection with Conditions
04/09/2023	WW/23/01809 /DOM	Linda Park	South Nore, Snow Hill, West Wittering, Chichester, West Sussex, PO20 8AT	Single storey rear extension, partial demolition and replacement 2 storey side extension and new dormer window. Addition of outdoor pool.	No Objection with Conditions
04/09/2023	WW/23/01693 /DOM	Linda Park	Thornton Cottage , Chichester Road, West Wittering, West Sussex, PO20 8QA	Two storey side and single storey rear extension, including a proposed car port and external and internal alterations - Variation of Condition 2 of householder permission WW/22/01579/DOM - minor amendments to boot room and addition of window to downstair	No Objection with Conditions
05/09/2023	SB/23/01654/D OM	Linda Park	6 Frarydene, Prinsted, Southbourne, West Sussex, PO10 8HU	New thermal insulation. New tiled roof. Changes to side dormers. New carport and landscaping.	No Objection with Conditions
06/09/2023	SB/23/01572/E LD	Linda Park	Land Rear Of 34 Nutbourne Park, Nutbourne, Chichester, West Sussex, PO18 8RU	Existing lawful development certificate for the plot of land rear of 34 Nutbourne Park to be used as garden land associated with this address.	Objection
11/09/2023	SB/23/01782/D OM	Linda Park	MAYFIELD, PRINSTED LANE, PRINSTED, SOUTHBOURNE, CHICHESTER, WEST SUSSEX. PO10 8HS	Demolition of rear side extension and garage. Construction of two story rear side extension with pitched roof, new garage with pitched roof and new dormer windows at second floor level. Alterations to the existing fenestrations and timber cladding. Const	Objection
11/09/2023	SB/23/01840/D OM	Linda Park	The Anchorage, Prinsted Lane, Prinsted, Emsworth, PO10 8HS	First floor extension and renovations	Objection

12/09/2023	WI/23/01365/ DOM	Steve Lawrence	OLD HAVEN, THE STREET, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7AN	AMENDED PROPOSAL DESCRIPTION 2/10/23 (and corresponding amendment to response date from 11/9 to 16/10/23): Demolition of existing link way, erection of a single storey front extension and a single and two storey rear extension, raise the roof of the dwell	No Objection with Conditions
13/09/2023	BO/23/01737/ DOM & BO/23/01738/ LBC	Linda Park	Quay Cottage, Quay Meadow, Bosham, Chichester, West Sussex, PO18 8LY	Replacement of plaster and render with lime plaster and render. Removal of chimney stack and partition wall. Repairs to historic windows and replacement of modern windows	No Objection with Conditions
13/09/2023	SB/23/00942/F ULEIA	Linda Park	G And R Harris, Main Road, Nutbourne, Chichester, West Sussex, PO18 8RL	Demolition and mixed use development comprising 103 no. dwellings and a Children's Nursery, together with associated access, parking, landscaping (including provision of Wildlife Corridor) and associated works.	Objection
14/09/2023	APP/23/00469	Steve Lawrence	Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH	Single storey extension to existing Marina Services Building (Amendment to Planning Permission APP/22/00479) and alterations to existing car park	No Objection with Conditions
14/09/2023	APP/23/00469	Steve Lawrence	Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH	RECONSULTATION REQUEST for revised plans and/or documents received	No Objection with Conditions
14/09/2023	APP/23/00142	Steve Lawrence	Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH	Use of existing hardstanding for temporary siting of up to 5 years for a portable office building for use by Bar Marine Electrical. RECONSULTATION REQUEST for revised plans and/or documents received	
14/09/2023	SB/23/01655/D OM	Steve Lawrence	270 Main Road, Southbourne, Emsworth, West Sussex, PO10 8JL	Single storey side and rear extensions. Alterations to fenestration and roof extension at rear. New pitch roofs to front bay windows.	No Objection with Conditions

18/09/2023	WI/23/01787/ DOM	Linda Park	Seaforth , Spinney Lane, Itchenor, West Sussex, PO20 7DJ	Single storey rear extension and covered terrace, alterations to existing first floor dormer window with new balcony and alterations to entrance porch to front elevation and rear window.	No Objection with Conditions
18/09/2023	WI/23/01767/ TPA	Linda Park	STEPASIDE COTTAGE ITCHENOR CHICHESTER WEST SUSSEX	Fell 1 no. Holm Oak tree (T1) subject to WI/98/01092/TPO	No Objection with Conditions
18/09/2023	WI/23/01721/ DOM	Linda Park	IONA ITCHENOR ROAD WEST ITCHENOR CHICHESTER WEST SUSSEX.PO20 7AB	Extension of first and second floors above existing ground floor, and associated works	No Objection with Conditions
18/09/2023	BO/23/01528/ DOM	Steve Lawrence	Cut Mill Cottage , Main Road, Bosham, West Sussex, PO18 8PL	Single storey extension with lean to roof, fence and brick wall to north side, associated works and alterations to boundary treatments (alternative to permissions 21/02627/DOM and 22/01197/FUL).	No Objection with Conditions
18/09/2023	BO/23/01568/ TPA	Linda Park	SKYFALL, SMUGGLERS LANE, BOSHAM, PO18 8QP	Reduce heights by 3m and reduce widths by 2m (all around) on 5 no. Oak trees (T1 to T5) within Area, A3 subject to BO/81/00058/TPO.	No Objection
18/09/2023	SB/23/01612/T PA	Linda Park	The Sanderling Gordon Road Southbourne West Sussex	Crown reduce by 1.5m on 1 no. Horse Chestnut tree (T2) subject to SB/97/00906/TPO	No Comment Made
18/09/2023	BO/23/01649/ TPA	Linda Park	SKYFALL, SMUGGLERS LANE, BOSHAM, PO18 8QP	Reduce south sector by up to 2.5m on 1 no. Oak tree (quoted as T1), reduce south sector by 1m and north sector by 2m on 1 no. Oak tree (quoted as T2), reduce south and north sectors by 2m on 2 no. Oak tree (quoted as T3 & T5), reduce south sector by 1m an	No Objection
19/09/2023	FB/23/01736/T CA	Linda Park	Salt Mill House Mill Lane Fishbourne Chichester West Sussex PO19 3JN	Notification of intention to pollard down to 5m (above ground level) on 1 no. Ash tree	No Comment Made

