



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

CHICHESTER HARBOUR CONSERVANCY – PLANNING COMMITTEE

A meeting of the Conservancy's **Planning Committee** will be held at **10.00am** on **Tuesday 18 July 2023** at Eames Farm, Thorney Road, Thorney Island.

Matt Briers CBE, CEO

AGENDA

1. ELECTION OF CHAIRMAN AND VICE CHAIRMAN

- To nominate the Chairman of the Planning Committee for the year to June 2024.
- To nominate the Vice-Chairman of the Planning Committee for the year to June 2024.

2. WELCOME AND APOLOGIES

3. 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.

4. MINUTES

Minutes of the Planning Committee meeting held on 12 June 2023 (Page 1).

5. DEVELOPMENT APPLICATIONS

- a. SB/23/01270/FUL – Westmead, Prinsted Lane, Prinsted, Emsworth PO10 8HT (page 6)
- b. FB/23/01348/FUL - Lowood House, 2 Old Park Lane, Fishbourne, Chichester PO18 8AP (page 14)

6. CHICHESTER HARBOUR AONB PLANNING PRINCIPLES

To discuss and review a report on PP19 (page 23)

7. TABLE OF DELEGATED DECISIONS

To consider the report from the Principal Planning Officers (page 27).

8. QUARTERLY REPORT

To consider the report from the Principal Planning Officers (page 34).

9. DATE OF NEXT MEETING

Monday 11 September 2023 at Eames Farm, Thorney Road, Thorney Islands from 10.30am.

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

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

Minutes of the meeting held on Monday 12 June 2023 at Eames Farm, Thorney Road, Thorney Island.

Present

Heather Baker, Jackie Branson, John Goodspeed, Adrian Moss, Nicolette Pike, Lance Quantrill, Alison Wakelin (Chairman)

Officers

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

The meeting started at 10:30am

1.0 WELCOME AND APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Pieter Montyn and Sarah Payne.

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 15th May 2023.

3.1 **Resolved** – That the minutes of the Committee meeting held on 15 May 2023 be approved as a correct record and that they be signed by the Chairman.

4.0 DEVELOPMENT APPLICATIONS

[Note that the order of the applications was changed as Planning Officer SL delayed due to a planning enquiry.]

4.b. SB/23/00942/FULEIA – G & R Harris, Main Road, Nutbourne

4.1 The Principal Planning Officer (LP) presented her report to members. The property adjoins but is outside of the AONB, in between Nutbourne and Southbourne. Part of the site is G&R breakers/scrapyard. Hambrook, and a public footpath, runs along the eastern boundary of the site. Access from the site joins the A259.

4.2 The original application was for 112 dwellings with public open space on eastern side. Chichester Harbour Conservancy (CHC) objected to the application however council did not publish a decision and the matter is at appeal for non-determination.

4.3 The current application has been submitted alongside the appeal. Changes from the original application include a reduction of homes from 112 to 103. The play area has been moved and the design of some of the dwellings has been amended. The application refers to the enlarging of the attenuation ponds however this is not apparent in the plans.

- 4.4 Main changes to the view of the AONB would be from the A259 where an existing house and associated planting would be removed to accommodate the increased access road. Housing unlikely to affect views from the AONB.
- 4.5 The original objection is that the development, specifically the housing itself, does not link to the settlement boundary. The Planning Officer noted that the existing and subsequently withdrawn local plan, allocated 300 homes to the area and that number has already been exceeded. The wildlife corridor is adjacent to the proposed site.
- 4.6 The recommendation is to object on the same principles. The reduction in dwellings is not significant and there continues to be concerns for wastewater. Temporary sewage removal will need to be provided until the upgrades are available. The council is expected to approve the application based on the planning decision 25 May 2023. The woodland planting will work towards the nitrate neutrality.
- 4.7 Members discussed how the development fails to satisfy the first two points of PP04, namely that the development is within the settlement boundary and that there is capacity at the local wastewater treatment works to support the development. Encroachment on wildlife and the lack of weight given to enhancing the landscape were noted.
- 4.8 Members were also concerned that the sites on either side of the proposed development would be vulnerable to building works and that proper strategic gaps would all be merging. A member suggested that under proposed but delayed bills, Michael Gove is suggesting that planning authorities need not meet their allocations and that they are advisory targets. The current situation with the local plan is that a 5-year housing land supply is needed. If the Planning Policy Framework were approved there would only be a 4-year supply need. Chichester already has a lower number than recommended due to transport and sewage concerns. The emerging local plan would have proposed landscape gaps.
- 4.9 Members questioned why this application was not determined by the local authority in the first place. It was explained that advice was sought for if projects which were approved at the previously lower CIL amounts should this be increased. It was found that the council did need to conform to the timescales despite seeking this clarification. Members expressed concerns that public objections to the project may not have been considered in the normal way however it was confirmed that the process followed the usual course and that objections could have been submitted at the application stage.
- 4.10 Members confirmed that the existing house that would need to be demolished at the entrance has been acquired by the developer.
- 4.11 The group discussed the issue of wastewater capacity in detail with previously emailed comments from Pieter Montyn shared by the Chairman. The general concern is that Southern Water have been clear about defending their lack of capacity in the area. It is also concerning that 'capacity' has increased despite any infrastructure changes. It was suggested that the testing for capacity levels was conducted during the dry season which would not be an accurate indicator. Members voiced great concern over the outflow of wastewater and sewage into the harbour. Members expressed that Chichester District Council Officers should be made aware of how and when the capacity was measured.
- 4.12 The AONB Manager reminded members of the requirement for biodiversity net gain and that the developers need to provide evidence that the area would be better off with the development.

- 4.13 Members agreed that the objections should be strengthened to show that there are clear grounds where the applicant is not compliant.. This should include the arguments set out previously in relation to the wastewater capacity and the conditions under which that capacity was determined. There should also be a focus on the lack of biodiversity net gain and the inadequacy of the associated wildlife corridors in the area. The suggestion was that Natural England advice could be used to strengthen the biodiversity net gain argument.
- 4.14 **Action Point** – The Planning Officer was directed to strengthen the objection position to include a reference to wastewater capacity, biodiversity net gain and wildlife corridors set out in the discussion above.

Recommendation

- 4.15 Subject to the strengthening reasons set out above at 4.14, that Chichester District Council, as Local Planning Authority (LPA), be advised that Chichester Harbour Conservancy supports the Planning Officers recommendation set out in the report and **objects** to the proposed application. The decision was unanimous.

4.a. SB/23/01101/EIA – Land at Hamcroft

- 4.16 The Principal Planning Officer (SL) explained to the Committee that this matter is not an application for planning permission but was made under the Environmental Impact Regulations. The developers are asking the council if they are required to make an environmental impact application (EIA) for a development of this size.
- 4.17 The land at issues is just outside the AONB with the Southdowns National Park about 1km to the north of the site. The Planning Officer explained that the Council cannot currently show a 5-year housing supply plan.
- 4.18 The site is surrounded by thick tree lines which would be retained. To the north, there is a thick tree belt which is covered by a woodland TPA which would also shield views from a train. To the west is a development called Meadowview that sits just beyond the site and features a wildflower meadow with community allotments. There are some views from the site where the AONB is visible. Pottery field is directly to the east and has been subject to development pressure. SL shared that an appeal was unsuccessful as the setting of the AONB was being impinged upon.
- 4.19 The area sits within the H1 – Havant to Chichester Coastal Plain. The Council's Housing and Economic land availability assessment (HELAA) done in 2021 concluded a yield of 95 dwellings which is much less than the 140 sought by the applicant. The Planning Officer also highlighted that a bat network has been identified on the site.
- 4.20 The Planning Officer highlighted that the proposed curved entrance created a buffer of sorts to the development. Members expressed concerns that the leylandii trees to the west of the site which shielded the development from AONB views could be felled after people moved in and disliked the shade they would bring. There would be nothing to stop this from happening in the future.
- 4.21 The Planning Officer recommends that the impact of the AONB, concerns for storm surge ponds suggested in the landscape should be referenced in the need for an EIR application. Members asked that the bats be referred to and suggested that a management plan to protect the trees also be included.
- 4.22 Members asked if Natural England could be encouraged to object to the application given the developers lack knowledge on the sensitivity of the area. The cumulative effect is destructive to the harbour.

- 4.23 **Action Point** – SL was directed to forward his application response to Natural England.
- 4.24 Members confirmed that while there is precedent for EIA as they are required for sensitive areas, not all major developments require one be conducted. The group also discussed if there was ever a need to look at the impact holistically given the impact it would have on the A259 traffic and the fact that the junction at Warblington is already a problem at peak times. While the impact of the A259 is relevant, the previous study was more focussed on the A27 traffic as a major highway. While the traffic authority might offer approval, the cumulative effects are from vehicles from these developments. Members suggested that historically it was indicated that 10,000 new dwellings would warrant a new junction to the A27.
- 4.25 **Action Point** – The Planning Officer was directed to make a robust argument for the need of an environmental impact assessment for the site which in addition to what was discussed above should include a reference to highways and vehicle capacity.

Recommendation

- 4.26 Subject to the strengthening reasons set out above at 4.25, that Chichester District Council, as Local Planning Authority (LPA), be advised that Chichester Harbour Conservancy supports the Planning Officer's recommendation set out in the report to **require** the submission of a comprehensive EIA Environmental Statement (ES) to support any formal planning application.

5.0 CHICHESTER HARBOUR AONB PLANNING PRINCIPLES

- 5.1 The AONB Manager introduced the five rarely used planning principles set out in his report – PP14, PP15, PP16, PP17 and PP18. He suggested that part of the review process might be to remove principles that are not frequently used to allow more strength to be focussed on those that are.
- 5.2 The AONB Manager shared that he has spoken to planning barrister Scott Stemp about the possibility of shifting planning principles to policies and incorporating them into the main development plan. Planning Officers would then be required to cite policies and not principles which might work to strengthen their effect. The AONB Manager plans to work on the management plan in August and will update the group in the autumn. It was noted that the move might make council approval of the management plan challenging. The current CHC planning principles are not adopted by the councils.
- 5.3 Members also highlighted the need to keep the references to intertidal areas as they are unique. The group also commented on the need to support renewable energies and microgeneration. The AONB Manager will meet with the Planning Officers to discuss the best way forward.

6.0 TABLE OF DELEGATED DECISIONS

- 7.1 The review of delegated decisions was deferred to the next planning meeting as the new planning database is being populated.

7.0 QUARTERLY REPORT

- 7.1 The review of the quarterly report was deferred to the next planning meeting as the new planning database is being populated.

7.2 The Chairman thanked Adrian Moss for his positive contributions and dedication to the planning committee and the Conservancy over the years, as this was his last committee meeting

8.0 DATE OF NEXT MEETING

8.1 The next Planning Committee meeting is scheduled for Monday 17 July 2023 at Eames Farm, Thorney Road, Thorney Island from 10.30am however there are several scheduling conflicts. The Executive Officer will circulate alternative dates to the group. It was noted that the Committee elections are due to take place at the next meeting.

