

Chichester District Council

Planning Committee Wednesday 2 March 2016

Report of the Head of Planning Services

Schedule of Planning Appeals, Court and Policy Matters

This report updates Planning Committee members on current appeals and other matters. It would be of assistance if specific questions on individual cases could be directed to officers in advance of the meeting.

Note for public viewing via Chichester District Council web site To read each file in detail, including the full appeal decision when it is issued, click on the reference number (NB certain enforcement cases are not open for public inspection, but you will be able to see the key papers via the automatic link to the Planning Inspectorate).

- WR – Written Representation Appeal
H – Hearing
I – Inquiry
() – Case Officer Initials
* – Committee level decision

1. NEW APPEALS

Reference/Procedure	Proposal
BO/15/00801/FUL WR (C Boddy)	The Garden House, Bosham Lane, Bosham, West Sussex PO18 8HG - Demolition of existing dwelling and construction of 1 no. dwelling and associated works.
SDNP/15/04807/HOUS BURRY WR (J Shore)	Hollow Farm, The Street, Bury, West Sussex, RH20 1PA - Single storey boot room/lobby extension. Linked with SDNP/15/04808/LIS
SDNP/15/04808/LIS BURRY WR (J Shore)	Hollow Farm, The Street, Bury, West Sussex, RH20 1PA - Proposed single storey boot room/lobby extension. Linked with SDNP/15/04807/HOUS
FB/15/02837/DOM WR (P Hunt)	78 Blackboy Lane, Fishbourne, West Sussex, PO18 8BH - Proposed two-storey rear extension with internal alterations.
O/15/02834/DOM WR (C Boddy)	Tapners Barn, Marsh Lane, Merston, Oving, West Sussex, PO20 1DZ - Retrospective orangery extension to side of existing barn. Linked with O/15/00277/CONHH
O/15/00277/CONHH WR (R Hawks)	Tapners Barn, Marsh Lane, Merston, Oving, West Sussex PO20 1DZ- Erection of side extension that requires planning permission. Linked with O/15/02834/DOM

Reference/Procedure	Proposal
O/15/03622/FUL WR (C Boddy)	Lime Kiln Barn, Colworth Lane, Colworth, Oving, PO20 2DS - Removal of condition 3 of planning permission O/16/92.
WR/15/02080/FUL WR (M Tomlinson)	Goose Cottage, Durbans Road, Wisborough Green, Billingshurst, West Sussex, RH14 0DG - Change of use of existing store building to residential.

2. DECISIONS RECEIVED

Reference/Decision	
BI/15/00989/DOM HH (N McKellar) DISMISSED	11 Greenacres, Birdham, West Sussex, PO20 7HL - Ground floor and first floor extension (to the west facing elevation), internal alterations and roof conversion.
<p>"... The appeal is dismissed...</p> <p>The proposals involve considerable remodelling and extension of the property... The roof height would be increased by 0.83m... the overall bulk of the new roof would be considerably greater. This is a result of the proposed "crown" roof design which has a large flat area in the centre of the roof such that the pitched roofs at the front and back do not meet in a conventional ridge. Whilst the roof would have half hips, these do little to reduce the bulk resulting from the "crown" design...Within the front roof slope would be 3 dormers...they would emphasise the increased scale of the new roof. This increased scale would be given even greater emphasis by the large gable feature proposed in the rear roof slope...There would also be a considerable increase in the bulk of the building from the extensions on either side of the house...The visual effect of these side extensions would be to make the house appear to fill the width of its plot at 1st floor level...proposals would result in an unduly bulky and dominant building for its specific location and be out of keeping with its neighbours. It would erode the attractive visual coherence of the main part of Greenacres. There would be harm to the character and appearance of the area...I consider that it would erode in a small way the landscape of the AONB. The proposal would conflict with policy 43 of the Chichester Local Plan...On the evidence available, the harm I have identified is not outweighed by any counter-balancing positive factors..."</p>	
SDNP/15/02147/FUL FERNHURST WR (C Cranmer) In progress	33 Nappers Wood Fernhurst West Sussex GU27 3PB - Divide existing large house into two separate dwellings.
<p>"... The appeal is allowed and planning permission is granted...</p> <p>There is a more varied range of house styles and forms in the wider area around site... most notable change to the external appearance of the existing building would be the insertion of a new door and associated porch in the side elevation. This would be a modest addition that would be modest addition that would not be prominent in the street frontage and, whilst being adjacent to a public footpath, would not resulting any adverse effect upon the appearance of the host property or the surrounding area... given the small area of parking proposed , the albeit small amounts of landscaping alongside it and the location of the site in a less prominent location at the end of the row of properties, the creation of the hardstanding in this case would not result in any significant visual harm in the streetscene... I do not consider that a narrow frontage, or lack of an active frontage, would be particularly perceptible in views of the front of the site. Therefore the proposal would not appear as cramped or visually incongruous when</p>	