19/09/2023	WI/23/01849/ DOM	Linda Park	Westerlies , Shipton Green Lane, West Itchenor, West Sussex, PO20 7BZ	Replacement two storey side extension, rear single storey extension with raised decking, front porch extension, 1 no. rear facing dormer and enlargement of existing dormer - Variation of Condition 2 of householder permission WI/22/01981/DOM - minor amend	No Objection with Conditions
19/09/2023	APP/23/00646	Linda Park	2A The Mews, Langstone High Street, Havant, PO9 1SL	Fell 1No. Silver Birch within the Conservation Area of Langstone.	No Objection with Conditions
19/09/2023	BO/23/01650/ TPA	Linda Park	RUNNING TIDE, SMUGGLERS LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8QP	Crown reduce on north and south/south- east sectors by 2.5m and crown to south/south-west by 2m on 1 no. Oak tree (T1). Crown reduce on south sector by 2.5m on 1 no. Oak tree (T2). Lower crown reduce on south sector by 1m and crown lift to allow 3.5m ground	No Comment Made
19/09/2023	BI/23/01557/F UL	Steve Lawrence	Land Adjacent To Cowdry Barn Birdham Road Birdham Chichester	1 no. dwelling and detached garage	Objection
20/09/2023	SB/23/01663/D OM	Steve Lawrence	Hirgan Cottage, Prinsted Lane, Prinsted, Emsworth, PO10 8HS	Demolish Existing Rear Sunroom and create New Single Storey Orangery Extension alongside Rear First Floor Extension.	No Objection with Conditions
20/09/2023	SB/23/01510/D OM	Steve Lawrence	Fieldside , Prinsted Lane, Prinsted, Southbourne, West Sussex, PO10 8HS	Erection of an outbuilding	No Objection
20/09/2023	BO/23/01502/ DOM	Steve Lawrence	26 Fairfield Road, Bosham, Chichester, West Sussex, PO18 8JH	Demolition of existing orangery to provide replacement single-storey rear extension.	No Objection with Conditions
20/09/2023	BO/23/01746/ TCA	Steve Lawrence	MILLSTREAM HOTEL AND RESTAURANT, BOSHAM LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8HL	Notification of intention to reduce height by up to 4m to north, south and west sectors and by up to 6m to east sector. Reduce north sector by 2m, south sector by up to 4m, east sector 1m and lower crown by 3m and upper crown by 2m on the west sector on	No Objection with Conditions
20/09/2023	APP/23/00656	Linda Park	39 BRIDGEFOOT PATH EMSWORTH HANTS PO10 7EB	Fell 1No. Birch within Conservation Area of Emsworth.	Objection

20/09/2023	AP/22/03196/F UL	Linda Park	Apuldram House, Dell Quay Road, Dell Quay, Appledram, Chichester, West Sussex, PO20 7EE	Demolition and replacement dwelling and garage with associated landscaping. New information submitted - Heritage, Biodiversity and Landscaping	No Objection with Conditions
25/09/2023	WW/23/00700 /FUL	Linda Park	Sandhead, Rookwood Lane, West Wittering, Chichester, West Sussex, PO20 8QH	Renewal of existing sea defence wall to boundary with harbour. Additional ecology surveys provided and amended drawings.	Objection
26/09/2023	SB/23/01911/T PA	Linda Park	3A GORDON ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8AZ	Crown reduce by up to 3m (back to previous pruning points) and crown thin by up to 20% on 1 no. Horse Chestnut tree (T1) subject to SB/97/00906/TPO.	No Objection
27/09/2023	BO/23/01216/ FUL	Linda Park	Public Conveniences, Bosham Lane, Bosham, West Sussex, PO18 8HS	Refurbishment of public conveniences including enlargement of disabled WC and 1 no.additional door to south east elevation	No Objection with Conditions
28/09/2023	BI/23/01788/T PA	Steve Lawrence	2 Stumps End, Bosham, Chichester, West Sussex	Reduce height by up to 3m on 1 no. Horse Chestnut tree within Group, G3 subject to BO/76/00049/TPO	No Comment Made
02/10/2023	APP/23/00697	Linda Park	7 BRIDGEFOOT PATH, EMSWORTH, PO10 7EA	Replacement bay window and proposed balcony	No Objection
02/10/2023	AP/23/02099/T CA	Linda Park	Apuldram House, Dell Quay Road, Dell Quay, Appledram, Chichester, West Sussex, PO20 7EE	Notification of intention to re-pollard back to previous wouldnd points/knuckles on 4 no. Poplar trees (T1-T4)	No Objection
02/10/2023	FB/23/01972/D OM	Linda Park	8 MILL CLOSE, FISHBOURNE, PO19 3JW	Boundary treatment comprising railings, hedge and entrance piers/gate and widening ofexisting drop kerb.	Objection
03/10/2023	WT/23/01774/ EIA	Steve Lawrence	BAKER BARRACKS EMSWORTH ROAD WEST THORNEY EMSWORTH WEST SUSSEX PO10 8DH	Request for an EIA Screening Opinion - whether temporary installation of Single Living Accommodation (SLA) for 120 personnel, consisting of modular units for 120 bed spaces and 20 communal rooms for military personnel for a period of 5 years constitutes	

