



PLANNING DESIGN & ACCESS AND NATIONAL LANDSCAPE STATEMENT

Garden Corner Church Lane Birdham
PO20 7AT

Demolish existing building and replace
with incidental outbuilding for Garden
Corner.

December 2023





This statement accompanies a planning application for a replacement outbuilding at Garden Corner, Church Lane, Birdham, Chichester, West Sussex, PO20 7AT. The application has been prepared with due regard to the character and appearance of the site and the surrounding area; its relationship with existing neighbouring properties and relevant planning policy.

THE SITE & SURROUNDINGS

The application site is situated just outside the designated settlement boundary of Birdham. The site location is illustrated within Fig. 1 opposite. Mature and well-kept gardens surround the main two storey property with vehicular access to the northeast corner of the site, serving an incidental outbuilding situated behind the main house, driveway, and garden walls. Framing the site lies the road to the north/northeast, west/northwest lies the grade I listed St James's Church (separated by the gardens and church grounds), and to the southeast, St Marys Cottage, a grade II listed building. The village water pump lies within the triangular section of green space to the north on the opposite side of the road. This historic water pump is recognised for its heritage and grade II listed. Beyond, to the southwest lies the cricket ground.

Garden Corner forms a two-storey cream painted brick-built property that sits under a pitched gable end roof covered in modern plain tiles. The original house being extended over time. The building that would be replaced forms a single storey garage outbuilding that mirrors the external finish materials of the main house. For an illustration of the site location please see figure 1.

The site is located within Chichester Harbour National Landscape and EA Flood Zone 1, having the lowest level of flood risk.

Planning History of the Site

The site has been subject to planning permission;

14/02264/DOM Erection of single storey lean-to extension on west elevation, and replacement of existing conservatory with new rear of house. permitted on the 01/10/2014.

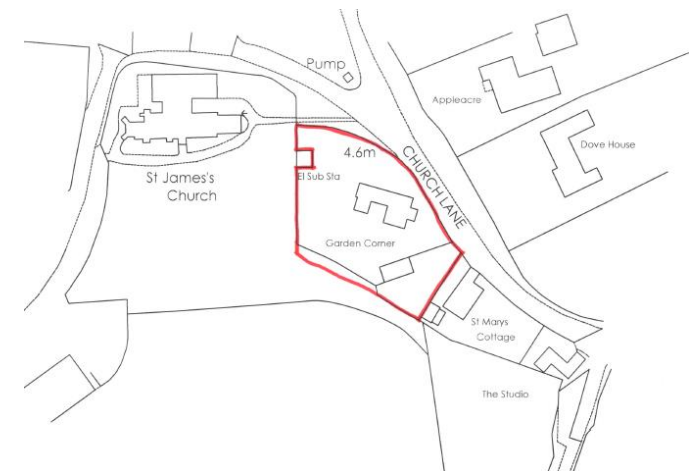


Figure 1: Site area outlined in red



RELEVANT PLANNING POLICY

National Planning Policy

The National Planning Policy Framework was updated in July 2021 and sets out the most up to date planning guidance for the proposed development.

On design, paragraph 130 the NPPF require decision to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 concerns design and states that achieving well-designed places is one of the key components of achieving sustainable development. Paragraph 126 states that; 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Section 12 also requires planning policies and decisions to ensure that development is designed to function well and add to the overall quality of the area for the lifetime of the development; including quality of architecture, layout, and effective landscaping, a sympathetic to local character and history. The section also supports innovation and change and encourages that design should achieve a strong sense of place through an appropriate amount and mix of development through arrangement of streets, spaces, building



types and materials. Design should also achieve places that are accessible, and which promote health and well-being with a high standard of amenity for existing and future users are also encouraged.

