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13<sup>th</sup> September 2023

**Our ref: KHP/6780**

Dear Sirs

**Re: Planning Application for the erection of a pair of semi-detached dwellings  
Land adjacent 37 Chalk Lane, Sidlesham, Chichester, West Sussex, PO20 7LW**

The following statement is prepared in support of a planning application which proposes to erect a pair of semi-detached dwellings on the land adjoining 37 Chalk Lane, Sidlesham, Chichester.

Prior approval has been given for the conversion of an existing barn on the site into 2 residential units under reference SI/2022/02131/PA3Q.

The proposals simply seek to provide two new purpose-built dwellings rather than convert the barn. The dwellings will be in a similar position to the existing barn and the replacement building will be of the same footprint and of similar scale. The new building is sited in a slightly different position to the existing barn. The building is essentially in the same position but rotated by 90 degrees for reasons which are discussed further below but which can be summarised as providing a better site arrangement and plots/gardens for the dwellings.

The Applicants did undertake a pre-application consultation for the erection of two new dwellings to replace the Class Q conversion. The pre-app was considered under reference SI/23/00371/PRESS. In that case the proposal was to site the dwellings in a position fronting onto Chalk Lane in a paddock adjacent to the existing barn. The Council's response took no issue with the erection of two new dwellings in replacement of the Class Q conversion but considered

that they should be sited in the same position as, or in very close proximity to, the existing agricultural building.

The following application therefore responds positively to the Council's pre-application response by siting the two new dwellings in the same curtilage as the barn.

The application is accompanied by a detailed set of plans of the existing and proposed and a Design and Access Statement prepared by the architects which provides photographs and descriptions of the site and surrounding area and the design approach for the proposals.

### Site and Surrounding Area

Chalk Lane is an unmade road characterised by sporadic development interspersed by parcels of land some of which are open paddocks, others contain horticultural buildings and activities, there are a number of commercial uses and other agricultural and rural type buildings such as barns and stables.

Chalk Lane in the vicinity of the site is characterised by dwellings arranged in a linear pattern with similar setbacks from the road.

Number 37 is one half of a pair of semi-detached dwellings. The land to the south and east were formerly in the ownership of number 37 and arranged as paddocks and agricultural holding in association with that dwelling.

The land to the south of the property is arranged as an open paddock with no development upon it. The land to the east of the paddock in the same ownership does include the existing rural barn building, associated open land, stables and a further paddock.

### The Proposals

Instead of converting the barn, the proposal seeks simply to demolish that structure and to provide the two dwellings as a semi-detached pair in a purpose-built arrangement which follows the rural aesthetic of a barn conversion.

The proposals will be able to provide purpose-built dwellings configured to provide good living accommodation which is superior to that provided in the converted buildings.

The design of the development is discussed in detail within the submitted Design and Access Statement.

The footprint of the building is the same as the existing.

The eaves of the existing is 4.9m with a shallow pitched roof providing an overall height of 5.95m.

The eaves and ridge height of the existing are sufficient to facilitate two full storeys of accommodation.

The proposals seek to provide two full storeys of accommodation.

The eaves height is however reduced to reflect the style of the other LSA homes within the area. This also necessitates a steeper sloping roof and a higher ridge than the existing building. The steeper pitch and higher ridge again reflect the character of the other residential properties within the area.

In any assessment, the eaves height is the critical height, and the building has a lower eaves height with the roof and height of the ridge sloping away from the eye.

The building has less overall mass by adopting a lower eaves height.

### Planning History

An application to confirm prior approval of agricultural building to C3 dwelling was permitted in October 2019 under reference SI/19/02157/PA3Q. The proposals were for a single dwelling. The layout was not very efficient and indeed the building was overlarge for a single dwelling.

The application was not implemented.

A further application for prior approval under Class Q to convert to two dwellings was approved under reference SI/22/02131/PA3Q on 17<sup>th</sup> October 2022. That permission has not yet been implemented and remains extant until October 2025.

The Applicants then submitted a pre application consultation as outlined above.