04/10/2023	BO/23/01283/ FUL	Steve Lawrence	Bosham Walk, Bosham Lane, Bosham, West Sussex, PO18 8HX	Partial retrospective application for change of use of first floor ancillary pottery studio to facilitate extension of existing residential apartments with 4 no. additional roof lights	
05/10/2023	APP/23/00669	Steve Lawrence	The Annexe, 23 Langstone High Street, Havant, PO9 1RY	T1 - Oak - Crown reduce by 1.5M overall to previous pruning points leaving a height of 7M by 5M width. Remove lowest South-East limb. T2 - Beech - reduce southern sector by 2.5M and remove South Eastern limb at 4M height. Crown reduce height and remaining	No Objection with Conditions
05/10/2023	SB/23/01574/D OM	Steve Lawrence	34 Nutbourne Park, Nutbourne, Chichester, West Sussex, PO18 8RU	Removal of conservatory and construction of single storey front and rear extensions	No Objection with Conditions
05/10/2023	APP/23/00677	Steve Lawrence	St THOMAS A BECKETTS CHURCH, CHURCH LANE, HAVANT, PO9 2TU	Fell 1 No. Maple (T9); crown reduce south side canopy of 1 No. Yew (T5) by 1.5M, leaving a remaining 7M spread. Crown reduce eastern side of various trees back to fence line and fell 1 No. Elm within G2. Within Conservation Area of Warblington.	No Objection with Conditions

Quarterly Report

From 01/07/2022 to 30/09/2022

Application 98 Conflicts 6%

Respo	Reference	CHC Officer	Address	Description	Recommendation	LPA Decision	Request Agreed?
11-Jul-22	SB/22/00754/ DOM	Linda Park	1 Nutbourne Farm Cottages , Farm Lane, Nutbourne, PO18 8SA	Single storey side extension, two storey rear extension and refurbishment of existing dwelling.	No Objection	Permit	Yes
12-Jul-22	SB/22/01314/ DOM	David Rothery	7 Roundhouse Meadow, Southbourne, West Sussex, PO10 8BD	Retention of first-floor rear roof dormer and of single-storey outbuilding (RETROSPECTIVE)	No Objection	Permit	Materials and obscured glass
12-Jul-22	BI/22/01621/F UL	David Rothery	Court Barn, Court Barn Road, Birdham, Chichester, West Sussex, PO20 7BQ	Variation of condition 2 of planning permission BI/21/02858/FUL dated 17 January 2022 for replacement dwelling, outbuilding and associated work (Amendments to plans with changes to the fenestration to east elevation, roof lights and roof design over lobby	No Objection	Permit	Yes
18-Jul-22	WI/22/01278/ FUL	Linda Park	Paddock House, Spinney Lane, Itchenor, West Sussex, PO20 7DJ	Replacement dwelling, outbuildings, swimming pool and associated works	No Objection	Permit	Yes
18-Jul-22	BO/22/01483/ FUL	Steve Lawrence	Broadbridge Business Centre The Crate Cafe, Delling Lane, Bosham	Change of use of part of the existing car park into a sandwich bar including installation of shipping container, internal and external alterations including adding external cladding. (Variation of condition 6 and 7 of permission 20/03387/FUL - variation o	Holding Objection	Withdrawn	
18-Jul-22	SB/22/01433/ LBC	Linda Park	4 The Square Prinsted Lane Prinsted Southbourne West Sussex PO10 8HT	First floor extension with minor internal and external works	No Objection	Refuse	
18-Jul-22	BO/22/01614/ FUL	David Rothery	The Hamblin Trust Bosham House Main Road Bosham Chichester West Sussex PO18 8PH	Variation of condition 4 of planning permission BO/07/02966/FUL dated 18 September 2007 for erection of summerhouse (Amendments to enable use of summerhouse to refer to the new owner).	No Objection	Permit	

