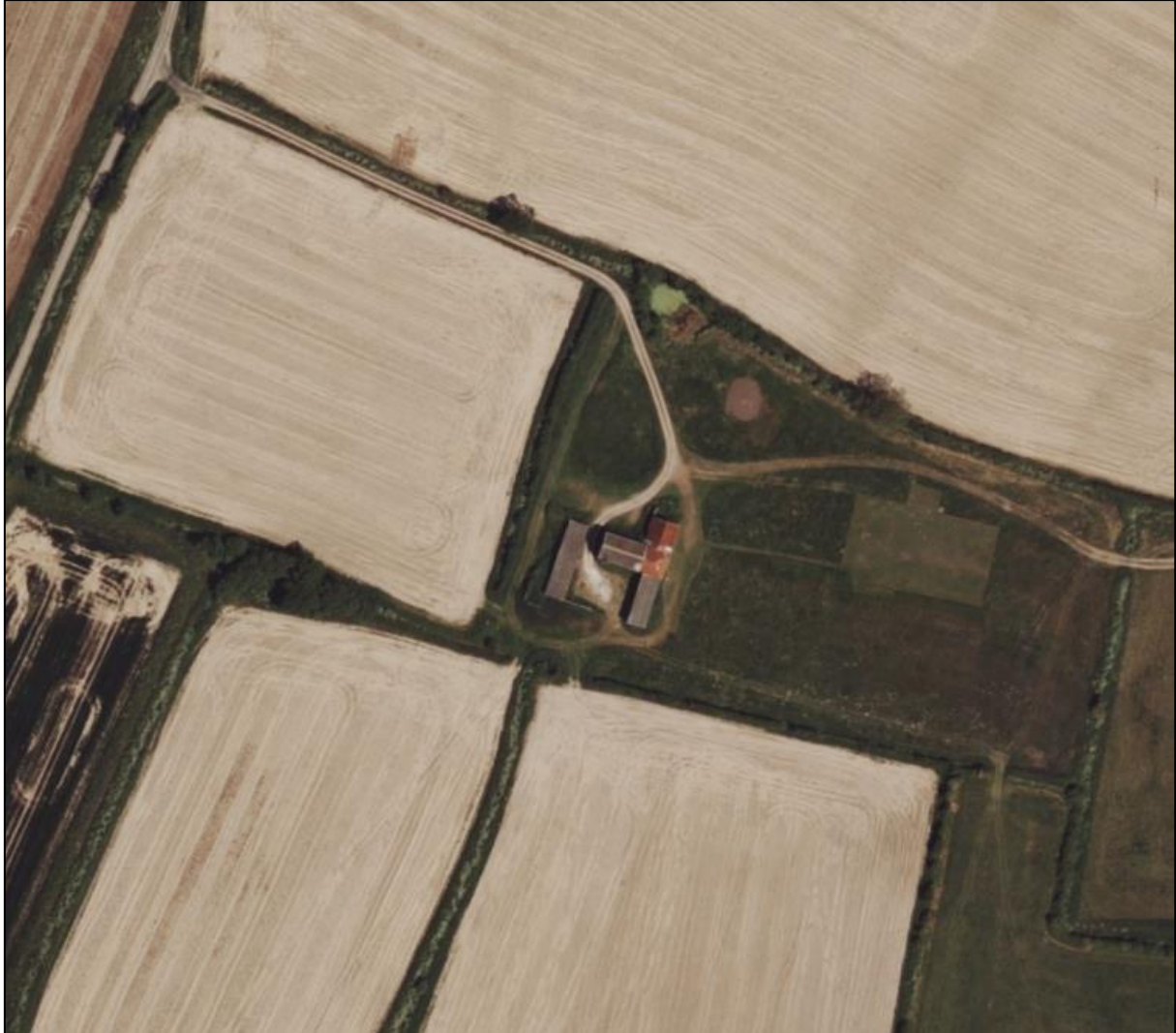


PLANNING, DESIGN & ACCESS STATEMENT
 Portshole Barn, Sidlesham



Whaleback Planning & Design 91 Boundary Road Hove BN3 7GA 01273 234 354 www.whaleback.co.uk	Site	Portshole Barn, Sidlesham, PO20 7NY
	Project	Change of use of agricultural building and adjoining land to C3 single dwellinghouse with associated parking. Replacement roof including part-increase in roof ridge height, and addition of ten conservation-style rooflights to facilitate the creation of a first floor. Part infilling of southern wing. Raising of existing floor level, and insertion/enlargement of windows to all elevations.
	Applicant	R Sadler
	Our Ref	W1940a
	Date	March 2024
	Version	20240305-ML

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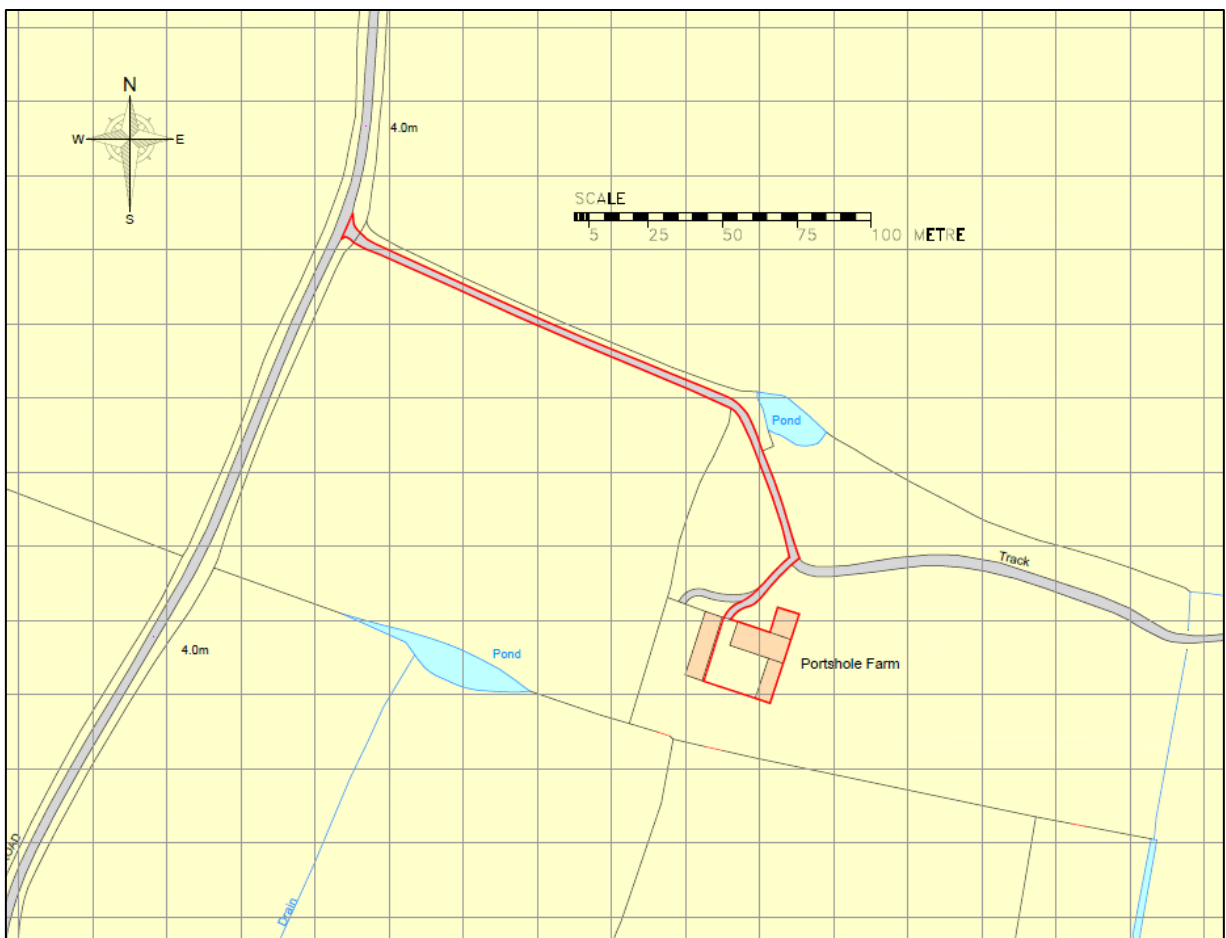
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Introduction

