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PLANNING & HERITAGE STATEMENT

Single storey rear extension and front porch

Parklyn House Foxbury Lane Westbourne
Emsworth PO10 8RN

FEBRUARY 2024



RIBA 

 RTPI
Royal Town Planning Institute



This Planning and Heritage Statement is submitted in support of a householder planning application for a single storey rear extension and front porch at Parklyn House, Foxbury Lane, Westbourne, Emsworth, PO10 8RN. The application has been prepared with due regard to the character and appearance of the site and the surrounding Conservation Area; its relationship with existing neighbouring properties; and relevant planning policy considerations.

THE SITE & SURROUNDINGS

Parklyn House is an existing chalet style detached property located within the parish of Westbourne and within the Westbourne Conservation Area. The application property is situated outside the settlement boundary on the southern side of the B2147, accessed via a gated private access track. Residential development within the immediate vicinity is characterised by detached dwellings set within relatively modest rectangular-shaped plots. Typically, dwellings are set back from the road frontage behind lawned front gardens and driveways and fill much of the width of their plots, with limited space between properties.

Properties in the vicinity vary considerably in terms of their design and construction. Parklyn House is chalet style set under a plain tiled roof with brickwork elevations and white framed windows. It was originally a single storey building, however, has since had part of the loft converted, creating a second storey. The roof is hipped and clad in clay roof tiles. There is a conservatory on the western elevation incorporating a flat roof section with a felt roof on the northern elevation.

The property is centrally located within the site which benefits from well established mature tree/shrub planting along the site boundaries behind the boundary flint walls. A tree report is submitted with the proposal to outline the impact of the development on the existing trees. There are no other site-specific constraints.

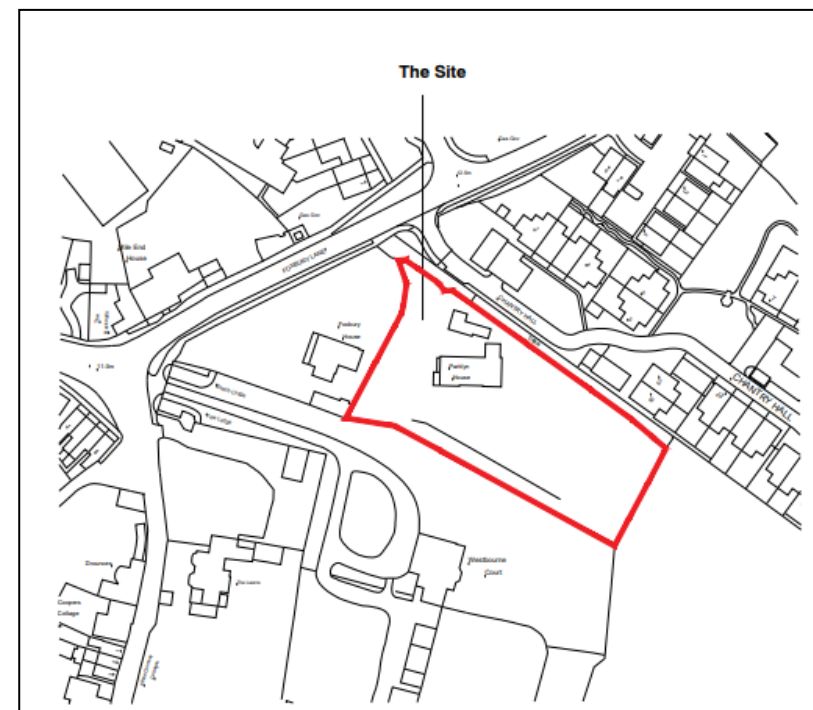


Figure 1. Site location outlined in red



RELEVANT PLANNING POLICY

National Planning Policy

The National Planning Policy Framework (NPPF) updated December 2023 sets out the most up to date planning guidance for the proposed development.

Paragraph 135 requires that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) 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);
- d) establish or maintain 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;
- e) 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
- f) 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 informs that achieving well-designed places is one of the key components of achieving sustainable development. Paragraph 131 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, and being 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.

Planning, Architecture & Land Promotion



The application site is located within Westbourne Conservation Area and as such the site lies within and forms designated heritage assets. Section 16 of the NPPF is therefore relevant to this enquiry. Within this section paragraph 194 of the National Planning Policy Framework advises that “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.” An assessment of the impacts of the development on the heritage assets is therefore made within the Heritage Considerations section of this statement.

Paragraphs 206 and 207 relate to Conservation Areas and World Heritage Sites. Para. 206 states: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Further, paragraph 207 states: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Chichester District Local Plan 2014-2029

The Chichester Local Plan: Key Policies 2014-2029 was adopted in July 2015. 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 46 (Alterations of Existing Buildings), Policy 47 (Design and Heritage) & Policy 48 (Natural Environment).

Policies 1 & 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. The proposals relate to an existing residential property and as such the principle of alterations or extensions is established where other development management considerations are met. Policy 1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy 46 Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside requires the form, bulk and general design of the building to be in keeping with its surroundings. The proposal and any associated development should not result to harm to its landscape character and setting. The proposal should not damage the fabric or character of any traditional building or the historic character and significance of the farmstead and in the case of a heritage asset, whether designated or not, the proposal will not damage the architectural, archaeological or historic interest of the asset or its setting.



Policy 47 Heritage & Design states that new development which recognises, respects, and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported. Planning permission will be granted where it can be demonstrated that the proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:

- Monuments and sites and areas of archaeological potential or importance and their setting;
- Listed buildings;
- Buildings of local importance including locally listed and positive buildings;
- Historic buildings or structures/features of local distinctiveness and character;
- Buildings within a Conservation Area; and
- Historic Parks or Gardens, both registered or of local importance and historic landscapes.