Meeting closed at 11.35am

Chairman

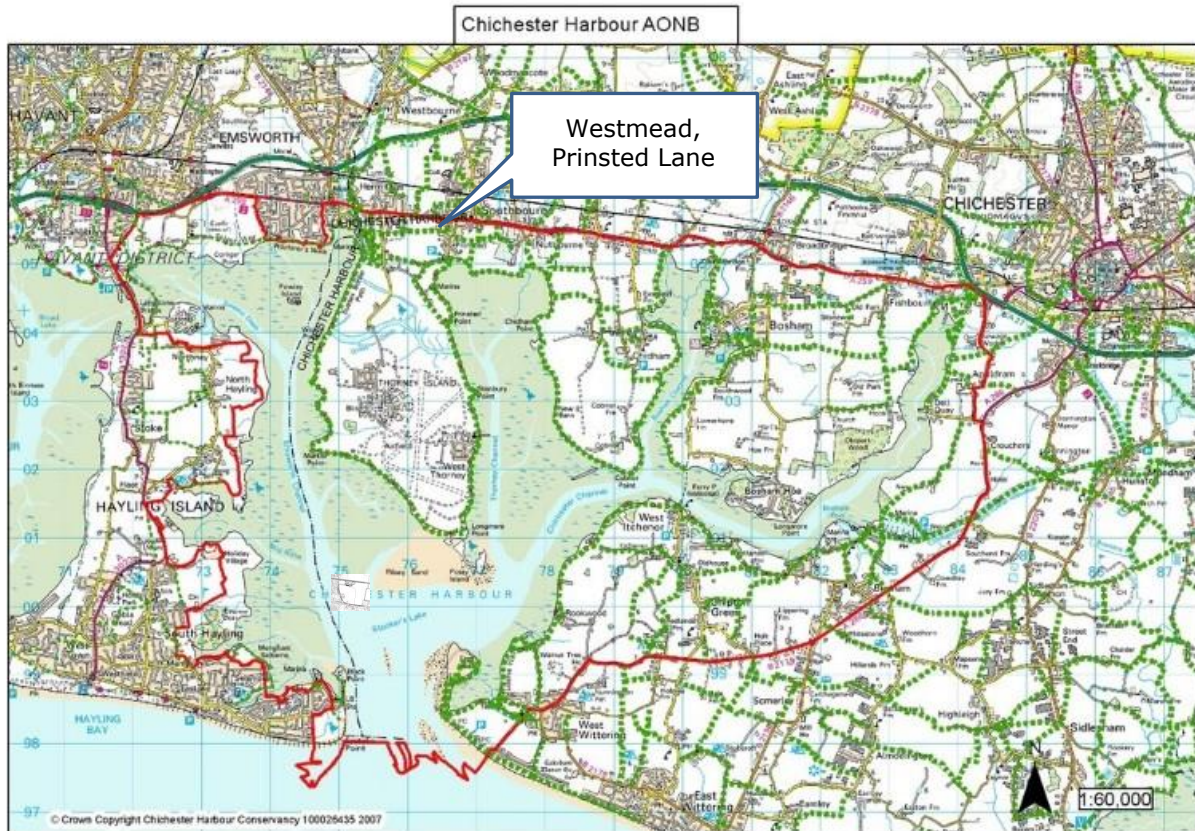
Local Planning Authority planning application reference: **SB/23/01270/FUL**

Site: Westmead Prinsted Lane Prinsted Emsworth PO10 8HT

Proposals: Demolition of existing two storey dwelling and construction of a replacement single storey dwelling with detached outbuilding/office.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RVJ383ERKT000>



RECOMMENDATION

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

- Samples of materials and finishes to be agreed;
- External lighting to be controlled and limited;
- Roof lights to be fitted with internal blinds;
- Recommendations of Bat Survey to be secured;
- New planting to front boundary to be provided;
- Bat and bird box to be provided within the site.

Conservancy Officers’ comments and reasoned justification

1.0 Site description

1.1 The site is a detached, chalet-style dwelling that lies within the settlement area of Prinsted, outside and to the north of the Conservation Area. The house is finished in brickwork and timber cladding, and sits on raised ground on the west side of

Prinsted Lane, with an open frontage allowing clear views of the building from the Lane.

- 1.2 The rear garden backs onto open countryside, with agricultural buildings to the south. A public footpath runs past these buildings and across the fields to the west. There are very limited views back to the site, with only glimpses of the rear elevation of the house behind mature trees and the agricultural barn to the south.





2.0 Site history

2.1 None of relevance to this application.

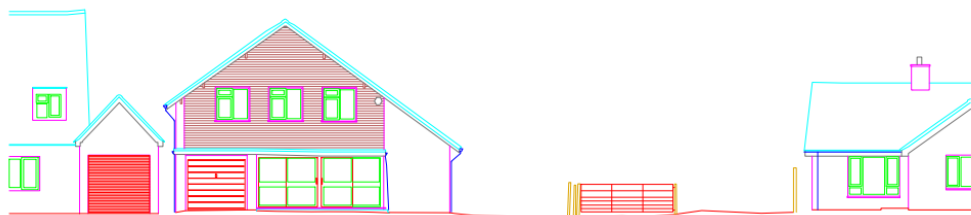
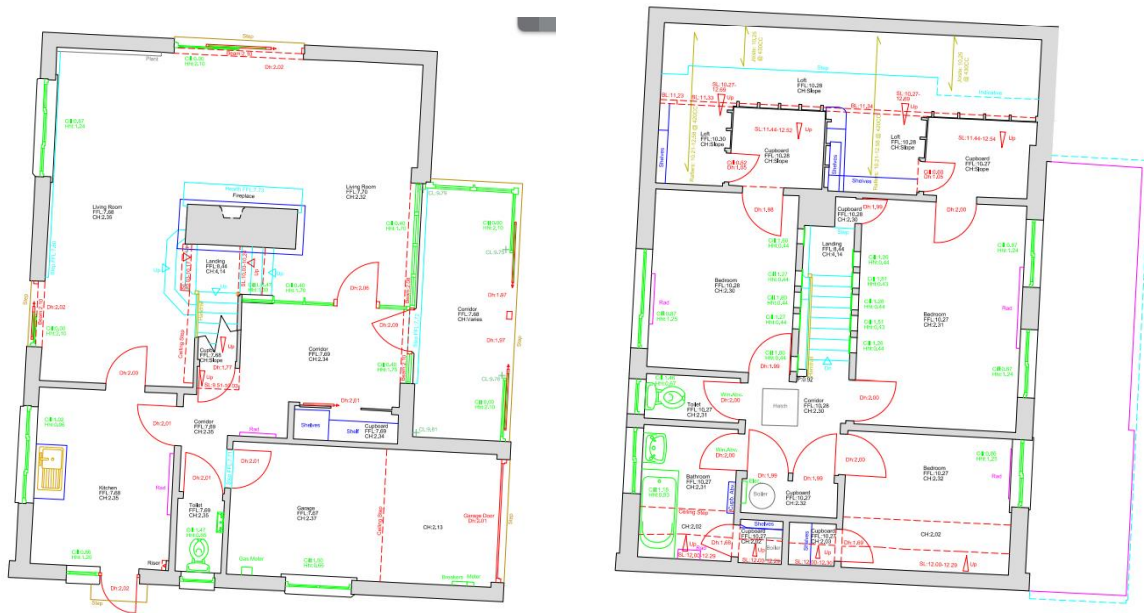
3.0 Proposed development

- 3.1 This application seeks permission to replace the existing three-bedroom, two-storey dwelling with a two-bedroom, single-storey dwelling with a double gabled frontage with central gabled porch. The proposed dwelling would have a much larger footprint than the existing dwelling, owing to being single-storey only.
- 3.2 The proposed materials would be natural slate to the roof, with a brick plinth and lime mortar with timber painted weatherboard to the elevations. It would incorporate green oak framing to both gables with render in between, and a feature oak framed porch.

Below: Proposed site plan (showing existing footprint in beige and proposed in grey):



Below: Existing floor plans and elevations:



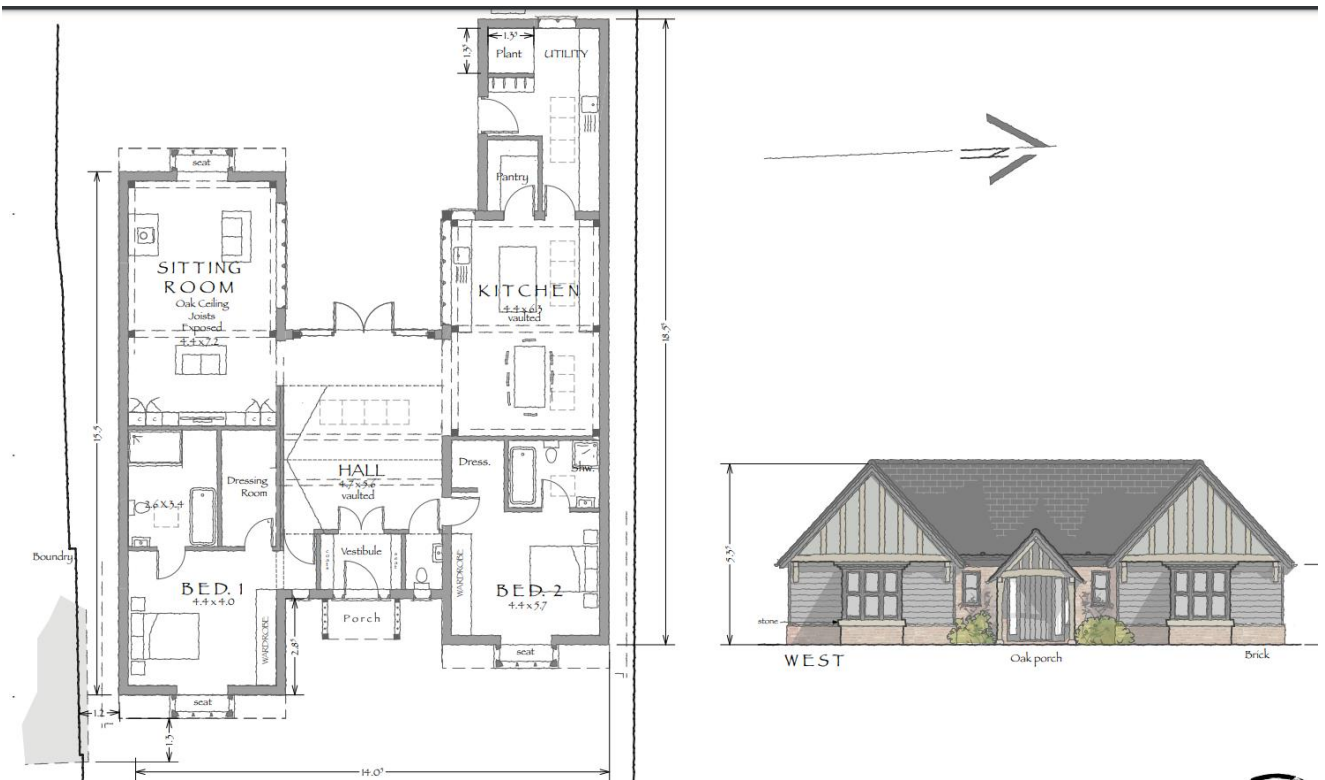
East Elevation

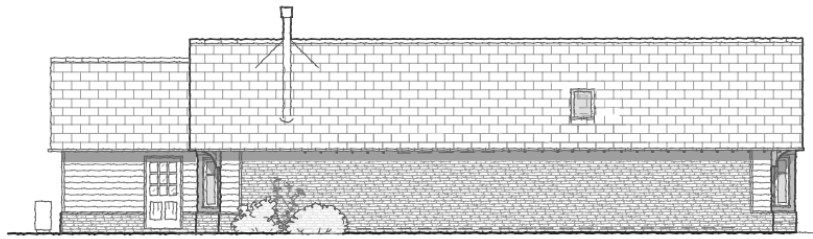


Below: Existing and proposed front elevation:

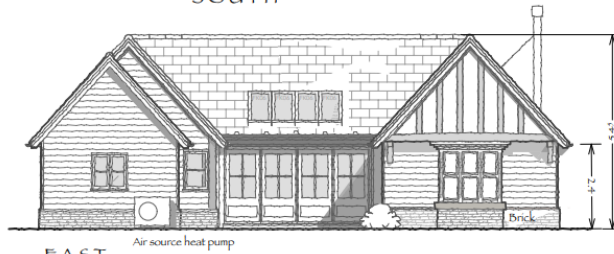


Below: Proposed floor plan and elevations:

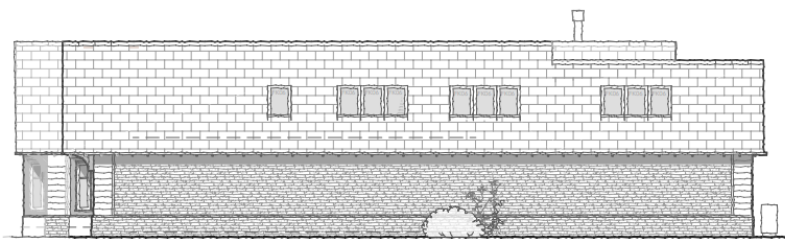




SOUTH

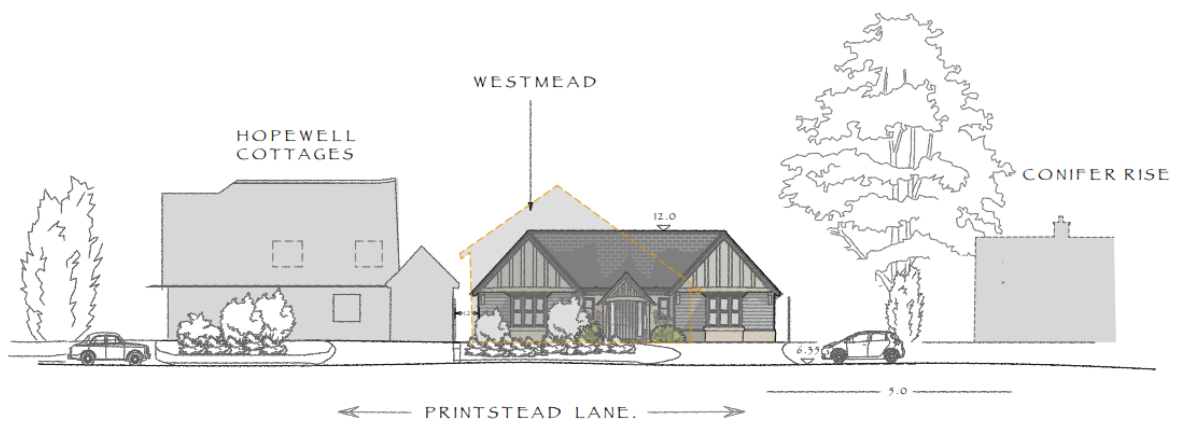
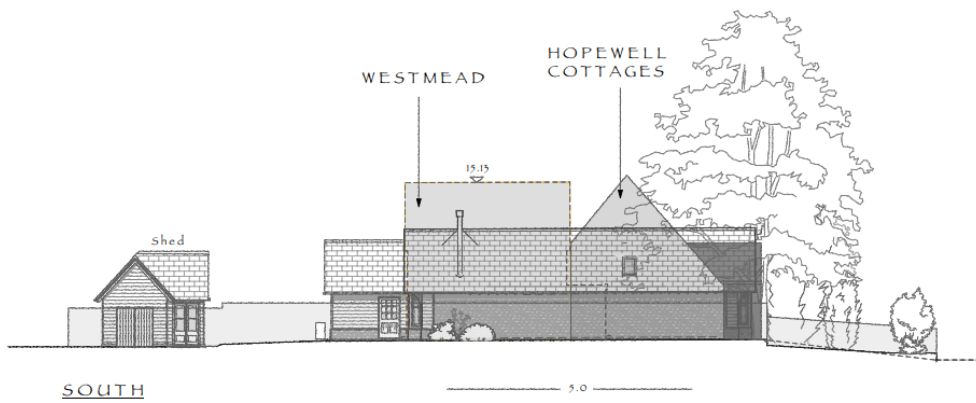


EAST



NORTH

Below: Proposed street scene elevations:



Below: Computer images of proposed dwelling:



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).

Southbourne Neighbourhood Plan (2015) Policy 4 (Housing Design), 7 (Environment).

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

Chichester Harbour Landscape Character Assessment (CBA update 2019).

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

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

4.1 Key issues: Impact on Chichester Harbour AONB

- 4.1 The proposed dwelling, whilst having a larger footprint than the existing building, would be of a significantly lower height (being single-storey) and would be of a more sympathetic design than the existing dwelling, and is considered to be more in-keeping with the traditional building styles found within Prinsted village.
- 4.11 The building is not clearly visible within the wider AONB landscape and as such, the recommended guideline increases of 50% to the footprint and 25% to the silhouette are not as relevant in this instance. The footprint increase is estimated to be around 100%; however, the reduced height and improved design and materials would compensate for this increase, which would not be fully felt from public vantage points in any case, given the deep plan (and relatively limited width facing the street) of the footprint, much of which would be set behind the two adjoining properties.

- 4.12 The proposed dwelling would be sited further forwards within the plot than the existing building; however, the proposed replacement would be set in line with the two adjoining properties, and therefore the proposed dwelling would not be overly prominent or out of place within the street scene.
- 4.13 Given that there are only glimpses of the rear of the dwelling from the public footpath to the south-west, it is likely that the lower height of the proposed dwelling would mean that in the summer months it would not be visible from the wider landscape. It is possible that in the winter months there would be clearer views of the houses through the trees when they lose their leaves; however, the proposed dwelling, due to its single-storey form and sympathetic design and materials, would not be an overly prominent feature within the AONB landscape even were it to become more visible in the winter.
- 4.14 The supporting statement says that new shrubs and planting would be positioned along the boundary with Prinsted Lane, which would provide an enhancement to the street scene in comparison with the currently open frontage. We would ask for a suitable condition to secure this.
- 4.14 There are several roof lights proposed to the side and rear elevations of the new dwelling – we would ask for a suitable condition to require internal blinds to the rooflights (the supporting statement suggests that electric blinds will be used) in order to prevent upwards light pollution.

4.2 **Impact on nature conservation**

- 4.2.1 The application includes a Bat Emergence and Re-entry Survey and the Council's Environment Officer states that the precautionary mitigation set out in this Survey would be suitable (these should be secured through a condition). Any external lighting should be minimised and should also be controlled through a suitable condition.
- 4.2.2 With the above elements controlled through suitable conditions, along with the new planting proposed, and the provision of a bird and bat box as requested by the Environment Officer, the scheme has the potential to provide an overall enhancement to biodiversity.

5 **Conclusion**

- 5.1 The proposed scheme presents a sympathetic, traditional replacement building which would be an improvement in design terms over the existing building. The increased footprint and position further forwards would be mitigated by the reduced height and improved appearance, along with the provision of new planting. The new house would not be prominent within the wider AONB landscape and, subject to suitable conditions to secure the positive elements of the scheme, could offer an enhancement to the AONB and street scene. As such, the proposals are considered to comply with the relevant Local Plan policies, the AONB Management Plan and the AONB SPD.

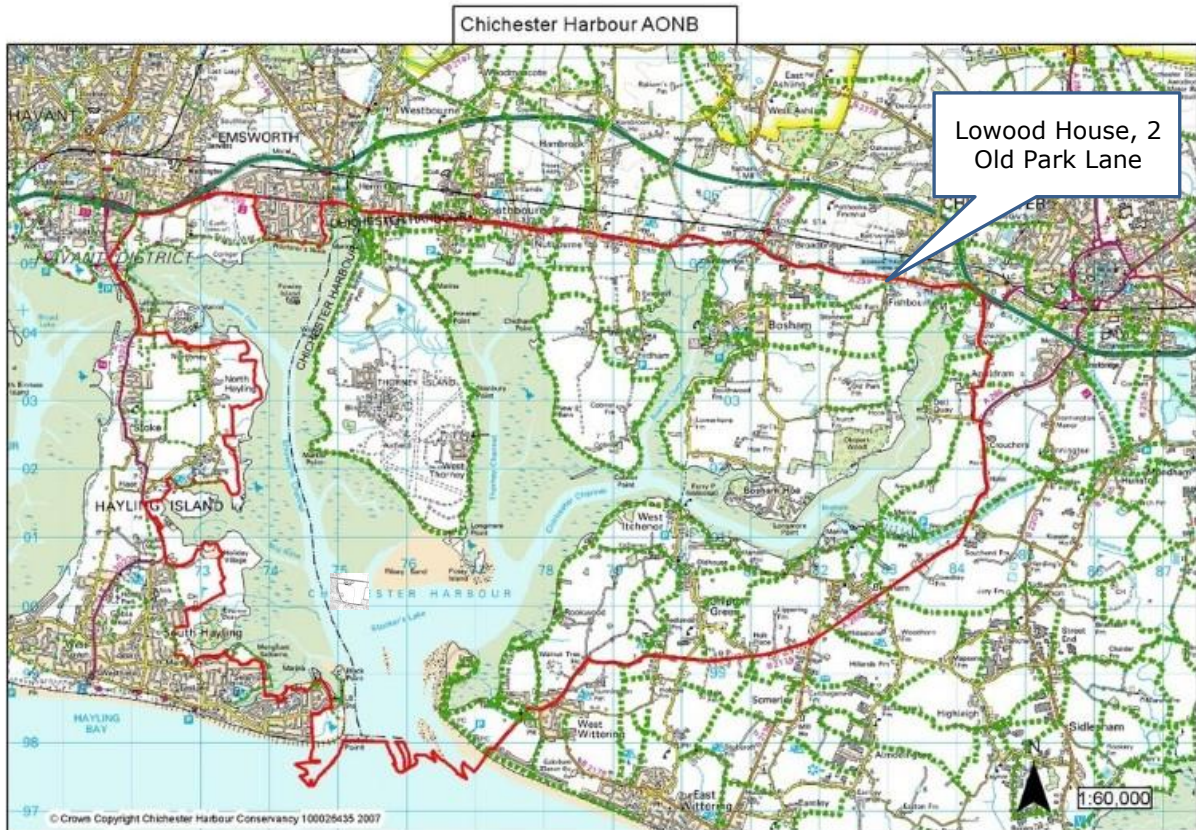
Local Planning Authority planning application reference: **FB/23/01348/FUL**

Site: Lowood House 2 Old Park Lane Fishbourne Chichester West Sussex PO18 8AP

Proposals: 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.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>



RECOMMENDATION

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

- Matching materials;
- Limit occupancy to 3 guests as set out in the application;
- Limit the use to holiday let or ancillary accommodation and not for use as a separate dwelling;
- Financial contribution to Bird Aware Solent as a result of additional recreational disturbance;
- Development to follow recommendations set out in the Bat Assessment Report.

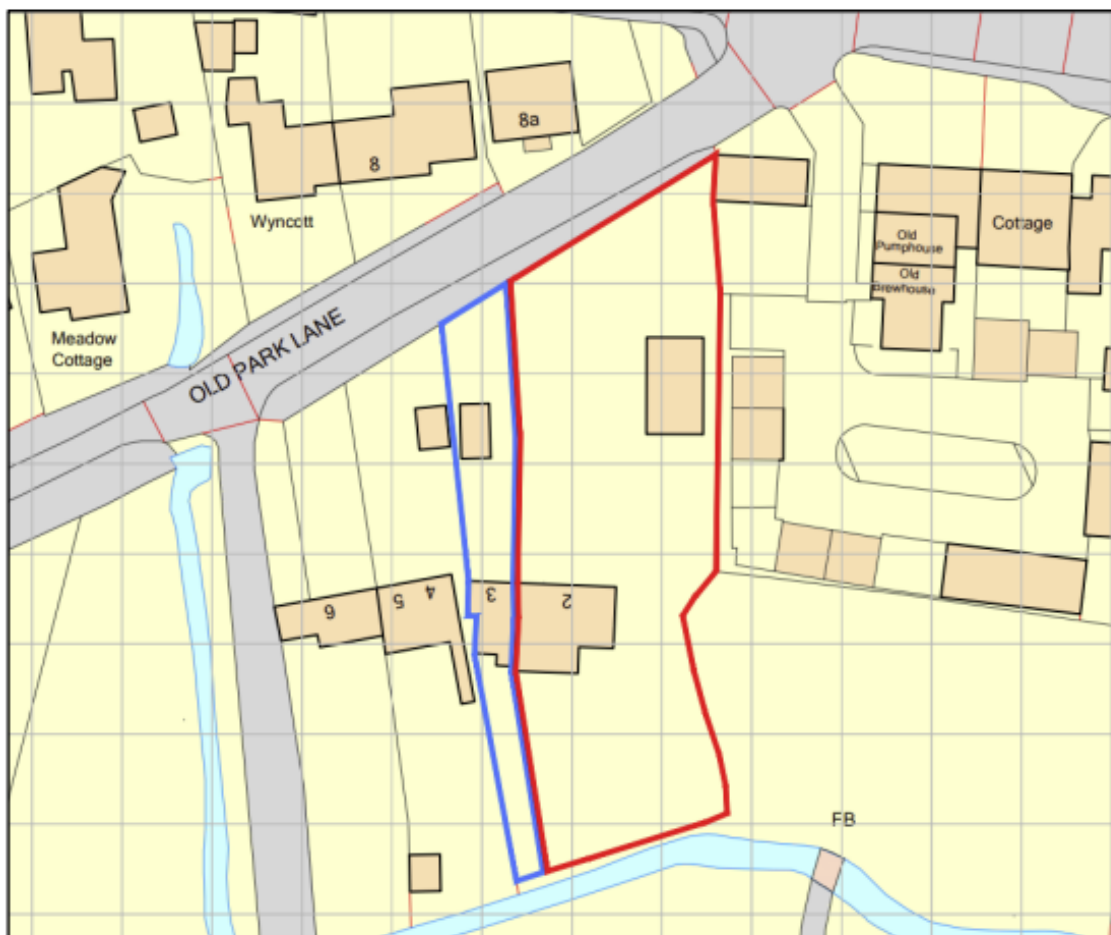
Conservancy Officers’ comments and reasoned justification

1.0 Site description

1.1 This is a two-storey cottage on the south side of Old Park Lane some 15 metres southwest of the junction with Main Road. The dwelling itself is set back 38

metres from Old Park Lane in a large plot, adjoining open countryside to the south and east. It is attached to a single-storey dwelling to the east (No.3 Old Park Lane). It has a large, detached garage, the subject of the current application, situated forward of the main house. The site lies within the countryside and the Fishbourne Conservation Area.