1. Whaleback Planning & Design is instructed by the applicant to prepare and submit an application for the change of use of an existing agricultural building to a single dwellinghouse, following 'Prior Approval' 23/02189/PA3Q under Class Q of the General Permitted Development Order (2015) (as amended) for the change of use of the building in principle. Planning permission is also sought for the raising of the floor level and creation of an upper floor internally, the alteration and part-raising of the ridge of the roof of the northern wing of the building, the addition of ten conservation style rooflights, and the insertion of windows to all elevations, with the removal of access doors to the south-west elevation. Parking would also be accommodated within the open-sided southern wing and hardstanding beyond.
2. This Planning Statement describes the application site and its surroundings, the development proposal, the planning history of the site and the relevant planning policy framework. A planning appraisal is provided to consider the merits of the application followed by a conclusion.

Site and Surroundings

3. The application site is located on the eastern side of Ham Road, within the rural Hamlet of Ham, which lies to the south-west of Sidlesham, a large parish of 6.5 square miles lying to the south of Chichester in Chichester district. The site is a countryside location accessed from a track which is also a public right of way, spurring east before the barn to the sewage treatment works.



The application site on a track off Ham Road to the east, shown in context.

4. The buildings on the site have previously been used to support the arable farmland and for the grazing of cattle. The buildings are pitched roof structures, facing each other across a central courtyard. Construction materials are chiefly of flint, brick, corrugated metal and cement asbestos.
5. It is a T-shaped building, the south-westernmost elevation is open-sided. There are a number of existing window and door openings, including a wain door opening. The walls of the building are in a reasonable state of repair, and is a characterful addition in the landscape. It lies adjacent to a blockwork barn, which is not included within the application.
6. The gradient of the site is reasonably flat and unchanged throughout, the building is raised at a slightly elevated position, and measures 324 sqm.



North elevation



South elevation. Internal courtyard (blockwork barn to left of picture not included within application)



Subject building (photographed from the south-east)



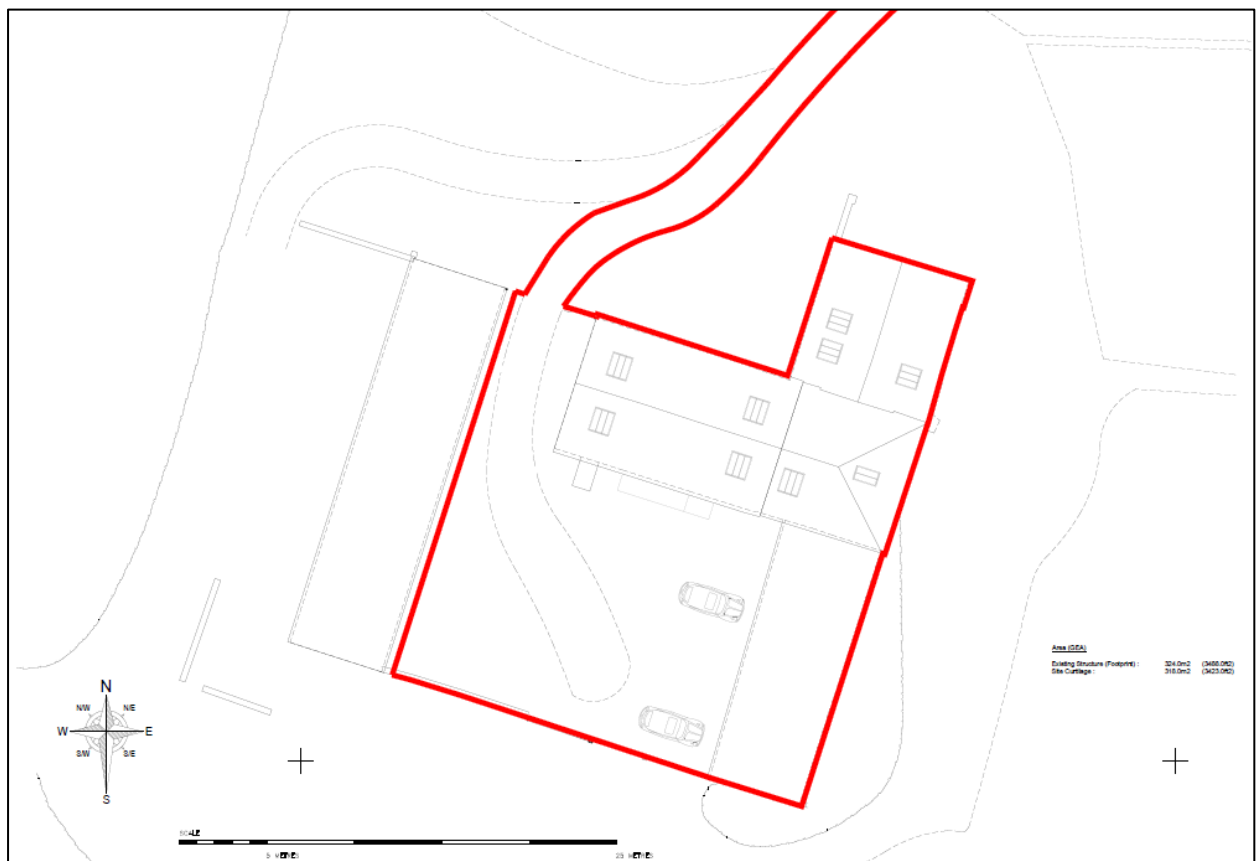
Historic photograph (photographed from the south-west)