The Conservation and Enhancement of the Natural Environment is covered in section 15 of the NPPF. Paragraph 176 confirms that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

Local Plan Policy

The Chichester Local Plan: Key Policies 2014-2029 was adopted in July 2015 and the key policies relevant to the application proposal are Policy 1 (Presumption in Favour of Sustainable Development), Policy 2 (Development Strategy and Settlement Hierarchy), Policy 33 (New Residential Development), Policy 39 (Transport, Accessibility and Parking), Policy 40 (Sustainable Design & Construction), 43 (Chichester Harbour Area of Outstanding Natural Beauty), 45 (Development in the Countryside), 48 (Natural Environment) and 49 (Biodiversity).

Policies 1 and 2 set out the hierarchy of the settlements for the district and sets out the locations and role of the settlements to support sustainable development. This site is located within the Rest of the Plan area and therefore the location is at the lowest level within the district hierarchy when considering locations for new development. However, in this case the principle of development is established by the existing residential use of the site and is considered acceptable where it meets other development management considerations.

Policy 33 of the LP refers to new residential development and sets out that proposals must meet the highest standards of design and a high-quality living environment in keeping with the character to the surrounding area and its setting in the landscape; In addition, that its scale, form, massing and siting, height and design respects and enhances the character of the surrounding area and site.

Policy 43 states that the impact of individual proposals and their cumulative effect on Chichester Harbour AONB and its setting will be carefully assessed. Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

1. The natural beauty and locally distinctive features of the AONB are conserved and enhanced;
2. Proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities of the AONB;
3. Either individually or cumulatively, development does not lead to actual or perceived coalescence of settlements or undermine the integrity or predominantly open and undeveloped, rural character of the AONB and its setting; and



4. Is appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area (where this is consistent with the primary purpose of conserving and enhancing natural beauty); and
5. The policy aims of the Chichester Harbour AONB Management Plan.

Policies 45, 47 and 48 of the LP refer to development within the countryside, design, and the impacts upon the natural environment. These policies set out that proposals must be well related to an existing group of buildings, not prejudice any viable agricultural operations on a farm and ensure that their scale, siting, design, and materials would have minimal impact on the landscape and rural character of the area. Further there are requirements to respect the distinctive local character and sensitively contribute to creating places of a high architectural and built quality, respect natural landscapes and the tranquillity of the rural character of the area, meet the highest standards of design and a high-quality living environment in keeping with the character to the surrounding area and its setting in the landscape and maintain individual identity of settlements.

CLP policy 49 requires development to safeguard the value of the site, suitable mitigation of habitats and species, protection, management and enhancement of ecology networks, individual and cumulative impacts are avoided, and the benefits of the development outweigh any adverse impact on biodiversity on the site. The use of planning conditions and obligations may be utilised to propose suitable mitigation.

Chichester Harbour AONB Joint SPD (May 2017)

The SPD provides guidance for development in the Chichester Harbour National Landscape and is a relevant material consideration for the application proposals. It was adopted by CDC on 16th May 2017 and provides non-prescriptive guidance as well as area specific guidelines for the design of new dwellings and extensions.

Paragraphs 12.1 and 12.2 of the SPD offer guidance on outbuildings, extensions and replacement dwellings where they are visible from the wider landscape. The proposal has been designed to respect local character by reflecting the surrounding pattern of development and locally distinctive building styles, materials and landscape setting. Landscaping has an important part to play in mitigating the visual impact of new development and new planting is encouraged especially native species typical of Chichester Harbour where this can help reduce the visual impact of new development.



Birdham Neighbourhood Plan

Policy 1 - Heritage Assets & Their Setting, Policy 4 – Landscape Character and Important Views, Policy 5 - Light Pollution and Policy 6 - Biodiversity of the made Birdham Parish Neighbourhood Plan.

Other Relevant Documents

Chichester Harbour Management Plan (2019-2024)

Chichester Harbour AONB Landscape Character Assessment

The Chichester Harbour Planning Principles (Management Plan version April 2019)



CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

The proposal involves an incidental domestic outbuilding with associated works to be erected within the garden of the main house, connected to the existing vehicular access and driveway, that would replace an existing incidental outbuilding. Figure 2 opposite illustrates the profile of the existing outbuilding within the site context and the proposed outbuilding.