- 1.2 The Scarterfields complex is situated to the south and therefore the dwelling is not visible from the wider landscape to the south, although the upper part is glimpsed in long distance views from the foreshore footpath to the southeast. However, the main view of the property is from Old Park Lane, where the front boundary tapers and is marked by a 6-foot close-boarded timber fence, except where it turns into a wide driveway opening, from opposite which there are clear views of the property including the detached garage building.
- 1.3 The existing dwelling is finished in plain brickwork, with a simple pitched clay tiled roof and white UPVC windows. The detached triple garage is of a traditional design with stained timber garage doors, timber weatherboard cladding and a barn-hipped clay tiled roof. It has a lean-to extension to one side, and an external staircase to the other.



Site Layout



2.0 Site history

2.1 Permission was granted in 2006 (06/01556/DOM) for a side extension to provide a garage with store above, and for a new canopy porch on the front elevation. The Conservancy raised no objection as the proposed extension was of an appropriate matching gable roof design and would not make the building more

intrusive in the wider AONB landscape. The Council imposed a condition to restrict use of the extension to a domestic garage.

- 2.2 In 2009 permission was granted for a loft conversion and dormer windows, and a detached garage to the front of the property (09/01633/DOM). The Conservancy raised no objection, subject to suitable conditions to secure natural materials of a subdued or dark colour, and to ensure that the garage remains ancillary to 2 Old Park Lane and not be used as a separate dwelling.
- 2.3 Permission was granted in 2020 retrospectively for exterior alterations to the garage, and the use of the roof space for ancillary residential accommodation (20/00799/DOM).
- 2.4 Permission was refused in 2021 for the conversion of the ground floor of the garage to form ancillary accommodation, including the erection of a single-storey side extension and gable feature to the front (20/02982/DOM) on two grounds:-
- 1) *The proposed works and the level of accommodation proposed would extend significantly beyond what reasonably constitutes ancillary residential accommodation. The works are therefore tantamount to the creation of a new unit of residential accommodation, which as the site is outside the settlement boundary is unacceptable in principle and there are no material considerations that justify an exception to be made. The proposal is, as a result, contrary to Policies 1, 2, 33, 45, 46 and 48 of the Chichester Local Plan and sections 2 and 4 of the National Planning Policy Framework 2019.*
 - 2) *Insufficient information has been submitted to demonstrate that the development would not cause harm to any bats in the area. The local planning authority cannot therefore be satisfied that the proposal would not result in harm to protected species and as such the proposal would conflict with policy 49 of the Chichester Local Plan 2014-2029 and section 15 of the NPPF 2019 that requires new development to protect and enhance biodiversity.*
- 2.5 The Conservancy had not objected to this application but had asked for suitable conditions to ensure that the living accommodation remains ancillary to the main dwelling, permitted development rights for further outbuildings being removed, no further roof lights being installed in the roof, and a bat or bird box being incorporated into the extended building.
- 2.6 The current application states that the upper floor of the garage has been used as a tourist let since at least November 2020 (for a maximum of 3 guests), and that this use has become successful, contributing to the local economy and providing much needed overnight accommodation during important local events such as Goodwood festivals. It is stated that the applicants had intended to apply for the regularisation of the holiday accommodation use under application 20/02982, but a miscommunication led to an incorrect description and presentation of the application.

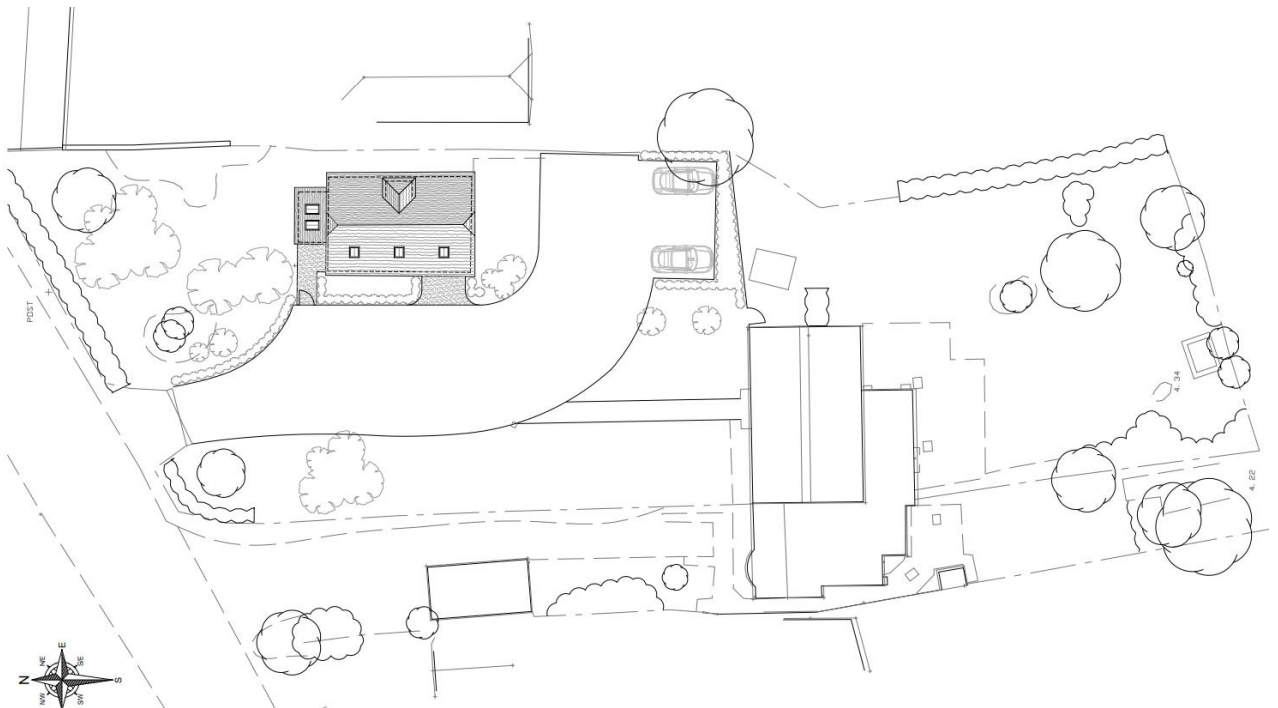
3.0 Proposed development

- 3.1 The current application is part-retrospective and seeks permission for use of the garage building as a holiday let at first floor as existing, with expansion into part of the ground floor level as well, which is currently incidental domestic use only

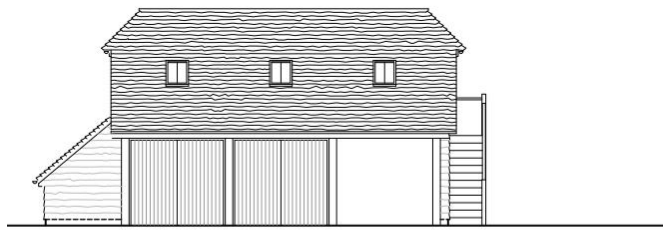
(garages and storage). The statement confirms that the building will continue to be occupied by a maximum of three guests at a time.

- 3.2 Proposed external alterations would include a replacement side extension with rooflights to accommodate a kitchenette at ground floor level; a blank rear dormer to accommodate an internal staircase; fenestration changes to all elevations; and the removal of the external staircase. All alterations would use timber cladding and clay tiles to match the existing building, with timber-framed windows.

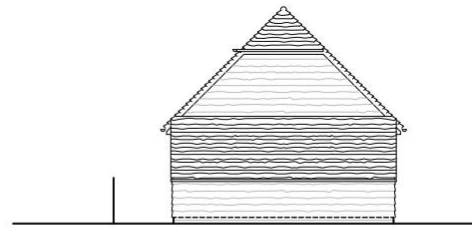
Below: proposed site plan



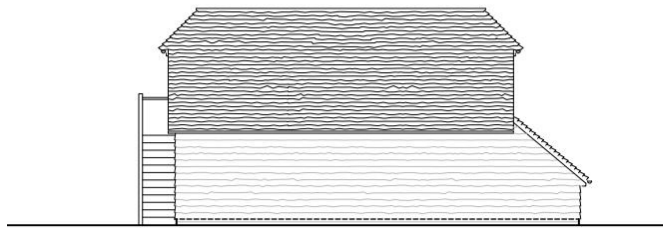
Below: Existing elevations



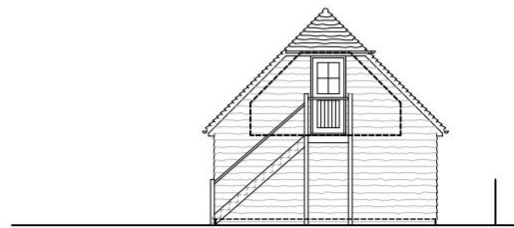
Front Elevation (West)
SCALE
1 METRE 5 METRES



Side Elevation (North)



Rear Elevation (East)



Side Elevation (South)

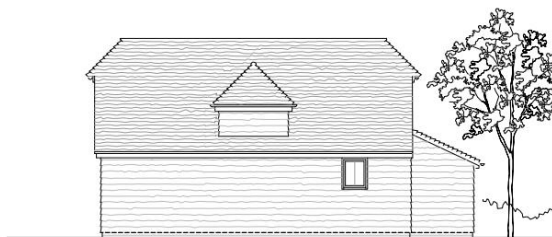
Below: Proposed elevations



West Elevation (Front)
SCALE
1 METRE 5 METRES



North Elevation (Side)



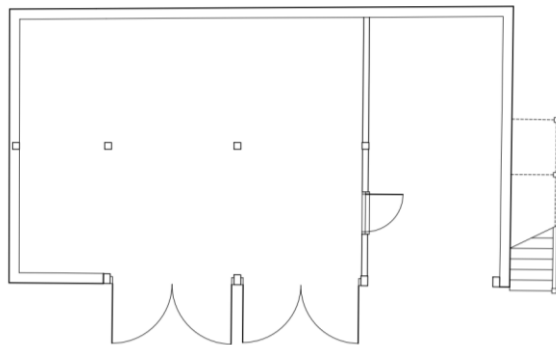
East Elevation (Rear)



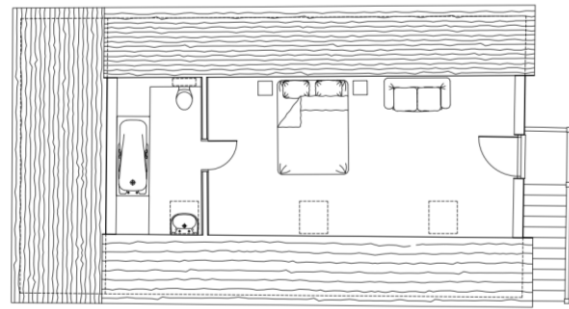
South Elevation (Side)

- 3.3 The proposed holiday accommodation would comprise a two-bedroom and sitting area at first floor level and an open-plan living space at ground floor level with a separate kitchenette and bathroom. The southern part of the ground floor would be kept as garage space for use by the occupiers of the main house.