Internal structure (central barn, facing east)

Development Proposal

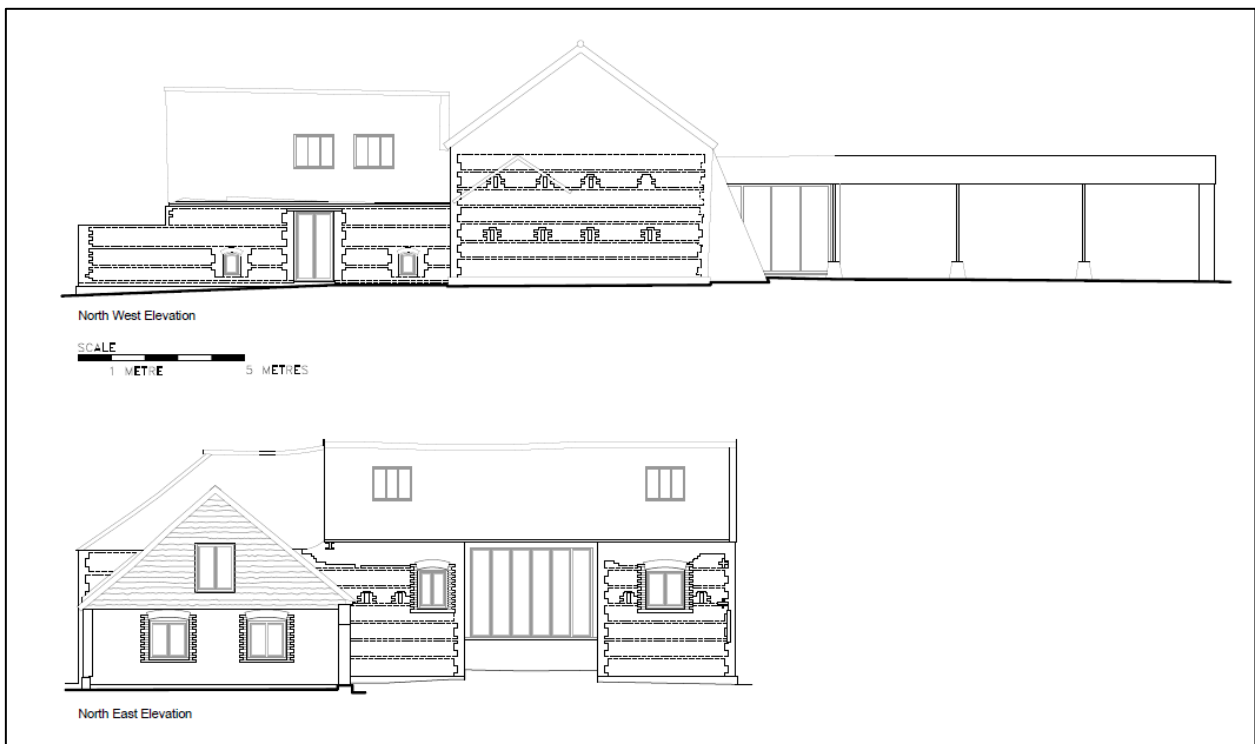
7. The proposed development is a change of use of an agricultural building and curtilage to one self-contained residential dwelling with associated residential curtilage.
8. Operational development is also proposed in the form of a replacement roof, comprising the removal of the existing corrugated metal and cement asbestos materials, and their replacement with traditional plain clay tilework. The irregular roof pitches would be harmonised to form three interconnecting pitches; the northern and southern would be raised in height. Ten conservation style rooflights are proposed to be installed within the roof as well as the enlargement of existing fenestration.
9. The finished floor level (FFL) will be raised to 4.72m AOD, in accordance with the requirements of the accompanying flood risk assessment (Appendix C). External steps are also proposed and covered parking is within the southern wing. The south wing would also be part-infilled to provide a utility area and porch vestibule, all as approved under the same application. The proposed extent of residential curtilage is the same as Prior Approval 23/02189/PA3Q.
10. The access track is the same as outlined on Prior Approval 23/02189/PA3Q which would be re-laid to accommodate a new hard and soft landscaping scheme.



Site plan as approved (23/02189/PA3Q)



Site plan as proposed



Approved elevations - north-west and north-east (23/02189/PA3Q)



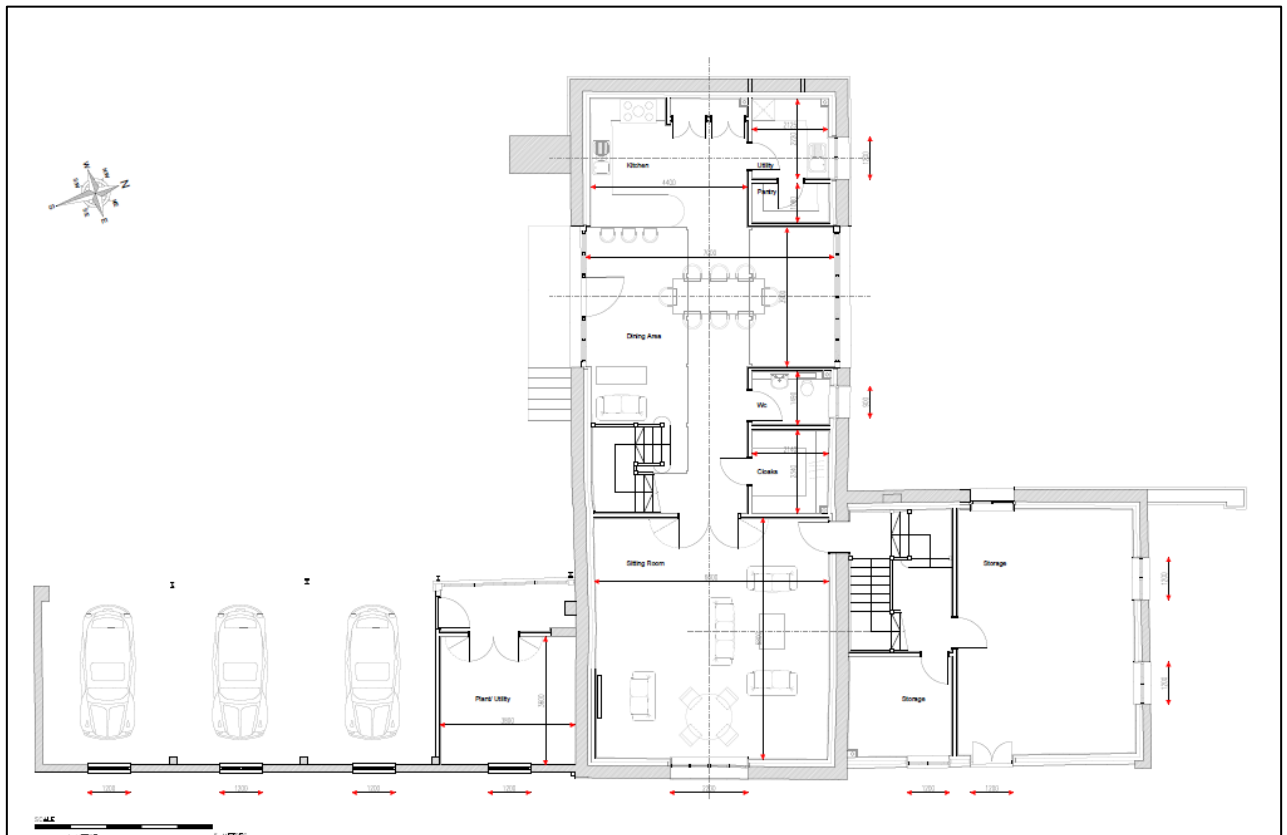
Proposed elevations – north-west and north-east