The pre-application response stated:

*“For prior approval applications that have been permitted, further consideration can be given for replacement dwellings as an alternative, however, the proposed replacement dwelling would have to be within the parameters of the existing building, it could then be considered acceptable in principle; subject to assessments of other criteria and material considerations such as design, amenity and countryside impact.”*

The pre-app response considered that because of the different siting of the building, its increased width, appearance and scale that the proposal would not be within the parameters of the existing building both in scale and appearance.

## Planning Considerations

The current proposal responds to the various issues raised at the pre-application stage.

The Council have confirmed that replacement buildings can be considered providing they would be within the scale of the existing building and situated within the same position.

The proposed building is sited in the same position as the existing although rotated by 90 degrees in order to move the rear of the building off the boundary and to provide full front and rear aspects and rear private garden area.

The proposals have a higher ridge of circa 7.5m relative to the existing 6m however the eaves line is substantially lower at 3.5m-4.5m compared to the current 5m. The building with lower eaves and steeper pitched roof will take on a more domestic scale which appears of less scale than the existing almost cuboid steel clad building. The form of the proposals and the reduced physical mass by lowering the eaves point is preferable to the converted barn.

The increase in height of the ridge is more than offset by the reduced eaves to the extent that the proposal is within the parameters of the scale of the existing building. As mentioned above, eaves height is considered to be the critical height in terms of visual impact with roofs sloping away from the eye. In the current instance the existing barn has higher eaves and therefore the plane of the elevations in terms of area and mass is much greater than proposed and therefore with more visual impact than the proposed solution.

In terms of appearance, the existing building is a metal clad steel frame building. The prior approval retained the same materials albeit there are glazed openings.

The DAS provides a detailed discussion in relation to the design choices and provides images of a similar award-winning development which is now completed.

The overall appearance is rustic and barnlike. The appearance is considered to be within the parameters of the existing in terms of a rural type building but with significant improvement more appropriate to the setting with a much more softer and visually appealing appearance.

The proposals respond positively to the pre-application comments and to the constraints and opportunities of the site. The proposals will represent an enhancement to the immediate and surrounding area.

The layout of the proposal is fairly straightforward and logical given the site context. The vehicle access is via an existing access point and driveway. The dwellings will present onto the front access and parking areas with good-size private garden areas to the rear.

The proposals do not impact on any other adjoining property. The proposals meet minimum size standards and provide good-quality living conditions.

As mentioned the pre app response does state that consideration will be given to replacement dwellings. It is assumed that the replacement dwellings will be permitted to take on a more domestic and residential design style rather than simply repeating the form of the Class Q approval.

### Trees

There are no trees affected by the development and thus no need to submit a tree survey or arboricultural impact assessment.

### Ecology

The Applicants have referred to the Council's ecology checklist.

While the building is referred to as a barn and is an agricultural building, it is a steel portal frame building completely covered by metal cladding and is not open to the elements. The barn is constructed on a concrete base.

There are no barn owls or bats within the building. The Council's guidance recognises that such buildings provide low opportunity for habitats. The building is fully enclosed with no opportunity for habitat.

By way of enhancement however, the proposals can include swift bricks and bat tubes to ensure that additional habitat is provided.

Ecology surveys were not required as part of the prior approval process and the extant permission does allow full conversion.

There are no ecological issues and thus no need to require surveys.

### Drainage

The footprint of the proposed building is the same as the existing. Surface water drainage will use the existing infiltration systems. Hard surfaces will be porous and will also be designed so that any run off is directed to appropriate soakaways.

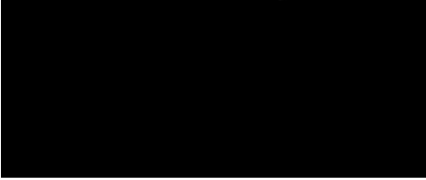
### Conclusions

The proposals provide a well-designed scheme within the same siting, scale and rural appearance parameters to the Class Q approval.

The lower eaves and steeper roof does provide a more domestic appearance however this is considered entirely appropriate to the context. The rural aesthetic remains and is improved over the extant situation.

The proposals do not result in any harm.  
The Applicants respectfully request that the planning application is approved.

Yours sincerely



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