18-Jul-22	APP/22/00329	David Rothery	53A Southwood Road, Hayling Island, PO11 9PT	Construction of single-storey side and rear extension with first-floor balcony above (AMENDED PLANS AND DETAILS displayed 12.07.22)	No Objection		
18-Jul-22	BO/22/01482/ FUL	Steve Lawrence	Broadbridge Business Centre, The Crate Cafe , Delling Lane, Bosham, West Sussex, PO188NF	1 no. storage container and 1 no. container and associated external works (retrospective). Installation of 1 no. converted shipping container and construction of 3 no. wcs.	Objection	Withdrawn	
18-Jul-22	BI/22/01164/ UL	Steve Lawrence	Upper Creek End , Westlands Lane, Birdham, West Sussex, PO20 7HH	Alterations to existing 2 no. flats to create 1 no. detached house and construction of 1 no. dwelling, detached garage and associated works	No Objection	Refuse	
18-Jul-22	SB/22/01283/ FULEIA	Linda Park	G And R Harris, Main Road, Nutbourne, Chichester, West Sussex, PO18 8RL	Demolition and mixed use development comprising 112 no. dwellings and a Childrens' Nursery, together with associated access, parking, landscaping (including provision of wildlife corridor) and associated works. APPEAL LODGED AGAINST NON DETERMINATION	Objection	Pending	
19-Jul-22	APP/22/00493	David Rothery	63 Langstone Road, Havant, PO9 1RB	Construction of rear dormer and 2 x conservation style rooflights to front slope	No Objection		
19-Jul-22	WI/22/01271/ FUL	David Rothery	Byways , Pier Point Road, Itchenor, West Sussex, PO20 7AQ	Construction of a two-storey house following demolition of existing house and outbuildings	No Objection	Permit	Yes
19-Jul-22	BI/21/02040/ UL	David Rothery	Birdham Pool Marina, The Causeway, Birdham, West Sussex	Partial Change of Use of marina berth moorings to enable the installation of 5 water-lodges to be used as holiday / leisure accommodation RE-CONSULTATION due to applicant's response to representations and provision of additional information (AMENDED INFO	Objection	Withdrawn	
19-Jul-22	BO/22/01659/ TCA	David Rothery	Holy Trinity Church High Street Bosham Chichester West Sussex PO18 8LS	Tree works to fell 2x Holly trees (T603 & T632), 1x Hawthorn tree (T634) and 1x Holm Oak tree (T636) in Bosham Conservation Area	No Objection	NOTPO	Yes

19-Jul-22	BO/21/00620/ FUL A	David Rothery	Burnes Shipyard , Westbrook Field, Bosham, PO18 8JN	Development comprising the demolition of existing B2 use shipyard buildings and structures and the erection of 3no. replacement C3 dwellings with access, parking, landscaping and associated works (SECOND AMENDED PLANS SUBMISSION).	Objection		
20-Jul-22	SB/22/01051/ DOM	Linda Park	Prinsted Farmhouse Prinsted Lane Prinsted Southbourne West Sussex PO10 8HT	New bathroom, associated new window and works to existing window.	No Objection	Permit	Yes
20-Jul-22	BO/22/01468/ DOM	Linda Park	Crab Apple Cottage , Lower Hone Lane, Bosham, West Sussex, PO18 8QN	Replacement cedar fence on roadside boundary	No Objection	Permit	
22-Jul-22	APP/22/00479	Steve Lawrence	Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH	Single storey extension to existing Marina Services Building (Renewal of Planning Permission 18/00783)	No Objection		
22-Jul-22	BO/22/01156/ DOM	Steve Lawrence	Prospect Cottage , Shore Road, Bosham, West Sussex, PO18 8HZ	Two storey front extension. First floor rear extension. Reconfiguration of roof to provide further habitable space. Alterations to the internal layout.	No Objection	Permit	
25-Jul-22	BO/22/01403/ DOM	Steve Lawrence	Mariners Cottage , Shore Road, Bosham, West Sussex, PO18 8HZ	Proposed summerhouse.	No Objection	Permit	Materials con included
27-Jul-22	FB/22/01542/ DOM	Linda Park	Estoril, Main Road, Fishbourne, West Sussex, PO18 8AN	Erection of a two storey side extension and two storey infill extension	No Objection	Permit	Yes
27-Jul-22	WI/22/00842/ TCA	Steve Lawrence	Anchor Cottage Itchenor Road West Itchenor Chichester West Sussex PO20 7AB	Notification of intention to crown reduce by 2m on 1 no. Oak tree (T1). Crown reduce by 1.5m on 1 no. Silver Birch tree (T2).	No Objection	NOTPO	
27-Jul-22	SB/22/01775/ PA16A	Linda Park	Telecommunications Mast Cooks Lane Southbourne, West Sussex	20m Telecommunications lattice tower with 6 antennas, 4 DI secure compound of 100m2 with 2m high palisade fencing	Clarification Requested		
27-Jul-22	WI/22/01369/ DOM	Linda Park	Steddles , Itchenor Road, West Itchenor, West Sussex, PO20 7AB	Proposed 1.5 storey rear extension. Change use of garage to habitable accommodation with link to create ancillary annexe	No Objection	Permit	Yes