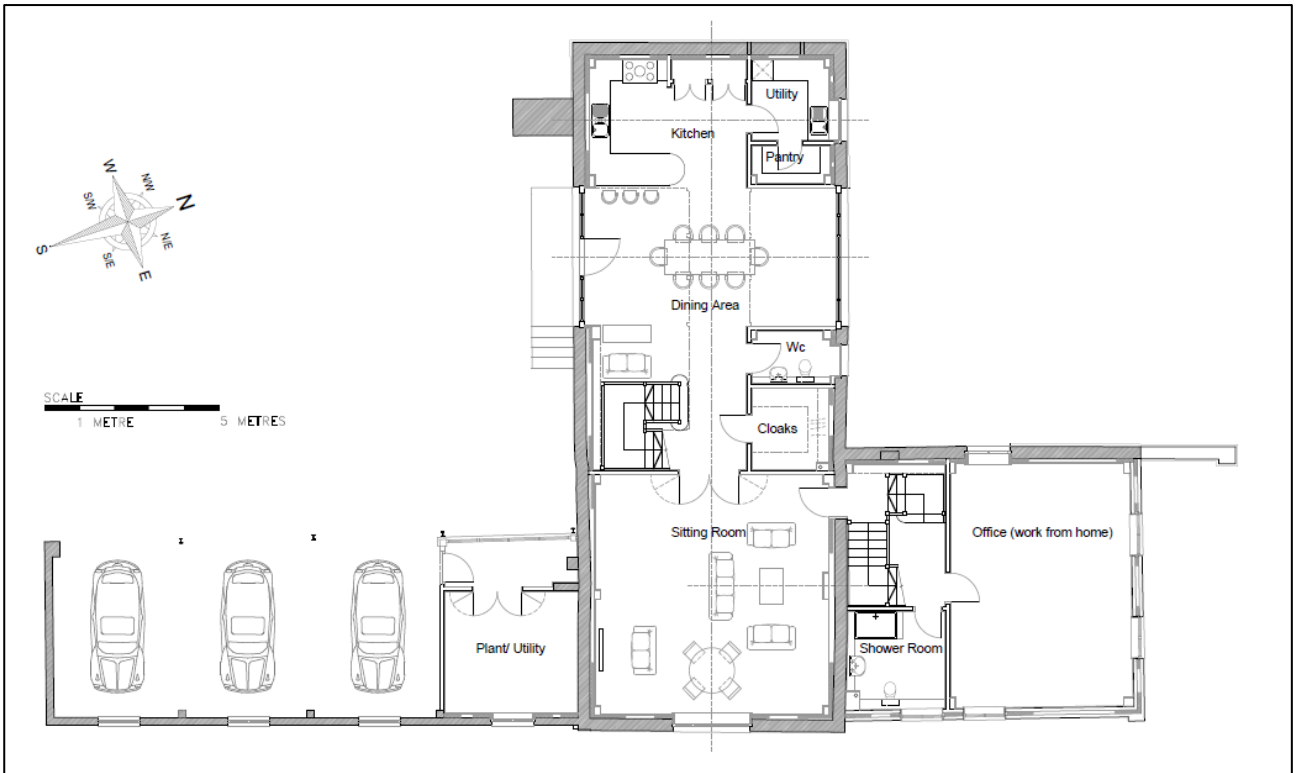
Approved elevations – south-west and south-east (23/02189/PA3Q)



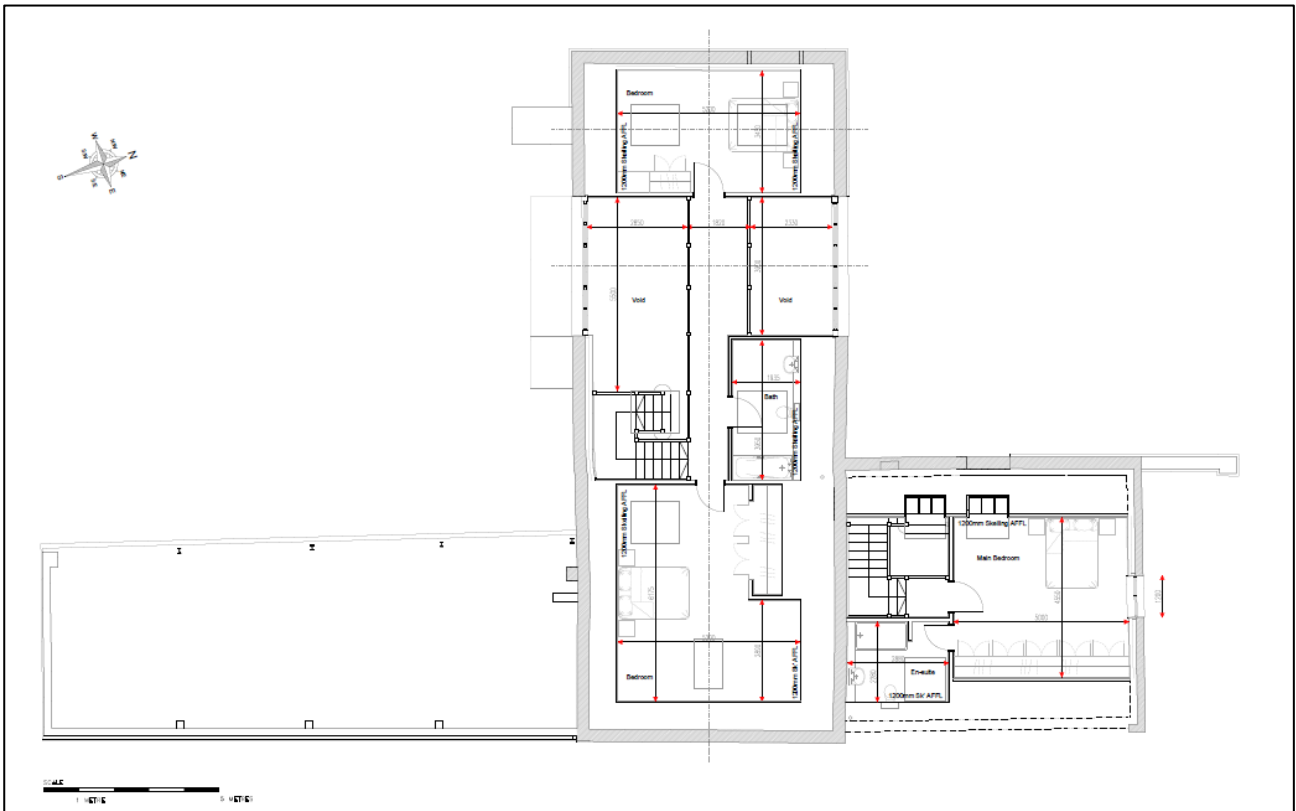
Proposed elevations – south-west and south-east