Below: Existing ground and first floor plans

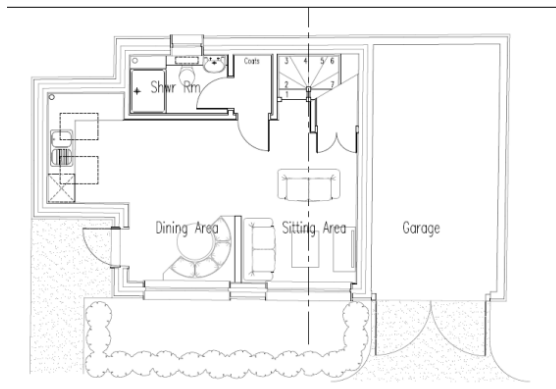


Ground Floor Plan

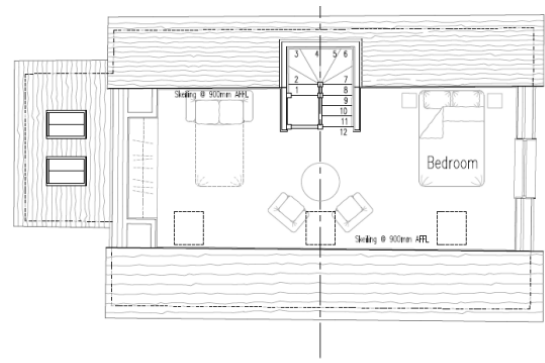


First Floor Plan

Below: Proposed ground and first floor plans



Proposed ground floor plan



Proposed first floor 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 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).

Fishbourne Neighbourhood Plan (2016) Policy E 1 (Sustainable Local Economy and Tourism).

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

Chichester Harbour Landscape Character Assessment (CBA update 2019).

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

4.1 Key issues: Impact on Chichester Harbour AONB

- 4.1 The Conservancy's Planning Principle PP06 has no objection in principle to the conversion of buildings provided protected species are not detrimentally affected; an alternative employment or tourism use is first evaluated before dwellings are proposed; and the design of any alterations and materials used are sympathetic to the character of the existing building and its rural location. The Conservancy is likely to oppose proposals whereby a building conversion and its subsequent usage will disturb current levels of tranquillity.
- 4.2 The proposed use of the building as a tourist let seems an appropriate use in this location relatively close to Chichester city, and is preferable to the use of the building as a separate dwelling. The scale of tourist use proposed (a small, two-bedroom unit) is unlikely to cause significant levels of disturbance from associated activity, and is therefore considered to be appropriate within this rural area, and to accord with the Neighbourhood Plan (policy E 1) in this regard.
- 4.3 Local Plan Policy 30 encourages tourist development provided it is sensitively designed to maintain the tranquillity and character of the area and is located so as to minimise impact on the natural and historic environment, including recreational pressures on Chichester Harbour AONB.
- 4.4 The proposed alterations are considered to be sympathetic to the existing building, the AONB and the Fishbourne Conservation Area, given that the building footprint would be reduced, and the changes to the elevations would be of a modest scale and in matching materials. In this regard, the proposals would also accord with Local Plan Policy 46.
- 4.5 The proposed additional rooflights (to the replacement side extension) are indicated as being of Conservation style (i.e. with a dividing glazing bar). We would seek the inclusion of internal blinds to avoid additional upward light pollution, in accordance with Planning Principle PP09 and Section 30 of the AONB SPD.

4.2 Impact on nature conservation

- 4.2.1 The application includes a Bat Assessment Report which concludes that the existing garage has negligible potential to support roosting Bats. It recommends that any external lighting should be avoided or kept to the minimum necessary, and preferably on a motion sensor to reduce lighting time.
- 4.2.2 The development, if approved, should make a financial contribution towards strategic access management measures at Chichester Harbour SPA (Bird Aware) due to the provision of overnight accommodation and the additional recreational pressure to the Harbour that would come with this.

5 Conclusion

- 5.1 The proposals are of an appropriate scale and design within this rural part of the AONB and the Conservation Area and would utilise an existing building, whilst contributing to the local rural economy. Subject to suitable conditions to control

the materials, the use, and to safeguard nature conservation, the application is considered to accord with the relevant policies from the Local Plan, Neighbourhood Plan, and the AONB Management Plan.

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

18 JULY 2023

REVIEWING PLANNING PRINCIPLE 19

REPORT BY THE AONB MANAGER

1.0 Introduction

- 1.1 The Planning Principles were last reviewed in 2018. It was resolved at the Planning Committee meeting of 7 March 2022 that the Members would review the Planning Principles at each meeting as a standing item until complete, and in order.
- 1.2 Section 2 of this report reproduces Planning Principle 19. This was adopted in February 2021, meaning it is the most recent Planning Principle to be considered. Comments from the AONB Manager are in Section 3.
- 1.3 This will complete the 2022/23 review of the Planning Principles. Feedback will be incorporated into the next iteration of the Chichester Harbour Management Plan, which will be drafted in August 2023.
- 1.4 Members are invited to comment and make suggestions to help inform the revisions as they start to take shape.

2.0 PP19 Houseboats

2.1 Planning Principle 19 provides guidance for those seeking planning permission for a houseboat within the AONB. A separate process governs the consent requirements as legislated for under Section 40 of the Chichester Harbour Conservancy Act of 1971. The 'Consent for a Houseboat' application form is available to download from the Conservancy's website. Depending on the location of the houseboat, applicants may need to complete this form in addition to applying for planning permission from the Local Planning Authority (LPA).

2.2 Within the Limits of the Harbour but not within a Marina

It is very likely that the Conservancy will have compelling grounds to object to any new houseboat within the limits of the Harbour, unless it is in a marina, due to its likely impact on navigation, the AONB and nature conservation.

2.3 An objection will be raised where there is a risk that the houseboat or its operation would be detrimental to navigational safety, landscape, or nature conservation, or unduly limit or constrain navigation or use of the open water by other harbour users and visitors and where conditions would not be adequate to remove or mitigate these impacts.

2.4 The factors listed below in relation to marina requests will be used to inform the decision-making process.

2.5 Within the Limits of the Harbour and within a Marina

Marinas Impounded by a Seawall

New and replacement houseboats in marinas within Chichester Harbour will likely require planning permission and may also require an Appropriate Assessment. The Appropriate Assessment will ascertain the impact of the houseboat on the integrity of the protected habitats site (further information will be made available from the LPA if this is required).

The marinas impounded by a seawall are: Birdham Pool Marina; Chichester Marina; Emsworth Yacht Harbour; and Northney Marina.

2.6 The Conservancy will consider all relevant information including but not limited to the following factors prior to determining a recommendation to the LPA and whether to request conditions to any permission granted.

- The land associated with access for the houseboat (the linked land), and any incidental use, should be included within the red line as required for validating a planning application.
- The overall design of the houseboat, including window frames, soffits, fascias and guttering, should be of a subdued, dark or non-contrasting colour.
- The houseboat would not be detrimental to navigational safety, landscape, or nature conservation.
- The houseboat does not displace recreational moorings now or in the future.
- The houseboat design is unobtrusive to the wider landscape setting.
- The houseboat does not unduly increase the likelihood of noise or light pollution.
- The proposal, including any screening on the linked land, is not detrimental to the rural character of the area.
- The houseboat will connect to mains sewage and electricity, or an alternative means that has no detrimental impact on the Harbour.
- The houseboat does not pollute harbour waters.
- A risk assessment confirms the safety of occupants.

2.7 The Conservancy will seek adherence from the marina operator to limit the maximum number of houseboats in any given marina impounded by a seawall to five vessels, or up to 1% of licenced berths if greater. The cumulative impact of multiple houseboats in a single location must not compromise Planning Principle 1.

2.8 *Marinas Un-Impounded by a Seawall*

Most new and replacement houseboats in marinas unimpounded by a seawall will require planning permission from the LPA. All will require an Appropriate Assessment. In Chichester Harbour, this applies to: Hayling Yacht Company; Sparkes Marina; and Thornham Marina.

2.9 These locations are much more prominent in the landscape and are adjacent to drying mudflats, which are important feeding grounds to overwintering wildfowl and sensitive to recreational disturbance. They also have a range of important environmental designations which the Conservancy must protect. Those designations are listed in the Chichester Harbour Management Plan 2019-24.

2.10 Un-impounded marinas will, in addition to all the factors to be considered for impounded marinas, have a more stringent test of impact to assess their likely affect upon the physical and visual landscape and whether their operation, if permitted, should be limited from April to September so as not to interfere with overwintering birds. This is because the proposed houseboat will be located in a more exposed environment than when within the confines of a marina.

2.11 'Beds on Board' and Similar Models of Hire

'Beds on Board' and similar models of hire will be required to meet the criteria detailed above in terms of the range of factors to be considered in response to a request for planning permission for change of use. Additional conditions to those applied to other houseboats may be imposed due to the likelihood of persons inexperienced in the marine environment using such houseboats and the short-term nature of such occupation.

2.12 Chichester Canal

Houseboats along Chichester Canal are likely to require planning permission from the LPA.

2.13 The Conservancy is unlikely to object to proposals for a replacement houseboat along Chichester Canal where it can be demonstrated that it is within the same footprint and the elevation silhouette is not more than 25% greater than the existing houseboat. The replacement houseboat must be sympathetically designed. Window frames, soffits, fascias and guttering, should be of a subdued, dark or non-contrasting colour.

2.14 The Conservancy is more likely to have grounds to oppose new houseboats along Chichester Canal in locations previously unoccupied because the location of any new houseboats would be likely to extend into open countryside and be outside the settlement area. This will most likely have implications for the environmental and landscape value of the location and the designations applying to the area.

Reasoned justification

2.15 The Chichester Harbour Conservancy Act of 1971 defines a 'houseboat' as, "*any vessel or structure lying in the water or on the foreshore of or banks abutting on the harbour all or part of which is used or capable of being used as a place of habitation (whether temporarily, intermittently or permanently), as a store or as a place for accommodating or receiving persons for purposes of shelter, recreation, entertainment or refreshment, as club premises or as offices and includes the remains of wreckage of a vessel or structure formerly so used or capable of being so used, but shall not include any ship registered under the Merchant Shipping Act 1894, or any vessel bona fide used for navigation.*"

2.16 This definition would encompass all vessels being used as accommodation, whether temporarily or on a permanent basis, and incorporates 'Beds on Board' and other similar models of hire. All vessels that meet the Conservancy's definition of a houseboat, regardless of the description, will be considered by the Conservancy as a houseboat.

2.17 The Conservancy appreciates there is a growing need for marine businesses to diversify to remain vibrant hubs for the sailing and boating community and visitors. However, the Conservancy considers the main water body of the Harbour should be managed and maintained as a clear and open space for the safe and wider enjoyment of the public, as well as the conservation and enhancement of the environment. The open space is already shared among many water and landscape users and must be seen in the wider context of the purpose and aims of the designation as an AONB.

2.18 The Conservancy is likely, when considering the factors set out in its Planning Principles, to object to any houseboat application within the wider Harbour outside marinas, since it would likely permanently deny space to others, interfere

with the public right of navigation, compromise navigational safety and conflict with the AONB designation, wildlife, and special qualities.