28-Jul-22	SB/22/00841/ FUL	Steve Lawrence	Perenstede House And Skyfall, Prinsted Lane, Prinsted, Southbourne, West Sussex, PO108HS	Proposed 1 no. garden store/greenhouse to Perenstede House and proposed 1 no. garden shed and 1 no. cycle store to Skyfall.	No comment made	Permit	
01-Aug-22	AP/22/01497/ FUL	David Rothery	Premier Marinas , Chichester Marina, Birdham, West Sussex, PO20 7EJ	Construction of 1x car park pay station and associated works within the existing west car park	No Objection		
01-Aug-22	AP/22/01498/ FUL	David Rothery	Land At Premier Marinas, Chichester Marina, Birdham, West Sussex, PO20 7EJ	Construction of ticket machine island along approach road with the installation of 2x main entry lane hub ticket machines and 1x car park pay station and associated works within the existing east car park following demolition of existing car park island	No Objection		
01-Aug-22	BI/22/01509/ DOM	David Rothery	Merrieweather, 18 Greenacres, Birdham, West Sussex, PO20 7HL -	Construction of 2x two-storey and 2x single storey extensions, together with remodelling & refurbishment of the dwelling and hard-surfaced grounds	Objection	Permit	
01-Aug-22	WW/22/0077 8/FUL	David Rothery	Land East Of Brook House Pound Road West Wittering West Sussex PO20 8AJ	Construction of dwelling and an adjoining outbuilding annex (alternative scheme following planning appeal dismissal of WW/19/02136/FUL dated 9 May 2022)	No Objection	Refuse	On flood plain, too large, ecological impact - nitrogen
02-Aug-22	BO/22/01551/ DOM	Steve Lawrence	Manor House , Bosham Lane, Bosham, West Sussex, PO18 8HS	Removal and replacement of entrance hall, kitchen, service wing and walkway, ground floor extension to south elevation and associated re-landscaping	No Objection	Permit	Yes including salvaging sash windows - point 8.4 in D&A
02-Aug-22	APP/22/00591	David Rothery	5 Seaview Terrace, South Street, Emsworth, PO10 7EN	Construction of first-floor front extension, single-storey rear extension, 2x dormer windows, alterations to existing fenestration, new porch to west elevation and new brick wall to sea wall	No Objection		
02-Aug-22	BO/22/01552/ LBC	Steve Lawrence	Manor House Bosham Lane Bosham West Sussex PO18 8HS	Removal and replacement of entrance hall, kitchen, service wing and walkway, ground floor extension to south elevation, various internal alterations and associated re-landscaping	No Objection		

02-Aug-22	BI/22/01806/T PA	David Rothery	The Snipe Lock Lane Birdham West Sussex	Tree works to 1x Oak tree (quoted as T1) to reduce height by 2.5m and reduce width by 2m within Group G, subject to BI/98/00035/TPO	No Objection		
03-Aug-22	APP/22/00585	David Rothery	42 Bath Road, Emsworth, PO10 7ER	Construction of two-storey side extension and single storey rear extensions, balconies and other alterations	No Objection		
03-Aug-22	SB/22/01085/ADV	David Rothery	Beijing Palace Restaurant, Main Road, Nutbourne, Southbourne, West Sussex	Signage advertisements consisting of 1x fascia sign to front elevation, 1x projecting/hanging sign (illuminated), and 1x fascia sign to side elevation	No Objection	Permit	Yes
03-Aug-22	APP/22/00634	David Rothery	45 Bath Road, Emsworth, PO10 7ER	Tree works to 1x Silver Birch (T1) to crown reduce in height by 3m, laterals 2m, back to previous pruning points, 1x Silver Birch (T2) to crown reduce by 3m to previous pruning points, reduce eastern stem by 6m overall to leave 5m in height	No Objection		
03-Aug-22	SB/22/01732/DOM	Steve Lawrence	2 Priors Orchard Southbourne West Sussex PO10 8GE	Proposed single storey rear extension and part change of use of garage to habitable accommodation	No Objection		
03-Aug-22	AP/22/01569/FUL	Steve Lawrence	Common Farm Appledram Lane South Appledram West Sussex PO20 7PE	Construction of a glazed, partially enclosed, covered walkway linking the kitchen with shop/café	No Objection	Permit	Yes
08-Aug-22	BO/22/01689/DOM	Linda Park	Quiet Waters , Bosham Hoe, Bosham, West Sussex, PO18 8ES	Proposed boathouse.	No Objection		
08-Aug-22	BI/22/01577/DOM	David Rothery	Tideways , Lock Lane, Birdham, West Sussex, PO20 7BB	Construction of ground-floor and first-floor extensions to front elevation, 1x balcony, and new front porch, with various alterations including changes to fenestration and window canopy	No Objection	Permit	Materials con uncluded
08-Aug-22	WI/22/01633/TCA	Linda Park	Grapnel Itchenor Road West Itchenor Chichester West Sussex PO20 7AA	Notification of intention to reduce lateral branches (all round) by 20% a on 1 no. Cherry tree.	No Objection	NOTPO	