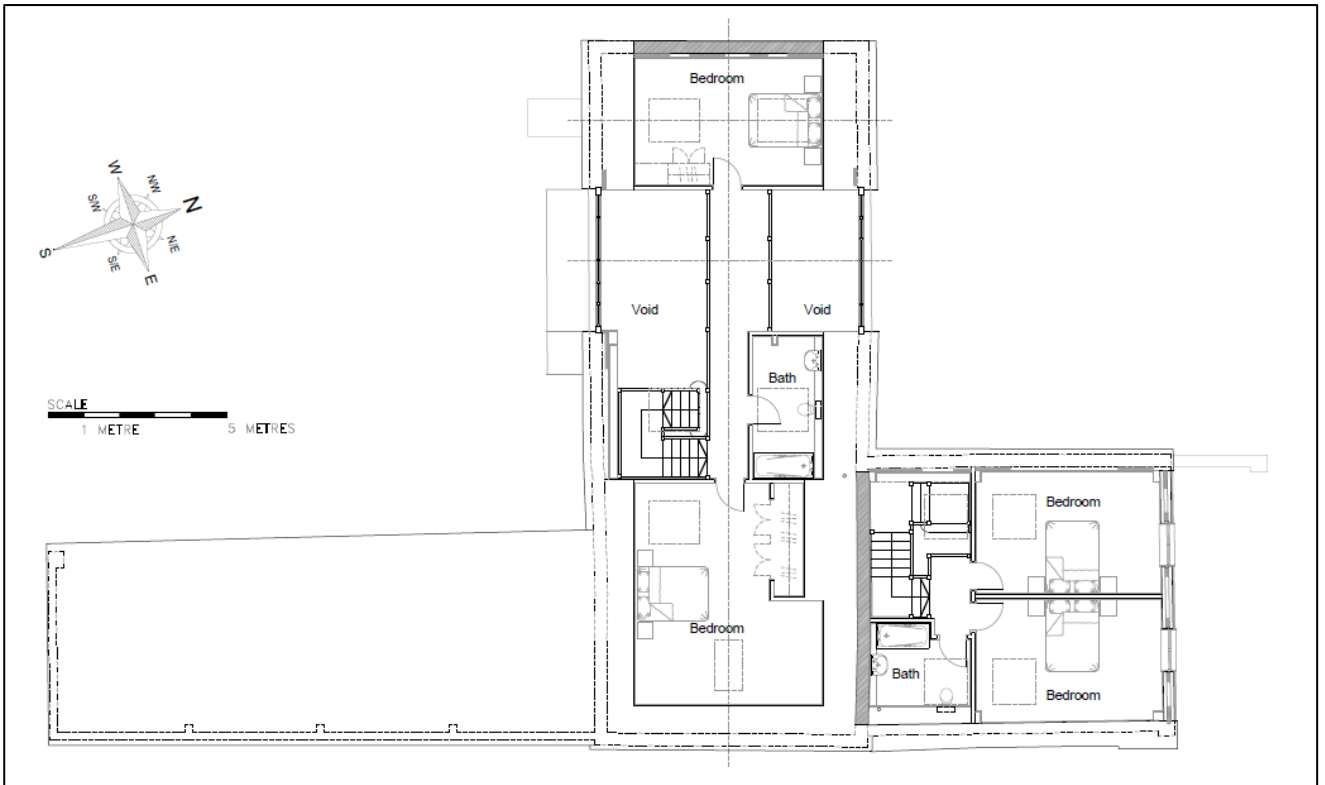
Ground floor plans as approved (23/02189/PA3Q)