The principle of residential development in the countryside is established by policies 33, 43 and 45 which support outbuildings to existing residential planning units, such as this, within the designated Rest of Plan Area (see CDC LP policies 1 and 2) which are visually respectful to the sites physical context and surrounding; are small in scale and closely related to existing buildings. The proposed outbuilding would be commensurate with the scale of the plot, well related to the host dwelling, connected by a pedestrian footpath with the gardens and its existing vehicular access and driveway.

Design

The design of the outbuilding has been carefully considered to allow it to sit comfortably within the grounds, providing a domestic incidental outbuilding to facilitate for a garage, hobbies room, store and bathroom which would serve the host property that is known as Garden Corner.

The scale of the building is commensurate in terms of the wider site and would be subservient to the main house. The design and form of the proposed building would be low key with a comparable ridge height to the existing building, walls being constructed with brick under a clay tiled roof. These qualities would facilitate the visual integration of the development into the sites context and physical attributes. Separation from the neighbouring building would also allow for the development to be suitable, in terms of the impacts on the adjacent garden and property, at St Marys Cottage, to the southeast of the proposed replacement outbuilding. An illustration of the south and east elevations are provided within figure 3.

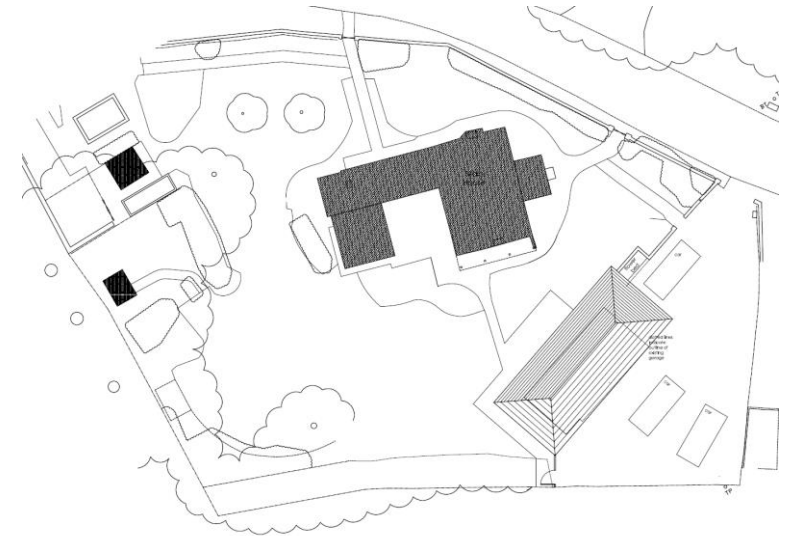


Figure 2: Site Layout

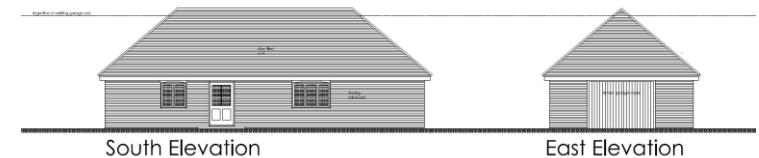


Figure 3; Elevations



Heritage Considerations

The proposed outbuilding would be located to the northwest of St Marys Cottage, a grade II listed building, with painted white brick walls under a slate tiled steep roof. The proposed outbuilding would replace an existing one and would remain separated, from St Marys Cottage, by the driveways to each property. In the opposite direction lies the grade I listed church, St James's Church. The proposed building would be increased in footprint and would retain sufficient distance from the heritage asset so not to impact on its setting. To the roadside boundary, Garden Corner benefits from low level stone and brick walls topped with curved coping bricks, this roadside wall appears of some age and would be retained.