08-Aug-22	CH/22/01683/ DOM	David Rothery	Primrose Cottage , Main Road, Nutbourne, West Sussex, PO18 8RT	Construction of single-storey side extension and two-storey side/rear extension with associated roof works and 1x detached garage following demolition of existing garage and workshop	No Objection		
09-Aug-22	SB/22/01743/ DOM	David Rothery	2 Gordon Road, Southbourne, West Sussex, PO10 8AZ	Construction of single-storey extension with rooflights at rear (to replace existing store and veranda) together with addition of 1x window on ground floor south/side elevation and 2x roof windows to main roof (1x on east & 1x on west elevations)	No Objection	Permit	Yes
09-Aug-22	SB/22/01828/ DOM	David Rothery	1 Fairview Cottages, Prinsted Lane, Prinsted, Emsworth, PO10 8HR	Construction of one-and-a-half storey rear extension following demolition of single storey rear extension	No Objection	Permit	Yes
10-Aug-22	APP/22/00606	David Rothery	23 Tower Street, Emsworth, PO10 7BH	Construction of garden wall on retaining sea wall, existing brickwork to existing external store and detached studio re-painted to match existing	No Objection		
10-Aug-22	APP/22/00736	David Rothery	8 Towers Garden, Havant, PO9 1RZ	Tree works to 1x Magnolia to reduce to old pruning points (Langstone Conservation Area)	No Objection		
11-Aug-22	WI/22/01505/ DOM	Steve Lawrence	Little Thatches, Itchenor Road, West Itchenor, West Sussex, PO20 7DD	Refurbishment of existing dwelling and new single storey extension to dwelling and shed	Holding Objection	Permit	
15-Aug-22	SB/22/01432/ DOM	Linda Park	4 The Square , Prinsted Lane, Prinsted, Southbourne, West Sussex, PO10 8HT	Proposed first floor extension with minor internal and external works	No Objection	Refuse	
15-Aug-22	WI/22/01613/ DOM	Linda Park	Briarfield , Itchenor Road, West Itchenor, West Sussex, PO20 7DA	Two storey side extension. Single storey extensions to front, side and rear including reconfigured porch. Internal and external alterations	No Objection	Permit	Yes
16-Aug-22	CH/22/01912/ DOM	David Rothery	The Bungalow , Main Road, Chidham, West Sussex, PO18 8TP	Construction of single-storey side extension with rooflight	No Objection	Permit	Materials con included

16-Aug-22	BO/22/01864/ DOM	David Rothery	9 The Holdens, Bosham, PO18 8LN	Insertion of roof lights to front and rear roof elevations to enable conversion of loft space to create habitable accommodation with associated works	No Objection	Permit	Yes
17-Aug-22	BI/22/01742/F UL	Linda Park	Chichester Marina, Birdham, Chichester, West Sussex, PO20 7EJ	Demolition of three workshops/sheds for the comprehensive redevelopment of the SouthWest area of the marina comprising four purpose built buildings including marine related workshops, offices, storage, reprovision and extension of the retail (chandlery) a	No Objection	Permit	Yes
17-Aug-22	WI/22/01824/ DOM	Linda Park	Mistral House , Itchenor Road, West Itchenor, West Sussex, PO20 7DD	Replacement of existing conservatory, extension of the northern roof pitch at first floor, new front porch extension, PV solar panels and new garage building.	No Objection	Permit	Yes
17-Aug-22	WW/22/0139 7/LBC	Linda Park	3 Coastguard Cottages Snow Hill West Wittering West Sussex PO20 8AT	Replacement windows and internal alterations (Variation of condition 2 from listed building consent WW/21/00432/LBC - Amendment to approved plans to allow for the approved footprint of the rear lean to structure to be constructed with the original roof pi	No comment made		
22-Aug-22	WI/22/01440/ DOM	Steve Lawrence	Harbour View , Itchenor Road, West Itchenor, West Sussex, PO20 7DH	Erection of a new-build garage and pool house, ancillary to an existing dwelling (previously approved under application ref. WI/21/03545/FUL). Existing Poolhouse to be demolished	Objection	Permit	
22-Aug-22	APP/21/01204	Steve Lawrence	Sparkes Marina, 38 Wittering Road, Hayling Island, PO11 9SR	Engineering works to reinforce ground slab to facilitate launching of boats. Request to discharge condition 3 (received 26/05/2022).	Clarification Requested		
26-Aug-22	BO/22/01598/ FUL	Steve Lawrence	Bosham Sailing Club Boat Park, The Quay , Quay Meadow, Bosham, West Sussex, PO18	Temporary location of 1 no. storage container.	Objection	Permit	Yes - removal after 3 years

27-Aug-22	BO/22/01616/ FUL	Linda Park	Bosham Lodge Main Road Bosham West Sussex PO18 8PH	Replacement of offices with smaller single storey unit and demolition of existing – variation of cond 4 to planning permission 98/01792/FUL – to amend the cond to refer to new owner HTH Vision Ltd	No comment made		
27-Aug-22	BO/22/01615/ FUL	Linda Park	Bosham Lodge Main Road Bosham West Sussex PO18 8PH	Extension to existing building to form meeting room with ancillary facilities (Variation of cond 4 to planning permission 03/01653/FUL – to amend condition to refer to new owner HTH Vision Ltd	No comment made	Permit	
30-Aug-22	FB/22/00142/ FUL	Steve Lawrence	Bethwines Farm, Blackboy Lane, Fishbourne, PO18 8BL	Change of use of the land (in perpetuity) from agriculture to natural grass and wetlands for nitrate offsetting	No comment made	Not validated	APP/L3815/W/2 2/3299202
30-Aug-22	BO/22/01550/ FUL	Steve Lawrence	Bosham Sailing Club, The Quay, Quay Meadow, Bosham	Erection of balcony structure to replace the current marquee.	No Objection		
30-Aug-22	BO/22/01885/ TPA	David Rothery	Church Cottage High Street Bosham West Sussex	Tree works to 1x Yew tree (T1) subject to BO/90/00065/TPO to crown reduce back to previous points & remove the lower epicormic from the tree stem	No Objection		
31-Aug-22	BI/22/01891/T PA	Steve Lawrence	25 Walwyn Close Birdham Chichester West Sussex	Reduce eastern sector by 2m (back to previous pruning points) and remove 1 no. low limb (approx. diameter of 25cm) overhanging garage roof on 1 no. Oak tree (T7) subject to BI/97/00037/TPO.	No Objection		
01-Sep-22	BO/22/01291/ DOM	David Rothery	The Hoe , Bosham Hoe, Bosham, West Sussex, PO18 8ES	Proposed installation of ground mounted solar panels comprising of 4 rows of 4 panels covering a total area measuring 8.3m x 6.05m (for private domestic use)	No Objection		
05-Sep-22	APP/22/00601	Linda Park	3 Harbour Way, Emsworth, PO10 7BE	Replacement of wooden framed, single glazed windows and back door with white uvpc framed, doubled glazed units on 1st floor maisonette.	No Objection		
05-Sep-22	BO/22/01890/ DOM	Linda Park	Dolphin Cottage, 15 Moreton Road, Bosham, Chichester, West Sussex, PO18 8LL	Alterations to roof on west elevation	No Objection	Permit	