- 2.19 Within marinas, all requests for replacement houseboats must be carefully considered. Replacement houseboats, even if covering the same footprint, may add an unacceptable height increase, resulting in a detrimental visual impact. Larger structures may also result in the increased likelihood of noise and light pollution. In terms of the design and finish of a new or replacement houseboat, the Conservancy would seek to ensure the overall design of the houseboat, including window frames, soffits, fascias and guttering, should be of a subdued, dark or noncontrasting colour. For all new houseboats, the Conservancy would expect to see details of screening proposals on land associated with, and linked to, the houseboat mooring, where applicable, as part of the planning application requirements.

3.0 Comments

- 3.1 Staff and Members carefully prepared Planning Principle 19, as it became apparent that the Conservancy's position needed defining.
- 3.2 If the direction of travel is to try and integrate the Planning Principles into future Management Plan policies, then it is suggested, given the work that has been invested in this regard, and the detail of the PP19 itself, the Houseboats Planning Principle becomes a standalone policy.
- 3.3 Although a former member of staff suggested the Principle could be broadened to include caravans and other mobile units, it could be argued that the topic of Houseboats warrants its own policy, and should not be confused with similar structures.
- 3.4 The existing Management Plan reference in 2.9 will be updated as part of the revisions.

4.0 Recommendation

- 4.1 Members are recommended to discuss the paper and advise Officers on any changes as agreed by the Committee.
- 4.2 All Planning Principles will be collectively edited during the summer of 2023.

Richard Austin
AONB Manager

Steve Lawrence/ Linda Park (Job Share)
Principal Planning Officers

Recent Decisions Report

From 05/05/2023 to 07/07/2023

Agenda Item 7

57 Total Cases

| Process | Recommendation |
|--|---|
| 52 CHC Delegated | 3 No Comment Made |
| 1 CHC Consulted De | 22 No Objection |
| 4 CHC Committee | 18 No Objection with Conditions |
| | 10 Objection |
| | 0 EIA Screen - No ES Sought |
| | 0 Holding Objection |
| | 1 EIA Screen - ES Sought |
| | 3 Further Info Required |
| | 0 EIA Scope - ES Content Required |
| | 0 EIA Scope - ES Content Acceptable |

| Responded | Reference | CHC Officer | Address | Description | Recommendation |
|------------|---------------------|----------------|--|--|----------------|
| 10/05/2023 | WI/23/00678/F UL | Linda Park | Paddock House, Spinney Lane, Itchenor, Chichester, West Sussex, PO20 7DJ | PV panels and boreholes for ground source heat pump in connection with permission 22/02618/FUL. | No Objection |
| 10/05/2023 | BO/23/00608/ DOM | Linda Park | Oysters High Street Bosham Chichester | Addition of 6 skylights. Changes to roof space and access thereto by new staircase. | No Objection |
| 10/05/2023 | APP/23/00268 | Linda Park | 8 Towers Garden, Havant, PO9 1RZ | Remove 1No.Magnolia within Conservation Area of Langstone. | No Objection |
| 11/05/2023 | BO/23/00595/ FUL | Steve Lawrence | Five Elms, Stumps Lane, Bosham, Chichester, West Sussex, PO18 8QJ | Demolition of existing 1 no. dwelling and garage and erection of replacement dwelling andgarage and amendments to site levels andadditional planting. (Variation of conditions 2 and 16 of permission 22/02531/FUL). | No Objection |
| 11/05/2023 | BO2300595FUL | Steve Lawrence | Five Elms, Stumps Lane, Bosham, Chichester, West Sussex, PO18 8QJ | Demolition of existing 1 no. dwelling and garage and erection of replacement dwelling andgarage and amendments to site levels andadditional planting. (Variation of conditions 2 and 16 of permission 22/02531/FUL - raise all the levels of thebuild by 60c | No Objection |

| | | | | | |
|------------|---------------------|----------------|--|---|------------------------------|
| 11/05/2023 | BO/23/00595/ FUL | Steve Lawrence | Five Elms , Stumps Lane, Bosham, West Sussex, PO18 8QJ | Demolition of existing 1 no. dwelling and garage and erection of replacement dwelling and garage and amendments to site levels and additional planting. (Variation of conditions 2 and 16 of permission 22/02531/FUL - raise all the levels of the build by 60c | No Objection |
| 15/05/2023 | 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. | Objection |
| 15/05/2023 | BI/23/00067/F UL | Steve Lawrence | Russells Garden Centre, Main Road, Birdham, West Sussex, PO20 7BY | 14 no. dwellings (4 x affordable 10 x market), replacement commercial (class E) building, new and altered access and associated works. | Objection |
| 16/05/2023 | WI/23/00758/ DOM | Linda Park | Steddles, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB | Application for detached carport, shed and adjusted and new entrance | Objection |
| 16/05/2023 | SB/23/00687/ DOM | Linda Park | 32 Gordon Road, Southbourne, Emsworth, West Sussex, PO10 8AZ | Single Storey Rear Extension | No Objection |
| 22/05/2023 | APP/23/00362 | Linda Park | 23 BATH ROAD, EMSWORTH, PO10 7EP | New enclosed driveway, sliding gate to south-west, dropped kerb and re- landscaped driveway | No Comment Made |
| 22/05/2023 | BI/23/00640/D OM | Steve Lawrence | Farne House, Court Barn Road, Birdham, Chichester, West Sussex, PO20 7BQ | Glazed link between extension and pool house, and minor fenestration changes to mainhouse. | No Objection |
| 22/05/2023 | APP/23/00221 | Steve Lawrence | 56 King Street, Emsworth, PO10 7AZ | Removal of existing balcony, infill recess at first floor front elevation with window and cladding to match | No Objection |
| 22/05/2023 | WI/23/00328/ DOM | Linda Park | Little Badgers, 6 The Spinney, Itchenor, Chichester, West Sussex, PO20 7DF | Conversion of loft space to create one bedroom with en-suite shower/WC, single storey extension to rear of existing garage and general rearrangement of the downstairs internal walls. | No Objection with Conditions |
| 22/05/2023 | WI/23/00903/ DOM | Linda Park | Mariners, 13 The Spinney, Itchenor, Chichester, West Sussex, PO20 7DF | Second storey roof extension, removal of chimney and 1 no. dormer to east elevation. Singlestorey side extension permitted under 22/02486/DOM). | No Comment Made |

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|------------|-----------------------|----------------|--|---|------------------------------|
| 23/05/2023 | BI/23/00963/D OM | Linda Park | Lockfield, Lock Lane, Birdham, Chichester, West Sussex, PO20 7BB | Swimming pool and plant house with associated landscaping | No Objection with Conditions |
| 24/05/2023 | APP/23/00249 | Linda Park | North Street House, 6 North Street, Emsworth, PO10 7DD | Proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel(Class C1); replacement of single-storey surgery [Class E(e)] building with two-story café [Class E(b)] | No Objection with Conditions |
| 26/05/2023 | WW/23/00768 /ELD | Steve Lawrence | The Boathouse Brook House Pound Road West Wittering | Existing lawful development for use of main building as studio/holiday accommodation and storage for kayaks and sailing equipment. Use of shed as storage. Land adjacent to main building used as car parking and bike/refuse storage and landscaping. | Further Information Required |
| 28/05/2023 | WI/23/00657/ DOM | Steve Lawrence | HAMRA HOUSE, SPINNEY LANE, ITCHENOR, CHICHESTER, WEST SUSSEX PO20 7DJ | Replacement of pool cover building. | No Objection |
| 28/05/2023 | BI/23/00735/T PA | Steve Lawrence | Land South Of Chichester Canal Adjacent To Salterns Lock Lock Lane Birdham West Sussex | Reduce heights down to 12m (above ground level) on 2 no. Lombardy Poplar trees (593, 599), reduce height down to 14m (above ground level) on 1 no. Lombardy Poplar tree (597) and reduce heights down to 15m (above ground level) on 20 no. Lombardy Poplar tre | No Objection |
| 28/05/2023 | CHCPREAPP 23/04 CH | Steve Lawrence | Chidmere House, Chidham Lane, Chidham, PO18 8TD | My client proposes to install solar panels at a property within the conservancy, specifically on a barn roof and a pool house roof. | Further Information Required |
| 29/05/2023 | BO/23/00647/ DOM | Steve Lawrence | 20 Critchfield Road, Bosham, Chichester, West Sussex, PO18 8HH | Demolition of existing conservatory and erection of single storey rear extension | No Objection |
| 29/05/2023 | APP/23/00322 | Steve Lawrence | 17 Seafarers Walk, Hayling Island, PO11 9TA | 4No.White Poplar trees - Reduce to old pruning points, remove any dead,crossing or epicormic branches as necessary, subject to TPO 1358 within A1. | No Objection with Conditions |

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|------------|---------------------|----------------|--|--|------------------------------|
| 29/05/2023 | WI/23/00604/ DOM | Steve Lawrence | Swallows Return, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA | Proposed new side extension, PV rooflights to extension & garage & additional velux rooflights to main house. | Objection |
| 29/05/2023 | WI/23/00800/ DOM | Steve Lawrence | Harbour View, Itchenor Road, West Itchenor, Chichester, 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 - (Variation of Condition 2 of Planning Permission WI/22/01440/DOM for a p | Objection |
| 29/05/2023 | WW/23/00855 /DOM | Steve Lawrence | Trilby Cottage, Rookwood Road, West Wittering, Chichester, West Sussex, PO20 8LT | Single storey rear extension and associated alterations | No Objection |
| 30/05/2023 | WI/23/00802/ DOM | Steve Lawrence | Harbour View Itchenor Road West Itchenor Chichester | Erection of a new-build garage and pool house, ancillary to an existing dwelling (previously approved under application WI/21/03545/FUL). Existing Poolhouse to be demolished - Variation of Condition 2 of householder permission WI/22/01440/DOM - Variation | Objection |
| 31/05/2023 | APP/23/00319 | Linda Park | 51 High Street, Emsworth, PO10 7AN | Conversion of existing open garage space to office | No Objection with Conditions |
| 31/05/2023 | FB/23/00912/T CA | Linda Park | Roman Landing 69 Fishbourne Road West Fishbourne Chichester | Notification of intention to reduce all sectors by up to 8m (approx. 30%) on 1 no. Eucalyptus tree. | No Objection |
| 31/05/2023 | BI/23/00915/N MA | Steve Lawrence | Bartons, Crooked Lane, Birdham, Chichester, West Sussex, PO20 7HA | Non material amendment to 22/02381/DOM. Removal of Velux on South Elevation. Reduce glazing in gable, change windows on rear, roof light added to rear and window removed in North elevation. | No Objection |
| 31/05/2023 | AP/23/00878/F UL | Linda Park | THE APULDRAM CENTRE, COMMON FARM, APPLIEDRAM LANE SOUTH, APPLIEDRAM, CHICHESTER, WEST SUSSEX, PO20 7PE | Use of land for secure dog walking and exercise facilitated by the erection of 1.9m deer high fencing, provision of field shelter and associated vehicle parking. | No Objection with Conditions |

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|------------|------------------------|----------------|---|---|------------------------------|
| 07/06/2023 | SB/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. | Objection |
| 12/06/2023 | 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 |
| 13/06/2023 | SB/23/01101/E IA | Steve Lawrence | Land At Hamcroft Main Road Nutbourne Chichester West Sussex PO18 8RN | Screening Opinion required to determine whether a proposed forthcoming full planning application for the development of the site with 140 dwellings with associated parking and landscaping should be subject of Environmental Impact Assessment (EIA), and the | EIA Screen - ES Sought |
| 14/06/2023 | APP/23/00296 | Steve Lawrence | 27 Queen Street, Emsworth, PO10 7BJ | Remodelling space to rear of kitchen to open wall out for a garden view,change position of garden wall between nos. 25 & 27 Queen Street and internal layout changes to rear of kitchen & attic floor. | No Objection with Conditions |
| 14/06/2023 | APP/23/00297 | Steve Lawrence | 27 Queen Street, Emsworth, PO10 7BJ | Listed Building Consent for remodelling space to rear of kitchen to open wallout for a garden view, change position of garden wall between nos. 25 & 27 Queen Street and internallayout changes to rear of kitchen & attic floor. | No Objection with Conditions |
| 19/06/2023 | APP/23/00301 | Steve Lawrence | 25 Queen Street, Emsworth, PO10 7BJ | Erection of a screen to bins in front of property; refurbish existing railings;refurbishment of windows & change dormer to a lead type construction to tie in with adjacent property. | No Objection with Conditions |
| 19/06/2023 | SB/23/00699/ DOM | Linda Park | Mountain Ash 106 Main Road Southbourne Emsworth | Two storey rear addition/alterations and new front porch | No Objection with Conditions |
| 19/06/2023 | BO/23/00934/ DOM | Linda Park | 6 Harbour Court, Bosham, West Sussex, PO18 8PB | Side extension and loft conversion with associate dormers and roof lights, demolition ofexisting garage, remove existing fence and install a brick wall | No Objection with Conditions |