Policy 48 seeks to reduce the impact of development on the natural environment and requires schemes to satisfy several criteria. Amongst other things, it states that development should not have an adverse impact on the openness of the views in and around the coast, designated environmental areas the South Downs National Park and the tranquil and rural character of the area by responding to the landscape character of the site and its setting.

Westbourne Parish Neighbourhood Plan 2017-2029

Policy OA1: Sustainable Development states within the Settlement Boundary, there is a presumption in favour of sustainable development that will apply to proposals that meet all the policies of this plan.

Outside the Settlement Boundary, development proposals will not normally be considered either appropriate or sustainable unless they comply with all other policy requirements of the development plan; it is sustainable development where the benefits demonstrably outweigh the harm, and is of a form or type that could not reasonably be located within the Settlement Boundary; or they are rural exception sites to meet local need.

Policy LD2 Heritage states the historic environment of the parish and its heritage assets (both designated and non-designated) will be preserved or enhanced. All new development should preserve or enhance the special interest character and appearance of the Conservation Area.

Policy LD1 requires development to respect the guidelines of the Village Design Statement and respect local distinctiveness.

Planning, Architecture & Land Promotion



In terms of landscape character the site lies within an area categorised as medium landscape capacity. The rating of medium is defined as an area where there are moderate ratings of sensitivity or value and identifies a landscape character area with the capacity for limited development in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.

Westbourne Village Design Statement

Parklyn House is located within the main settlement area of Westbourne as defined within the village design guide. This guidance suggests that extensions to existing buildings should generally be subordinate in scale and appearance to the existing building, and existing features of period buildings, including outhouses, utility buildings and walls, should not be destroyed.



CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

The proposals relate to a single storey L-shaped extension proposed to the rear (south) elevation of the property to provide a dining room/sunroom and improving the relationship between the house and rear gardens. The proposal incorporates a false pitch roof and good levels of glazing, including full height patio doors to the east. A number of minor internal changes are proposed at first floor level to improve the accommodation within the roof space.

Design & Appearance

Parklyn House is an individually designed dwelling with brick elevations, a plain clay tiled hipped roof and white painted window frames set within extensive grounds. The proposals seek to provide a sensitively designed extension of the rear of the dwelling and a modest entrance porch to the front elevation. The alterations to the dwelling would be in keeping with the character of the area and neighbouring properties and the proposed materials palette would be reflective of the existing dwelling. The proposal includes extensions which are commensurate to the existing property and the wider plot and would not result in a cramped form of development.

The proposal includes a porch to the front elevation with canopy roof and supporting columns which would be in keeping with the design of the dwelling. The proposals have been considered with regard to neighbour amenity and would not result in overlooking or have an overbearing impact due to the scale of extensions and significant distance to well landscaped site boundaries, screened behind mature soft landscaping and trees.

The dwelling would retain its setback position from the highway and the extension does not impact the relationship of the dwelling to the street scene. The proposals would not be viewed from the highway due to the siting of Parklyn House behind established landscaping and the proposal would preserve and enhance the character and appearance of the Conservation Area.



Figure 2: Proposed north and south elevations



Layout & Scale

The single storey rear extension would not adversely affect the space around the dwelling. The property is centrally located within the plot with large gaps to site boundaries retained. The extension has been designed to complement the dwelling and to remain subservient in terms of its height and footprint.

The extensions have no adverse impact on the character and appearance of the Conservation Area setting, being well screened from wider view and designed to sit comfortably on the existing property. The development recognises distinctive local landscape character and sensitively contributes to its setting and quality.

Ecology

A Preliminary Roost Assessment (PRA) has been included in support of the proposal. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting. The proposals would be carried out in line with the recommendations of these reports and can be conditioned in the usual way. The report concludes in line with Good Practice Guidelines the dwelling is assessed to have 'negligible' habitat value for roosting bats due to the lack of suitable roost features. No bat evidence was found internally during the survey. As suggested in the Preliminary Roost Assessment the installation of two bat boxes at the site is proposed to provide additional roosting habitat for bats. The bat boxes will be installed on mature trees located in the eastern garden and will be a specification suitable for both crevice and void dwelling bats.

Heritage Considerations

The proposals seek to alter and extend an existing chalet style property within the Westbourne Conservation Area. The proposed extensions have been designed to sit comfortably against the existing built form, and the design and form is proposed to reduce general massing. The property is well screened from public view by the recessed siting of the property and its position behind mature landscaped boundaries. The design approach and materials palette is such that the proposals would enhance the property and its setting and would not have a detrimental impact on the character of the conservation area.



Figure 3: Proposed site layout indicating retained boundary screening



CONCLUSION

The proposal would not be readily visible from public view and given its modest scale and position the extensions would have a limited impact on and would not detract from character and appearance of the Conservation Area. The proposed extensions would not be visible from the highway or adjoining land due to the position of the property, recessed from the highway and set behind extensive existing tree/hedge screening. The position of the extension, its scale, design and materials are all in keeping with the original house and the surrounding area.

Based on the above assessment, it is considered the proposals comply with the adopted Chichester District Council Local Plan and the overarching objective of the National Planning Policy Framework to deliver appropriate sustainable development. Further the proposals are consistent with the guidance set out in the Westbourne Village Design statement and Neighbourhood Plan and the considerations material to the case. Where there are no material considerations that indicate otherwise, subject to conditions, permission should be granted at the earliest opportunity. Overall, the proposal will make a positive contribution to the character and appearance of the area without adversely affecting neighbouring amenities.