06-Sep-22	SB/22/01903/OUT	David Rothery	Four Acre Nursery, Cooks Lane, Southbourne, Emsworth, West Sussex, PO10 8LQ	Outline planning application (with all matters reserved except access) for the development of 40 residential dwellings (Use Class C3), with associated vehicular access, parking and open space	No Objection		
06-Sep-22	BI/22/01791/FUL	Steve Lawrence	Creek Cottage , Westlands Estate, Birdham, West Sussex, PO20 7HJ	Replacement dwelling	Objection	Refuse	
06-Sep-22	BO/22/01909/FUL	Steve Lawrence	Wildfowlers , Shore Road, Bosham, West Sussex, PO18 8QL	Replacement dwelling and associated landscaping	Objection	Permit	
06-Sep-22	CH/22/01600/DOM	Steve Lawrence	Willington, 56 Maybush Drive, Nutbourne, West Sussex, PO18 8SS	Demolition of existing single storey section of building including garage, bathroom and kitchen. Erection of new single storey extension and conversion of loft into habitable space.	Holding Objection	Permit	No
06-Sep-22	APP/22/00709	Steve Lawrence	Teal Buildings, Northney Marina, Hayling Island, PO11 0NH	3No. Storage containersPlease note - expiry date now 3 October 2022	No Objection		
07-Sep-22	SB/22/01751/FUL	Linda Park	Land North West Of 139 Main Road Southbourne Hampshire	Construction of 8 no. dwellings, access, landscaping and associated works - Variation of Condition 2 of planning permission SB/20/02297/FUL - changes to plots 2 and 6 (loft space added with roof lights to rear and single dormer to front), plots 3, 4 & 5 (No Objection	Permit with S106	
07-Sep-22	BI/22/01159/DOM	Linda Park	Rustic , Main Road, Birdham, West Sussex, PO20 7HU	Siting of a static caravan in the rear garden to be used as ancillary accommodation.	Objection		
07-Sep-22	WI/22/01928/FUL	Linda Park	Pucks Cottage , Itchenor Road, West Itchenor, West Sussex, PO20 7DH	Erection of a replacement dwelling and garage following the demolition of existing dwelling and garage.	No Objection	Permit	Yes
07-Sep-22	BO/22/01722/FUL	Linda Park	Walled Garden Adjacent To Nursery Cottage, Taylors Lane, Bosham, Chichester, WestSussex, PO18 8EN	Change of use, extensions and alterations of glasshouses following demolition of workshop to form habitable accommodation (1 no. dwelling) and storage barn, and landscape enhancements & associated works (alternate scheme to BO/18/01571/FUL)	Objection		

08-Sep-22	SB/22/01005/FUL	Steve Lawrence	The Sussex Brewery , 36 Main Road, Southbourne, West Sussex, 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		
08-Sep-22	CH/21/01910/OUT	Steve Lawrence	Willowbrook Riding Centre , Hambrook Hill South, Hambrook, Chidham	Outline planning permission with all matters reserved (except for access) for the erection of 63 dwellings including 3 custom/self-build plots, parking, landscaping and associated works [AMENDED PLANS / DETAILS]	Objection		
08-Sep-22	BI/22/01498/FUL	David Rothery	Land At Premier Marinas, Chichester Marina, Birdham, West Sussex, PO20 7EJ	RECONSULTATION FOR CONSIDERATION OF AONB LANDSCAPE VISUAL IMPACT STATEMENT (LVIS) - Demolition of existing car park island and creation of new proposed ticket machine island, installation of 1 no. new hub pay station and 2 no. main entry lane hub ticke	No Objection	Permit	Yes
08-Sep-22	BO/21/01810/FUL	Steve Lawrence	Myll Lodge, Bosham Lane, Bosham, West Sussex, PO18 8HP	Demolition of existing dwelling house replaced with 1x dwelling house.	No Objection	Permit	Yes
08-Sep-22	BO/21/01810/FUL	Steve Lawrence	Myll Lodge, Bosham Lane, Bosham, West Sussex, PO18 8HP	Demolition of existing dwelling house replaced with 1 no. new dwelling house.	No Objection		
08-Sep-22	BI/22/01497/FUL	David Rothery	Premier Marinas , Chichester Marina, Birdham, West Sussex, PO20 7EJ	RECONSULTATION FOR CONSIDERATION OF AONB LANDSCAPE VISUAL IMPACT STATEMENT (LVIS) - Installation of 1 no. hub pay station and associated works within the existing west car park at Chichester Marina	No Objection	Permit	Yes
12-Sep-22	BI/22/01918/FUL	Steve Lawrence	Birdham Straight House , Main Road, Birdham, West Sussex, PO20 7HS	Removal of single storey sunroom to existing house and construction of 5 no. two storey houses together with garages, parking and revised access arrangements.	No Objection	Refuse	
12-Sep-22	WW/22/00687/DOM	Steve Lawrence	Camber Court, Rookwood Lane, West Wittering, West Sussex, PO20 8QH	Refurbishment of existing house with development of a partial first floor roof space to habitable accomodation.	No Objection	Permit	Yes