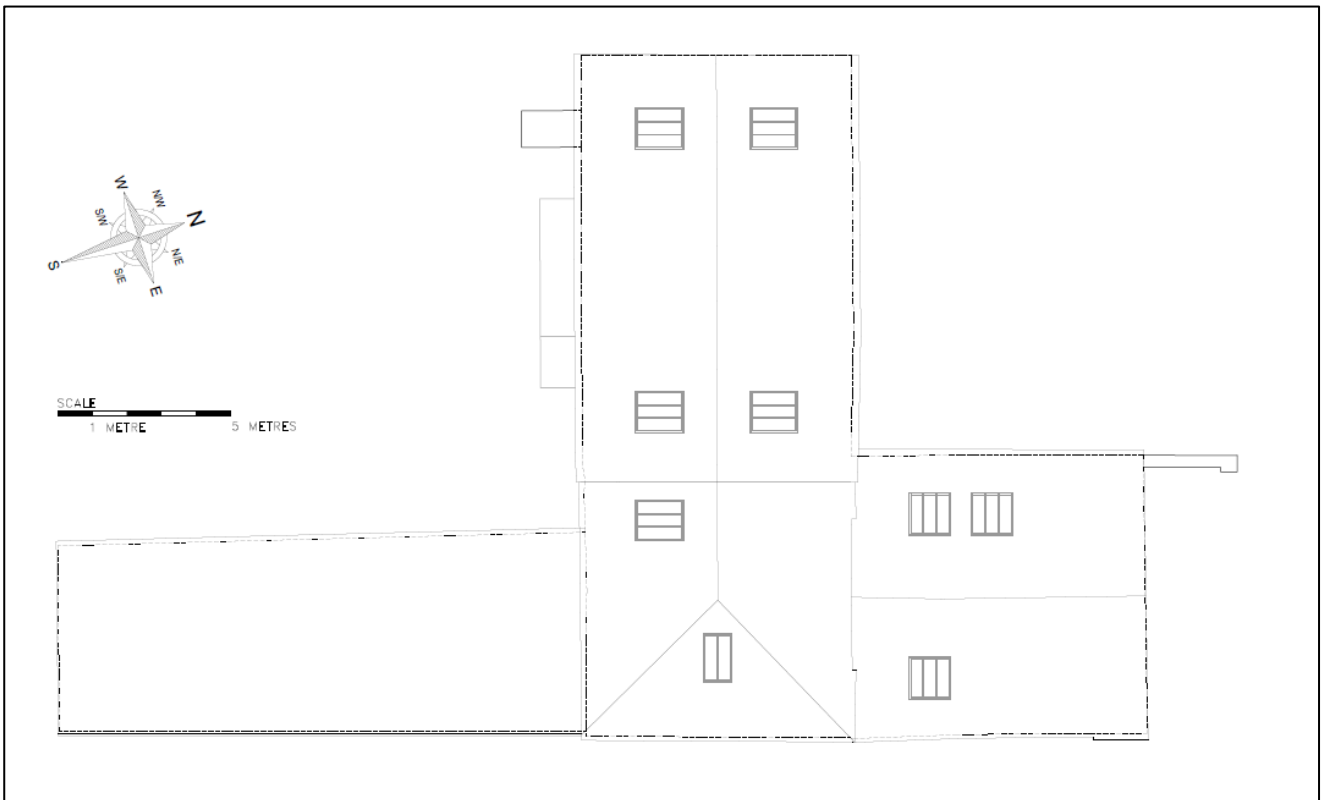
Ground floor plans as proposed



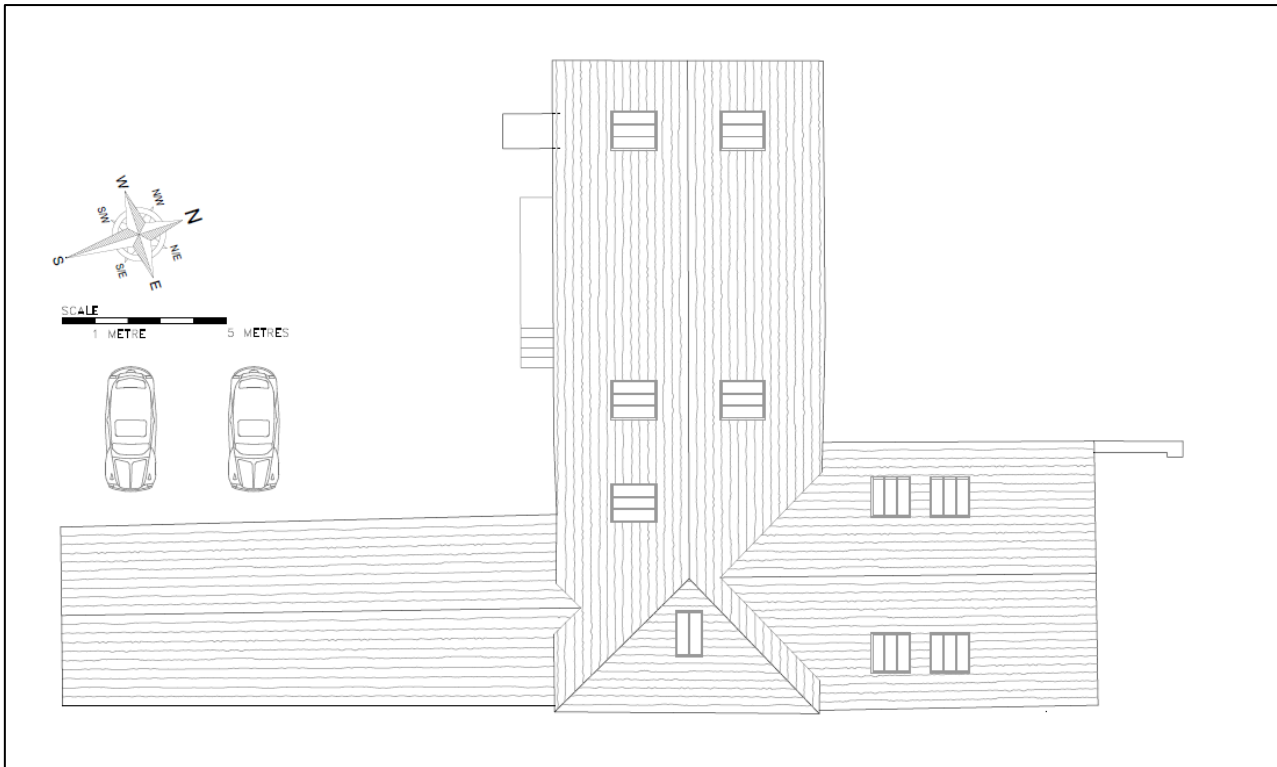
First floor plans as approved (23/02189/PA3Q)



First floor plans as proposed



Roof plans as approved (23/02/189/PA3Q)



Roof plans as proposed

Relevant Planning History

11. **23/02189/PA3Q** - Prior Approval for change of use of agricultural building to 1 no. dwellinghouse – Approved 07 December 2023

Planning Policy Framework

12. Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.
13. The Development Plan currently in force across the area relevant to the application site currently consists of the following adopted plans:

National Planning Policy Framework

14. A presumption in favour of sustainable development is found at the heart of the NPPF (2023), for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
15. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.

16. For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Chichester Local Plan

17. The Local Plan (2014-2029) provides the broad policy framework and a long-term strategy to manage development, protect the environment, deliver infrastructure and promote sustainable communities within Chichester District (excluding the area within the South Downs National Park) to 2029. The Local Plan is the main basis for making decisions on planning applications. planning decisions must be made in accordance with the Local Plan, unless material considerations indicate otherwise.
18. Relevant policies from the Chichester Local Plan:
- Policy 1 Presumption in Favour of Sustainable Development
 - Policy 2 Development Strategy and Settlement Hierarchy
 - Policy 4 Housing Provision
 - Policy 8 Transport and Accessibility
 - Policy 33 New Residential Development
 - Policy 39 Transport, Accessibility and Parking
 - Policy 45 Development in the Countryside
 - Policy 48 Natural Environment
 - Policy 49 Biodiversity

Other Development Plan Documents

- Surface and Water Drainage SPD
- Parking Standards Planning Guidance Note

Planning Appraisal

19. The main considerations of the application relate to the principle of the development, the impact of the development upon the landscape character and visual impact upon the area, the standard of residential amenity for future occupiers, the impact upon neighbouring amenity, transport and highways implications, ecology and biodiversity and flood risk.
20. A sustainable construction and design statement, a mitigation statement concerning the impact upon the Pagham Harbour Special Protection Area (SPA), a foul sewage assessment and surface water drainage statement are also set out below.