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|------------|---------------------|----------------|---|---|------------------------------|
| 20/06/2023 | BO/23/00902/ DOM | Steve Lawrence | Broadbridge Farm House, Delling Lane, Bosham, Chichester, West Sussex, PO18 8NN | Erection of a single storey timber framed garden gym/studio building and an adjacent below ground swimming pool. | No Objection with Conditions |
| 21/06/2023 | FB/23/01108/ DOM | Linda Park | 2 Mill Close, Fishbourne, Chichester, West Sussex, PO19 3JW | Demolition of existing utility room and removal of pitched roof of front extension, replaced with erection of single storey side and front extensions with replacement front porch and various alterations including changes to fenestration. Proposed rear con | No Objection with Conditions |
| 21/06/2023 | | Linda Park | LONGSHORE BOSHAM HOE BOSHAM CHICHESTER WEST SUSSEX PO18 8EU | Demolition of existing 1 no. dwelling and 1 no. detached garage with ancillary accommodation above, replaced with the construction of 1 no. dwelling with detached store and pergola. Installation of photovoltaic panel array on roof of existing boat house. | No Objection with Conditions |
| 21/06/2023 | APP/23/00217 | Linda Park | 17 King Street, Emsworth, PO10 7AX | Replacement of the existing mix of UPVC and timber windows with new set of solely timber windows and the addition of a small garden structure. | No Objection |
| 21/06/2023 | APP/23/00349 | Steve Lawrence | 71 Langstone Road, Havant, PO9 1RD | Loft conversion and roof alterations. Reconsultation | No Objection |
| 21/06/2023 | APP/23/00349 | Steve Lawrence | 71 LANGSTONE ROAD, HAVANT, PO9 1RD | Loft conversion and roof alterations. | No Objection |
| 22/06/2023 | SB/23/01103/ DOM | Linda Park | Kimlas, School Lane, Nutbourne, Chichester, West Sussex, PO18 8RZ | New garage and replacement shed | No Objection with Conditions |
| 26/06/2023 | APP/23/00303 | Linda Park | Central Buildings, West Street, Emsworth | Removal of existing dangerous parapet wall on southern elevation roof and installation of replacement flat roof fascia board. | No Objection with Conditions |
| 26/06/2023 | BO/23/01249/ DOM | Linda Park | Inner Randells, Bosham Hoe, Bosham, Chichester, West Sussex, PO18 8ET | Installation of solar panels to south facing roof. Instalation of air source heat pumps to the side of the garage. | No Objection with Conditions |

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|------------|---------------------|----------------|--|--|------------------------------|
| 26/06/2023 | APP/23/00418 | Linda Park | Woodgaston Cottage, Woodgaston Lane, Hayling Island, PO11 ORL | 3No. Oak Trees (T1, T2 & T3 on plan) reduce lower canopy encroaching overgarden by 1.5m, crown raise to 3m, gain suitable clearance from Utility cable, remove epicormic growth on trunk no height to be affected and overall spread will have minimal change | No Objection |
| 27/06/2023 | WI/23/01144/F UL | Linda Park | Walnut Tree Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB | External stairs on west elevation. | No Objection |
| 28/06/2023 | BO/23/01193/ DOM | Steve Lawrence | 30 Brooks Lane Bosham Chichester West Sussex PO18 8LA | Single storey rear extension and 2nd storey dormer | No Comment Made |
| 28/06/2023 | SB/23/01261/E LD | Linda Park | Land adjacent to Sallyport, 11 Frarydene, Prinsted, Emsworth, West Sussex, PO10 8HU | Existing lawful development certificate for use of adjacent land as private amenity space. | Further Information Required |
| 28/06/2023 | BO/23/01399/ TCA | Steve Lawrence | REDFERN HOUSE, BOSHAM LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8HP. | Notification of intention to fell 1 no. Apple tree (quoted as T1). | No Objection |
| 29/06/2023 | BI/23/00909/D OM | Steve Lawrence | 11 Greenacres, Birdham, Chichester, West Sussex, PO20 7HL | First floor extensions to the east and west side elevations providing home office and gymnasium. | Objection |
| 29/06/2023 | SB/23/00769/ DOM | Steve Lawrence | 270 Main Road Southbourne Emsworth West Sussex | Single storey side and rear extensions. Alterations to fenestration and new roofs to front bay windows. | Objection |
| 29/06/2023 | BI/23/01051/F UL | Steve Lawrence | Court Barn, Court Barn Road, Birdham, Chichester, West Sussex, PO20 7BQ | Replacement dwelling, outbuilding and associated works (approved under BI/21/02858/FUL and varied by BI/22/01621/FUL) - Variation of Condition 2 of planning BI/22/01621/FUL - To reference changes to increased height and depth of chimney, addition of a ne | No Objection with Conditions |
| 02/07/2023 | SB/23/01013/ DOM | Steve Lawrence | Hirgan Cottage Prinsted Lane Prinsted Emsworth PO10 8HS | Replacement of existing windows and doors. | No Objection |

Quarterly Report

From 01/04/2022 to 30/06/2022

Agenda Item 8

Applications 64 Conflicts 8%

| Respo | Reference | CHC Officer | Address | Description | Recommendation | LPA Decision | Request Agreed? |
|-----------|---------------------|----------------|---|---|----------------|--------------|------------------------|
| 01-Apr-22 | BI/22/00333/ DOM | David Rothery | Farne House , Court Barn Road, Birdham, West Sussex, PO20 7BQ | Proposed single storey extensions including linked wing to south west with alterations to fenestration (alternative scheme to partially implemented planning permission BI/18/01100/DOM). | Objection | Permit | |
| 05-Apr-22 | BO/21/03355/ FUL | Steve Lawrence | Little Dolphin , Smugglers Lane, Bosham, PO18 8QP | Erection of 1 x new two-storey dwelling (AMENDED PLANS) following demolition existing dwelling | No Objection | Permit | Yes |
| 06-Apr-22 | BI/22/00560/ DOM | Linda Park | Birdham Fruit Farm , Martins Lane, Birdham, West Sussex, PO20 7AU | Replace existing annex and multipurpose store with new annex | No Objection | Permit | Yes |
| 11-Apr-22 | WI/22/00464/ DOM | David Rothery | Summerwood , Spinney Lane, Itchenor, PO20 7DJ | Construction of single-storey pool house/ garden room outbuilding following demolition of existing pool plant room | No Objection | Permit | Materials con included |
| 11-Apr-22 | CH/22/00735/ DOM | David Rothery | Iolanthe , Chidham Lane, Chidham, West Sussex, PO18 8TH | Installation of wider extension to existing vehicular dropped kerb | No Objection | Permit | Materials con included |
| 11-Apr-22 | SB/22/00400/ DOM | David Rothery | Greenlea, Prinsted Lane, Prinsted, Southbourne, West Sussex, PO10 8HS | Variation of Cons 2 and 3 of SB/21/00627/DOM 25/05/2021 remove proposed pergola over balcony - replace with brise soleil and balcony balustrade on garden facing elevation, proposed development of first-floor side extension and extension of existing garage | No Objection | Permit | Yes |
| 12-Apr-22 | APP/21/01434 | Steve Lawrence | Rook Farm, land off St Marys Road, Hayling Island | Outline application for development of up to 300 dwellings (including affordable housing). The proposal includes provision for structural planting and landscaping; informal public open space; children's play areas; sustainable drainage system (SuDS); a ne | Objection | Pending | |

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| 13- Apr- 22 | APP/22/00186 | Linda Park | West View, 60 Bath Road, Emsworth, PO10 7ES | Single storey rear extension; raise ridge line and floor level to existing ground floor rear; revised fenestration to north elevation & installation of powder coated metal flue. | No Objection | Withdrawn | |
| 18- Apr- 22 | CH/22/00248/ FUL | Steve Lawrence | Middleton House , Steels Lane, Chidham, West Sussex, PO18 8TB | Replacement of two-storey cottage with single-storey dwelling, construction of studio/carport to rear - Variation of condition 2 of planning permission CH/20/03178/FUL - alterations to glazing and fenestration pattern on the proposed carport/studio | No Objection | Permit | Yes |
| 20- Apr- 22 | WI/22/00403/ DOM | Linda Park | The Oaks , Chalkdock Lane, West Itchenor, West Sussex, PO20 7DE | Erection of a single storey boat house and demolition of existing garage | No Objection | Permit | Tree protection con included |
| 21- Apr- 22 | APP/22/00280 | Steve Lawrence | 63 Langstone Road, Havant, PO9 1RB | Crown reduce height of 1No. Oak (T1) by 5m and spread by 3m, to leave a crown height of 12m and crown spread of 8m. Within conservation area of Langstone. | No Objection | No TPO | |
| 25- Apr- 22 | CH/21/02873/ FUL | David Rothery | The Granary. Steels Lane, Chidham | Please treat this as an LPA formal 21 day re-consultation request to respond to the APPLICANTS REBUTTAL of the AONB PROTECTED NATIONAL LANDSCAPE consultation comment dated 2 Nov 2021 in respect of proposed development - to regularise the Change of Use of | Objection | Permit with S106 | |
| 27- Apr- 22 | SB/22/00722/ DOM | Linda Park | Thalassa , Prinsted Lane, Prinsted, Southbourne, West Sussex, PO10 8HS | Change of loft space to habitable accommodation, including rear dormer and 3no. Skylights to front elevation | Objection | Permit | |
| 03- May- 22 | APP/22/00246 | David Rothery | 20 Nile Street, Emsworth, PO10 7EE | Construction of replacement roof (part slate effect lean-to roof and part solid flat roof) together with roof lantern as part of replacement glass conservatory above retained brick dwarf walls (Revised application to APP/21/00996 dated 16 November 2021) | No Objection | Permit | Materials con included |

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| 04- May- 22 | APP/22/00232 | 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 | | |
| 11- May- 22 | BI/22/00839/ EIA | Steve Lawrence | Home Farm, Birdham, Chichester, West Sussex, PO20 7HY | Request for a screening opinion/scoping on the proposed irrigation reservoir at Home Farm, Birdham. | EIA Screen - No ES Sought | No EIA required | | |
| 16- May- 22 | WI/22/00628/ DOM | Linda Park | Moorings, Shipton Green Lane, West Itchenor, West Sussex, PO20 7BZ | Rear and side extensions. Raising rear roof height to convert roof space to habitable accommodation. Porch to east elevation. Replacement windows and doors. Timber cladding to elevations and re-roofing. | No Objection | Permit | Yes | |
| 16- May- 22 | WW/22/0088 2/DOM | Linda Park | The Gables, Summerfield Road, West Wittering, West Sussex, PO20 8LY | Proposed rear and side extensions with internal and external alterations, new garden store/study, new porch and swimming pool | Objection | Withdrawn | | |
| 16- May- 22 | SB/22/00656/ DOM | Linda Park | Gosden Green Nursery, 112 Main Road, Southbourne, West Sussex, PO10 8AY | Relocate front entrance and add new porch. Demolish existing conservatory and construct 2 storey extension to south elevation, infill 1 window on west elevation, internal ground floor reconfiguration and relocation of car park to garden | No Objection | Permit | Yes | |
| 16- May- 22 | WI/22/00512/ DOM | Linda Park | Spinney Barn, Itchenor Road, West Itchenor, West Sussex, PO20 7DH | Proposed front extension. | No Objection | Permit | | |
| 17- May- 22 | BO/22/00625/ FUL | David Rothery | Heron House, Taylors Lane, Bosham, West Sussex, PO18 8QQ | Demolish existing dwelling and replace with 2x detached dwellings (resubmission of approved scheme ref: BO/19/00877/FUL dated 4 July 2019) | No Objection | Permit with S106 | All cons except materials included | |
| 17- May- 22 | WT/22/00864 /EIA | David Rothery | Baker Barracks, Emsworth Road, Thorney Island, Emsworth, West Sussex, PO10 8DH | EIA Screening Opinion Request for three residential blocks totalling 289 single units for service personnel accommodation (Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017) | Objection | Permit | | |