12-Sep-22	BI/22/00896/ DOM	Linda Park	Sherwood, Redmoor Estate, Main Road, Birdham, Chichester, West Sussex, PO20 7HS	Rear extension and internal alterations	No Objection	Permit	
14-Sep-22	FB/22/02029/ DOM	Linda Park	North Villa , Main Road, Fishbourne, West Sussex, PO18 8AT	Re-roofing, internal alterations and replacement of existing garage doors	No Objection	Permit	Yes
14-Sep-22	BO/22/02070/ DOM	Linda Park	8 Mariners Terrace , Shore Road, Bosham, West Sussex, PO18 8JA	Single storey rear infill extension, internal changes to dwelling and reinstatement of window in existing boathouse.	No Objection	Permit	Yes
21-Sep-22	APP/22/00744	Linda Park	Land between Dolphin House and no. 2 Dolphin Quay, Dolphin Quay, Queen Street,Emsworth	Development of a mobile catering unit to be erected on the hardstanding between Dolphin House and No. 2 Dolphin Quay	No Objection	Withdrawn	
21-Sep-22	APP/22/00754	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 ballustrade, internal and external alterations	No Objection		
26-Sep-22	CH/22/02215/ DOM	Linda Park	Tithe Barn , Cot Lane, Chidham, West Sussex, PO18 8SX	External alterations to former cartshed south store and kitchen and to existing east window and door screens. New windows to cartshed west wall. New rooflight to link roof. Solar panels to garden shed roof. Internal alterations to cartshed to west wall, t	No Objection	Permit	Yes
26-Sep-22	WW/22/02224/ DOM	Linda Park	5 Locksash Close, West Wittering, West Sussex, PO20 8QP	Replace existing conservatory with proposed single storey rear extension and alterations.	No Objection	Permit	Yes
26-Sep-22	WW/22/02096/ TCA	Linda Park	West Wittering Parochial CE School Pound Road West Wittering West Sussex PO20 8AJ	Notification of intention to crown reduce (back to old pollard/previous pruning points) and remove basal sucker growth on 2 no. Lime trees (T1 & T2) and reduce 4 no. branches on northern sector by 2.5m (overhanging the highway) on 1 no. Acacia tree (T4).	No Objection	NOTPO	

27-Sep-22	BI/22/01905/ DOM	David Rothery	Birdham Straight House , Main Road, Birdham, West Sussex, PO20 7HS	Construction of single-storey rear extension with rooflights and side entrance boot-room following demolition of existing storey rear extension together with replacement single domestic garage and parking area	No Objection	Permit	All except internal blinds
27-Sep-22	BO/22/02212/ FUL	David Rothery	Furze Creek , Smugglers Lane, Bosham, West Sussex, PO18 8QW	Variation of Condition 4 (driveway & parking area details) and Condition 5 (tree protection plan exclusion enclosure fencing) of Planning Permission BO/19/01949/FUL dated 30 October 2019 relating to a replacement dwelling following demolition of existing	No Objection	Permit	
27-Sep-22	BI/22/02064/F UL	David Rothery	Tideways, Lock Lane, Birdham, West Sussex, PO20 7BB	Construction of timber sea wall on existing sea defence line as a like for like replacement	No Objection		
27-Sep-22	WI/22/02209/ DOM	David Rothery	West Winds, Itchenor Road, West Itchenor, West Sussex, PO20 7DH	Variation of Condition 2 of WI/21/00012/DOM dated 29 March 2021 (Variation amendment changes to fenestration) relating to the construction of single-storey rear/side extension with lantern skylights, replacement porch, re-cladding, alterations and additio	No Objection	Permit	Yes
27-Sep-22	BI/22/01925/ DOM	David Rothery	Danesacre, Lock Lane, Birdham, West Sussex, PO20 7BA	Construction of single-storey rear/side extension with lantern skylights, replacement porch, re-cladding, alterations and additions to fenestration, addition of solar panels and external landscaping works	No Objection	Permit	Yes
28-Sep-22	BO/22/01543/ DOM	Linda Park	Cedar Lodge , Walton Lane, Bosham, West Sussex, PO18 8QB	Installation of ground floor windows to south and west elevations.	No Objection	Permit	