Principle of Development

21. Prior approval has been granted under Class Q of the GPDO (23/02189/PA3Q) for the change of use of this agricultural building to 1 no. self-contained residential dwelling with a residential curtilage. This permission is extant, and represents a legal fallback position for the applicant and will be carried out should no other permissions be forthcoming. Therefore, the principle of a new residential dwelling in this location has been established. The proposal would result in a development of a very similar nature to that previously approved but would secure an improved appearance, landscaping and repairwork to the building, over and beyond physical alterations permissible under Class Q.
22. The proposed dwelling would have four bedrooms. All sleeping accommodation would be at first floor level, living accommodation would be at ground floor level. The southernmost wing would be part-filled and purposed for parking and plant/utility. The number of bedrooms is one greater than that previously approved following 23/02189/PA3Q. the proposed Gross Internal Area is 392.6sqm, an increase from the previously approval (23/02189/PA3Q) of 375.1sqm.
23. The proposed residential garden space would be formalised in the form of a patio, large access drive/courtyard, and secluded planted area. This is an improvement beyond the site layout granted under 23/02189/PA3Q, which was not substantially different to the existing layout, mindful of policy 33 of the Chichester Local Plan; which states *inter alia* that new residential development should provide a high quality living environment in keeping with the character of the surrounding area and its setting within the landscape.
24. The proposed site layout accommodates sufficient space for parking and private amenity space, so it has not been necessary to seek permission to change the use of any further land beyond the Prior Approval red-line plan. The proposals in this application improve the development allowed by Prior Approval, and achieve an overall higher quality of living environment.

Landscape Character and Visual Impact

25. As detailed above, policy 33 is of relevance in considering the visual and landscape impact of the proposals. The main visual change beyond the prior approval scheme is the replacement roof to the building, including the addition of rooflights. The infilling, changes to the fenestration, external staircase access to the building, associated floor level raise, and hard and soft landscaping scheme, are also considered.
26. Portshole Barn lies within open agricultural land and is visible from surrounding countryside. The building is an established feature within the landscape, and works to the roof and openings to create new windows would therefore have a high level of visibility to the north, south, east and west.
27. The proposed new roof serves to interconnect the presently separate three individual pitches, to the northern, southern, and western wings. At present, the southern wing has a mono-pitch; the remaining wings have dual-pitches. All are non-original corrugated metal and cement asbestos roof cladding, and are in a poor state of repair. The main roof of the central barn would be raised marginally, in order to allow for the exposure of the original rafters internally. The northern barn roof would be raised by 1.15m, and would still remain subservient to the main section, set 0.80m below. The southern mono-pitch wing would be raised in height by 1.2m, remaining set below both other wings. It is proposed to use a traditional plain clay tile, details of which may be secured by way of discharge of condition following approval.

28. The raising of the roof allows a good quality first floor level. The increase in internal floor area would be a marginal 17.6sqm beyond the prior approval scheme. Further commentary on the standard of accommodation on offer is detailed below.
29. Ten rooflights are proposed in total, an increase in one from the nine approved in the Prior Approval. Details on additional window openings are presented on the drawings.
30. The finished floor levels at ground floor would be raised from 3.88m AOD to 4.72m AOD; in accordance with the requirements of the accompanying flood risk assessment (Appendix C), and steps are proposed up to the front door to provide access. The landscaping scheme serves to provide a layout including driveway, patio, and planted area but full details of hard and soft landscaping could be secured by condition.
31. The increase in pitch would be of a greater prominence, however the new tiled roof would be a significant visual improvement in-character with the original design of the buildings and replace the harmful existing “mismatched” appearance of corrugated metal and cement asbestos.
32. The addition of windows and rooflights are the second most visible change to the landscape, though these are justifiable on the basis that all bar one (upper floor north-east elevation) have previously been granted under 23/02189/PA3Q, affording them (bar the one further window as identified above) a legitimate fallback position. The same can be said of nine of the ten rooflights. Further benefit to the provision of the windows is considered in the section below.
33. The landscaping scheme, internal-facing windows, including part-infilling of the southern wing, raising of the finished floor level, and external staircase will have an extremely negligible impact upon the landscape, since these changes will be concealed within the main courtyard.
34. In summary, the proposed development will have a significant positive impact on the landscape by virtue of restoring the historic character and appearance of these barns. The addition of a new roof design, using traditional materials, retaining the three distinct wings of the building would improve its mismatched appearance, thereby enhancing and safeguarding its presence within the landscape. The other external changes to support the conversion to residential use in several instances benefit from permitted development fallback positions, or are comparatively low impact; and in any case would serve to provide a better standard of accommodation, over and above 23/02189/PA3Q.

Residential Amenity of Future Occupants

35. It is proposed to form four double bedrooms, with two bed-spaces per bedroom. As per 23/02189/PA3Q, all sleeping accommodation would be located at first floor level. The Nationally Described Space Standards (NDSS) require a minimum GIA of 124sqm. The proposals would accord with the space standards.
36. In addition to this, each bedroom would have multiple outlooks, by way of windows and rooflights; (with the exception of the easternmost bedroom within the central wing, which benefits from two large rooflights only). Large full-height glazing would also provide additional light to both lower and upper floors, alongside an additional window to the living room, and office space. The layout is clearly legible, and flows well.
37. The newly formed outdoor amenity space would provide a mixture of patio space, hardstanding and soft planting. It is provided within the existing courtyard, which has traditionally served the agricultural

buildings, and affords the new curtilage a high level of privacy, with screening from buildings on all sides. There is also capacity for at least five parking spaces, cycle storage, and bin storage, details of which can be secured by way of condition.

38. The proposals would result in a good standard of residential amenity for future occupiers and would fall in line with Policy 33 of the Chichester Local Plan, which amongst other things requires proposals to provide a high quality living environment, in keeping with the character of the surrounding area and its setting in the landscape.

Neighbouring Amenity

39. Due to the separation distance to the nearest residential dwelling, 200m south-west at Little Ham Barn, Ham Road, there would not be any adverse impacts.

Transport and Parking

40. The creation of one residential dwelling will result in a small increase in traffic on the surrounding road network. On-site parking would be provided within the open southern wing of the building, and within the residential courtyard. The existing private site access from Ham Road would be retained. Adequate turning space is available within the site. There is sufficient space to provide cycle and bin storage within either the southern wing or residential curtilage.
41. Overall, the proposed development would not result in a harmful impact in transport and highway terms.