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| 23- May- 22 | APP/22/00295 | David Rothery | 22 Spinnaker Grange, Hayling Island, PO11 0SJ | Construction of single storey rear extension with solar panels | No Objection | Permit | |
| 23- May- 22 | BI/22/00733/ DOM | David Rothery | Lock Keepers Cottage , The Causeway, Birdham, West Sussex, PO20 7FG | Install 2x box-dormer windows and 1x rooflight to rear roof slope together with replacement of 1x rooflight to front roof slope | No Objection | Permit | Materials con included |
| 23- May- 22 | APP/22/00380 | David Rothery | 63 Langstone Road, Havant, PO9 1RB | Tree works to fell 1x Ash (T2 on plan), and crown reduce height of 1x Ash (T1 on plan) by 10m and spread by 5m to leave a crown height of 10m and crown spread of 5m (in Langstone Conservation Area) | No Objection | No TPO | |
| 23- May- 22 | APP/22/00269 | David Rothery | 17 Harbour Way, Emsworth, PO10 7BE | Construction of glass balustrade to first floor balcony to replace existing horizontal boarding enclosure | No Objection | Permit | |
| 23- May- 22 | WW/22/0103 4/DOM | David Rothery | 21 Locksash Close, West Wittering, Chichester, West Sussex, PO20 8QP | Construction of single-storey flat-roof rear extension following removal of conservatory (Amendment/Variation to WW/21/03425/DOM dated 14 January 2022) | No Objection | Permit | |
| 24- May- 22 | BO/22/00813/ DOM | David Rothery | Smugglers Haul , Smugglers Lane, Bosham, West Sussex, PO18 8QW | Alteration / extension of car port to create log store and home gym and addition of roof light to western elevation of main house | No Objection | Permit | Yes |
| 24- May- 22 | APP/22/00341 | David Rothery | 19 Tower Street, Emsworth, PO10 7BH | Variation of Conditions 2 & 3 of Planning Permission APP/21/00556 dated 26 July 2021 to amend approved plans and amend balcony balustrade detail from timber to glass | No Objection | Permit | |
| 24- May- 22 | CH/22/00997/ DOM | David Rothery | Barn Cottage , Main Road, Nutbourne, West Sussex, PO18 8RS | Construction of single-storey side extension and rear attached greenhouse | No Objection | Permit | Yes |
| 24- May- 22 | BO/22/01197/ FUL | David Rothery | Cut Mill Cottage , Main Road, Bosham, West Sussex, PO18 8PL | Construction of new main vehicular access along with associated boundary treatments and landscaping | No Objection | Permit | Yes |

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| 25- May- 22 | WI/22/00731/ FUL | Linda Park | Walnut Tree Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB | Demolition of existing house and Erection of 1 no. 2-storey house with loft accommodation and 1 no. detached garage with sail loft. | No Objection | Permit | Yes |
| 26- May- 22 | BO/22/00240/ DOM | David Rothery | 30 Critchfield Road, Bosham, West Sussex, PO18 8HH | Construction of two storey rear extension and conversion of attached car port to form household habitable accommodation and demolition of ground floor rear extension | No Objection | Permit | Yes |
| 27- May- 22 | WW/22/0051 0/COU | Linda Park | The Former Boat Store Chichester Road West Wittering West Sussex | Change of use to a haberdashery business with ancillary offices, use within Class E (formerly Class B1). | No Objection | Permit | Signage, hours and terms of use cons included |
| 13- Jun- 22 | SB/22/00673/ DOM | Linda Park | Spinmill , Prinsted Lane, Prinsted, Southbourne, West Sussex, PO10 8HR | Single storey front extension, including associated roof works and alterations to fenestration | No Objection | Permit | Yes |
| 13- Jun- 22 | SB/22/00445/ DOM | Linda Park | 18 Thorney Road, Southbourne, West Sussex, PO10 8BL | Proposed 2 no. rooflights to front elevation and 1 no. dormer window to rear elevation. | No Objection | Permit | Yes |
| 13- Jun- 22 | BI/22/00840/ DOM | David Rothery | Tideways , Lock Lane, Birdham, West Sussex, PO20 7BB | Construction of a replacement and realigned sea wall to domestic garden together with works to incorporate new timber access platform over the shore area and timber open stepped staircase on to the shore | Objection | Withdrawn | |
| 13- Jun- 22 | BO/21/03659/ FUL | David Rothery | Bosham Reach , Shore Road, Bosham, PO18 8QL | Change of use of land to residential curtilage and construction of hard surfaced tennis court with fenced enclosure and boundary landscape screening | Objection | Refuse | |
| 13- Jun- 22 | BO/22/00338/ DOM | Linda Park | Watergate , Harbour Way, Bosham, West Sussex, PO18 8QH | Enlargement and remodeling of existing dwelling house. | No Objection | Withdrawn | |
| 13- Jun- 22 | WW/22/0074 5/DOM | Linda Park | Cinnabar , Rookwood Lane, West Wittering, West Sussex, PO20 8QH | Single storey extension to existing garage to provide new gym and garden store. | No Objection | Permit with S106 | Yes |

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| 13-Jun-22 | WW/22/00782/FUL | Steve Lawrence | Harbour Way Country Club, B1279 - Chichester Road, West Wittering, West Sussex, PO20 8QA | Single-storey, Two-storey and First-floor extensions and reconfiguration to existing country club building and grounds | Objection | Permit | Some |
| 14-Jun-22 | APP/22/00468 | David Rothery | Saxted House, 5 Tower Street, Emsworth, PO10 7BH | Tree works to 1x Maple (T1) to crown reduce north eastern sector to previous pruning points (in Emsworth Conservation Area) | No Objection | Permit | |
| 14-Jun-22 | APP/22/00436 | David Rothery | Warblington Cemetery, Church Lane, Havant | FTree works to fell 1x Silver Birch (T29) to ground level (in Warblington Conservation Area) | No Objection | No TPO | |
| 14-Jun-22 | APP/22/00445 | David Rothery | Kepple Lodge, 5 West Street, Emsworth, PO10 7DX | Tree works to fell 1x Yew tree to ground level (in Emsworth Conservation Area) | Objection | No TPO | |
| 14-Jun-22 | BO/22/01064/DOM | David Rothery | Broadbridge Farm House, Delling Lane, Bosham, Chichester, West Sussex, PO18 8NN | Construction of single-storey domestic gym/studio building / garden room | Clarification Requested | Withdrawn | |
| 14-Jun-22 | APP/22/00416 | David Rothery | 6 South Street, Emsworth PO10 7EH | Installation of non-illuminated signage to entrance canopy above door and window, to wall elevation, to side door top-sill, and to side window glazing | No Objection | Permit | |
| 14-Jun-22 | BI/22/01149/DOM | David Rothery | Farne House , Court Barn Road, Birdham, West Sussex, PO20 7BQ | Construction of single-storey pool house | No Objection | Permit | Yes |
| 14-Jun-22 | APP/22/00452 | David Rothery | 41 Bath Road, Emsworth, PO10 7ER | Erection of replacement domestic garage following removal of existing garage | No Objection | Permit | |
| 15-Jun-22 | APP/22/00295 | Linda Park | 22 Spinnaker Grange, Hayling Island, PO11 0SJ | Single storey rear extension with solar panels | No Objection | Permit | |
| 20-Jun-22 | SB/22/00969/DOM | Steve Lawrence | Shalom, Ham Lane, Prinsted, Southbourne, West Sussex, PO10 8XT | Demolition of existing garage and replacement double garage | No Objection | Permit | Yes |
| 20-Jun-22 | BI/22/01301/DOM | Linda Park | 7 Walwyn Close, Birdham, Chichester, West Sussex, PO20 7SR | Loft Conversion to form new 2nd floor with rear facing dormer projection. | No Objection | Permit | Yes |

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| 20-Jun-22 | BI/22/00314/ DOM | Linda Park | 108 Crooked Lane, Birdham, West Sussex, PO20 7ET | First floor rear extension and associated works | No Objection | Permit | Not specified |
| 24-Jun-22 | WI/22/01242/ FUL | Steve Lawrence | Spinney Cottage , Spinney Lane, Itchenor, West Sussex, PO20 7DJ | Demolition of existing dwelling, 3 no. sheds and 2 no. outbuildings, replaced with 1 no. dwelling, 1 no. detached garage/outbuilding with PV solar panels, swimming pool and associated works - Variation of Condition 2 of planning permission WI/21/01105/FUL | No Objection | Permit | |
| 27-Jun-22 | APP/22/00310 | Linda Park | Sparkes Boatyard, 38 Wittering Road, Hayling Island, PO11 9SR | Removal of 1No existing 15m monopole and 1No equipment cabinet to be replaced with 1No new 15m monopole accommodating new antennas with wrap-around cabinet,installation of 1No new cabinet and 1No new equipment rack with associated ancillary works thereto | No Objection | Permit | |
| 27-Jun-22 | SB/22/01270/ DOM | David Rothery | Redwoods , Farm Lane, Nutbourne, West Sussex, PO18 8SB | Construction of single-storey rear extension to bungalow | No Objection | Permit | Yes |
| 27-Jun-22 | SB/22/01226/ DOM | David Rothery | Millstrand , 1 Roundhouse Meadow, Southbourne, PO10 8BD | Construction of first-storey rear infill extension replacing open balcony | No Objection | Permit | Yes |
| 27-Jun-22 | SB/22/01148/ DOM | David Rothery | Harbour Way , Prinsted Lane, Prinsted, Southbourne, West Sussex, PO10 8HT | Construction of single-storey rear extension replacing conservatory | No Objection | Permit | Materials con included |
| 29-Jun-22 | APP/22/00413 | Linda Park | Flat D, 29 Queen Street, Emsworth, PO10 7BJ | Listed Building Application for the replacement of 2 sash windows | Clarification Requested | Permit | Some |
| 29-Jun-22 | CH/22/01324/ DOM | Linda Park | The Elms, Cot Lane, Chidham, Chichester, West Sussex, PO18 8SP | Demolition of existing and construction of enlarged replacement single storey side extension | No Objection | Permit | |
| 29-Jun-22 | WW/22/01350/ DOM | Linda Park | 3 Coastguard Cottages , Snow Hill, West Wittering, West Sussex, PO20 8AT | Proposed garden walls to replace existing chestnut fence. | No Objection | Permit | Yes |

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| 29- Jun- 22 | BO/22/01144/ DOM | Steve Lawrence | 3/4 Adelaide Terrace, Bosham Lane, Bosham, Chichester, West Sussex, PO18 8HS | Changes to the external appearance of existing garage building and use of part of the building for a home office/hobby room. | No Objection | Permit | |
| 29- Jun- 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 | Objection | Permit | |
| 30- Jun- 22 | SB/22/01941/ FUL | Steve Lawrence | Stables North Of Thornham Farm House , Prinsted Lane, Prinsted, Southbourne, WestSussex, PO10 8HS | Proposed change of use of existing stables and outbuildings to create 1x dwelling with fully engineered floating floor, retained stables, garage, and machinery store. | Holding Objection | Pending | |
| 30- Jun- 22 | BO/22/01304/ DOM | David Rothery | 6 Manor Villas , Taylors Lane, Bosham, West Sussex, PO18 8QQ | Construction of single-storey front, side and rear wrap-around extension together with proposed parking area to the front garden including a new drop kerb | No Objection | Permit | Yes |