Chichester Harbour National Landscape Statement

On the 22nd of November 2023 all designated Areas of Outstanding Natural Beauty (AONB), including Chichester Harbour became National Landscapes. Chichester Harbour was designed as an AONB in 1964 and is one of 38 National Landscapes covering 14% of the land area of England and 5% of the land area of Wales. The site lies in a waterfront location of the Chichester Harbour National Landscape. Chichester Harbour National Landscape is one of the most important sites for wildlife in the UK, as well as being an active harbour for water users. The site is located within character area I1 Manhood Peninsula of the AONB Landscape Assessment

In accordance with the 2021 NPPF great weight should be given to conserving and enhancing the landscapes and scenic beauty of AONB's which are equal to the preservation appointed to National Parks having the highest status of protection in relation to these issues. The overarching principle is to ensure that development; conserves and enhances the natural beauty of the AONB and its designated special features which are defined within the AONB Management Plan as;

- The unique blend of land and sea – especially the combination of expanses of open waters, narrow inlets and intimate creeks.
- The frequently wooded shoreline.
- The flatness of the landform, unusual among AONBs, accentuates the significance of sea and tide and of distant landmarks across land and water.
- The open water of the central area of the Harbour.
- The overall sense of wilderness within the seascape.
- The particularly strong historic environment and heritage assets.
- The picturesque harbourside settlements.



- The wealth of flora and fauna, notably the vast flocks of wading birds add to the richness and diversity of the landscape.
- The unspoilt character and unobtrusive beauty.
- The very special sense of peace and tranquillity, largely engendered by the gentle way the AONB is used and closeness to nature that is experienced.

The site is located within character area I1 West Manhood Peninsula of the Chichester Harbour AONB Landscape Character Assessment. *This large character area comprises mainly of open arable farmland with medium to large scale field patterns and pockets of small hedged pastures and paddocks around the villages. The arable fields are divided by low hedgerows or by lines of windblown oaks. There is generally very little woodland, giving most of the area an open character. However, there are several small woodlands, copses and treebelts along the coastal edge which contribute to the impression of a wooded shoreline. Within the AONB there are occasional framed views of the water and yachts. There are also important views to Chichester Cathedral in the north of the area around Apuldram. The arable farmland around Dell Quay and New Barn has a wooded coastal edge and the historic quayside at Dell Quay has attractive framed views over the water. South of here the linear settlement of Birdham is surrounded by small hedged fields and paddocks. At West Itchenor and Shipton Green there is also a linear settlement pattern with mixed historic and modern development ending in the distinctive historic quayside of West Itchenor. From here southwards to West Wittering long to medium-scale arable farmland with occasional woodlands and treebelts are concentrated along the coastal edge. To the east is an extensive area of glasshouses and medium to large scale arable land outside the AONB. Some views towards the AONB are possible from here but there are limited views of the water. Birdham is discussed within the as having; Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.*

This proposal would very much retain the recognised special features of what is now known as the Chichester Harbour National Landscape. Importantly the site does not concern long exposed views across the flat coastal plane and waters edge and concerns an existing site within a built-up part of the village. The spacious quality of the site and surroundings would be retained. So too would the setting of the adjacent heritage assets.



CONCLUSION

The applicant is committed to creating a high-quality development that provides a replacement outbuilding. The scheme would incorporate high-quality design that is reflective of the character of the site and wider setting. The design and use of matching materials would ensure the proposal assimilates comfortably within the site. The spacious quality of the site and surroundings would be retained and the distances between the proposed building and the adjacent heritage assets would mean that the Impact on the historic environment would be suitable.

The development is justified in this location due to its association with the existing dwellinghouse. The small-scale development has been carefully considered to ensure a suitable design approach and is well related to the host house. The building would be visible and set back from the road and would appear in the context of the two-storey main house, domestic driveway and vehicular access. Representing a sensitively considered form of development in keeping with the character and appearance of the site and surroundings and retaining the special qualities of this part of the designated Chichester Harbour National Landscape.

Consequently, the proposal is therefore deemed to comply with the relevant policies of the Development Plan. Therefore, subject to conditions, permission should be granted at the earliest opportunity.