Ecology & Biodiversity

42. The application site relates to an existing building and associated courtyard alongside which will be retained as garden area. A Preliminary Ecological Appraisal (PEA) is submitted (Appendix A). This report concluded that the building is considered to have low potential for bats, and recommends that a follow-up phase two survey be undertaken.
43. Following the recommendations of the Preliminary Ecological Appraisal, the phase two report was published in September 2022, following two separate site surveys (attached at Appendix B). All surveys noted bats roosting. Section 6 of the report outlines mitigation and compensation measures.
44. In this context, Mitigation refers to measures that can be undertaken to avoid or reduce ecological impacts, for example, by timing works to avoid periods when bats are roosting. Compensation refers to measures taken in order to offset potential significant impacts, for example by providing alternative roost sites to replace roost sites lost as a result of the works. These measures are detailed between 6.21-6.4 of the report.
45. The applicant is aware of the need to apply for and obtain a European Protected Species License before work commences, given the conclusions of the stage two report. The recommendations within the phase two report can be conditioned using the suggested wording, or similar:

“The implementation of this planning permission shall be carried out strictly in accordance with the method of works and mitigation measures detailed in the recommendations section of the submitted Phase two Bat Emergence Survey produced by Ecosupport, dated 28/03/2023

Reason: To ensure that the protection of ecology is fully taken into account during the construction process, and in order to ensure the development will not be detrimental to the maintenance of protected species and to provide biodiversity enhancement”

Flood Risk

46. Policy 183 of the Chichester Local Plan states that development in areas at risk of flooding, as identified by the Environment Agency flood risk maps will be granted where amongst other things, a site-specific flood risk assessment demonstrates that the development will be safe, including the access and egress, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
47. The site lies within Flood Zone Two, A site-specific flood risk assessment by CGS Civils dated June 2023 is therefore submitted as part of the application at Appendix C.
48. The Flood Risk Assessment demonstrates that the most vulnerable uses are set *above* the Design Flood Event (4.72m AOD). The ground floor living accommodation is set *at* the Design Flood Event. This approach was deemed acceptable and sufficiently robust under the application 23/02189/PA3Q, to meet the requirements of the exception test. The flood risk assessment also recommends that the following mitigation measures are implemented, which will be incorporated into the scheme:
 - The route of all electrical services will run from ceilings at ground floor (where possible), down toward sockets;
 - All plumbing insulation to be of closed-cell design;
 - Non-return valves to be fitted to all drain and sewer outlets;
 - Surface water drainage should be designed to account for the 1 in 100 year plus climate change, with external levels formed to direct site runoff around buildings and away from building thresholds to mitigate against flooding in an extreme rainfall event.
 - Residents to sign up to, and closely follow the EA Flood Alert system to allow for adequate time to evacuate the site in the event of a flood event, as an alternative to safe refuge provided within the site of accommodation above the DFE level of 4.72m AOD (upper floors of accommodation).
49. The recommendations within the flood risk assessment, inclusive of the above, can be conditioned as per the previous Class Q approval:

“The development hereby permitted shall be carried out in strict accordance with the Flood Risk Assessment produced by CGS Civils (dated 27/06/2023) and the following mitigation measures detailed within the Flood Risk Assessment:

All sleeping accommodation shall be set no lower than 4.72m above Ordnance Datum (AOD) The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants”

Sustainable Construction and Design Statement

50. All building waste will be sent for recycling wherever possible and any materials which can be reused will be utilised in the construction of the new dwellings. Recycled construction materials will be used wherever possible. The nature of the proposals as a conversion also limit its impact on the ground material and existing planting. The applicant can also commit to the I10lpppd requirement, which includes external water usage. This can be controlled through water calculations prepared by SAP assessors and agreed under a follow-up submission of details application. The proposals could be conditioned as follows:

“No development shall commence until a strategy outlining details of the sustainable design and construction for all new buildings, including water use, building for life standards, sustainable building techniques and technology, energy consumption maximising renewable resources, and how a reduction in the impacts associated with traffic or pollution will be achieved including but not limited to charging electric vehicles, has been submitted to and approved in writing by the Local Planning Authority. This strategy shall reflect the objectives in Policy 40 of the Chichester Local Plan: Key Policies 2014-2029. The approved strategy shall be implemented as approved prior to first occupation unless any variation is agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the development upon climate change. These details need to be agreed early with reference to the construction of the development and thus go to the heart of the planning permission”

51. The site also lies within close proximity of local tourist destinations such as Selsey, West Wittering Beach and Pagham Harbour Local Nature Reserve, Externally, there would be adequate parking, space for recycling bins, and bicycle storage.

Harbour Mitigation Statement

52. The applicant acknowledges that the proposed development will result in a net increase of 1 dwelling within 5.6km of the Chichester and Langstone Harbours Special Protection Area (SPA), or 3.5km of the Pagham Harbour SPA.
53. The applicant commits to provide mitigation via a financial contribution to Bird Aware Solent (for Chichester & Langstone Harbours SPA) or to a joint scheme of mitigation (for Pagham Harbour SPA), which is requested via Unilateral Undertaking.
54. The applicant has settled a unilateral undertaking payment of £1,068 in respect of application 23/02189/PA3Q. On the basis that the proposals are granted, and implemented, as opposed to 23/02189/PA3Q, you have advised us that the contribution can be transferred, subject to a new monitoring fee.

Foul Sewage Assessment and Surface Water Drainage Statement

55. Surface water drainage from the roofs and gutters of the buildings will drain to soakaways. The proposed dwelling has the same roof footprint as the existing building consequently there will be no increase in rainwater running to ground caused by this development.
56. The proposed parking area outside of the southern wing covered parking area would be of a permeable surface; which can be finalised following discharge of condition, rather than paving or hardstanding. These permeable areas will continue to allow infiltration into the ground. New planting to the gardens and retention of the existing grassed area to serve as residential garden land will assist with attenuation of surface water.

57. This drainage strategy follows the hierarchy of preference for different types of surface water drainage systems as set out in Approved Document H of the Building Regulations and the Sustainable Drainage System (SuDS) Manual (2010).

Conclusion

58. The proposed development seeks planning permission for the change of use of the building, and a small area of adjoining land, enclosed within the existing courtyard to a C3 single dwellinghouse alongside a replacement roof including a part-increase in roof ridge height, addition of ten conservation-style rooflights to facilitate the creation of a first floor. Part infilling of southern wing, raising of existing floor level, and insertion/enlargement of windows to all elevations. The principle of conversion of the building has been established through Prior Approval 23/02189/PA3Q under Class Q of the General Permitted Development Order (2015).
59. The scheme proposed represents an improvement to the appearance, character and amenity of the site over and above the legal fallback scheme. The careful use of hard and soft landscaping, replacement roof, and associated removal of the existing non-traditional corrugated ironwork, would be of marginally higher visibility in the landscape, yet the scheme would deliver a significant improvement to the traditional character and appearance of the barn group creating a characterful residential dwelling with a higher quality of accommodation, on the same footprint, and would not serve to change the use of further agricultural land beyond that which has been granted under 23/02189/PA3Q.
60. Given that the principle of development is established through the fallback scheme which must be given significant weight, and the benefits of the improved offering of accommodation, internally and externally, it is respectfully requested that planning permission be granted without undue delay.

Engagement with the Local Planning Authority

61. This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to Whaleback Ltd via the contact details set out below.

Appendices

[Appendix A – Preliminary Ecological Appraisal by Ecosupport \(March 2023\)](#)

[Appendix B – Phase II Bat Surveys & Mitigation Strategy \(March 2023\)](#)

[Appendix C – Flood Risk Assessment – CGS Civils \(June 2023\)](#)

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