<p>viewed in the context of the existing streetscene... a mixture of garden sizes and shapes in the area around the site and whilst one of the gardens would be smaller than those immediately adjacent, I do not consider that this would be result in any perceptible impacts upon the overall character and appearance of the area... the proposal would safeguard the character and appearance of the area, I am satisfied that the proposals would not conflict with the statutory purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the South Down National Park..."</p>	
<p>SDNP/14/05057/LIS HARTING WR (M Mew) In progress</p>	<p>Old Manor House West Harting Petersfield GU31 5PA - Replacement of five timber single glazed windows on the rear 1930s extension with new timber double glazed units.</p>
<p>"...The main issue is whether the proposed timber double glazed windows would preserve the special architectural or historic interest of a grade II listed building.... The house was extended to the rear sometime in the 1930s.... The five windows to be replaced are within the extension. The replacement windows would have a profile similar to the existing ones, and they would be gloss painted. However, there would be a number of noticeable differences between them and the existing ones. They would be double glazed and to accommodate these units the frame components would be much deeper and wider than those on the existing windows. The effect would increase the proportions of timber to glazing making the replacement windows much heavier in appearance. The difference would be noticeable, and even though on the rear of the property within an extension, the similarity of the existing windows within the house is a key unifying characteristic that links the two elements of the building together.... Furthermore, the provision of double glazed units would be apparent from the double reflection. Whether the glazing would be puttied in or be beaded, the separation of the two panes of glass would be apparent and at odds with the single glazing found elsewhere within the building.... These differences would harmfully disrupt the cohesion of the fenestration that exists.... However, the statutory requirement to have special regard to preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, applies in all cases, and not just where visible from the public realm.... I have found that the replacement windows would not preserve a grade II listed building and its special interest. The works would considerably harm the significance of this listed building...."</p>	
<p>SDNP/15/02779/HOUS LODSWORTH H (R Grosso Macpherson) In progress</p>	<p>Fitzlea House Fitzlea Wood Road Selham Ludsworth GU28 0PS - Internal alterations and external alterations including one 2-storey rear extension and one single-storey side extension.</p>
<p>"Both appeals are dismissed.... The historic development of the building has resulted in a rather compact floorplan and form with a cellular layout.... To the rear of the former farmhouse is a courtyard of barns, which although in separate ownership and converted to a residential use now, contribute to an understanding of the former farmhouse use of the listed building....The appeal building has a generally rural and isolated farmstead setting which includes the grassed gardens, irregularly shaped paddocks... the farmstead and other buildings around the main house, the fields, trees and hedges... significance of the listed building... vernacular architecture...relates to the geology of the area... past function as a farmhouse... its historic development... its intimate relationship with its rural and isolated farmstead setting... Due to its special architectural and historic interest and intimate relationship with the farmstead buildings, structures and countryside beyond, the appeal site positively contributes to the natural beauty and cultural heritage of the SDNP.... Together with the proposed two storey rear addition, it</p>	

would result in large additions to the main listed building, which would appear out of proportion with it.... Whilst public views of the proposed addition may be limited, it would be visible in breaks in the planting along the public footpath... it would result in a footprint and form of development that would fail to relate appropriately to the main building. Rather than replicating the property's distinctive cross wing form... it would result in a more 'spread out' footprint and form, separated from the main building by a single storey link comprising the altered bakehouse.... include large openings... would fail to relate to the scale, proportion or window pattern seen on the main house. That the proposed openings would result in some light spill at night adds to their anticipated harmful effect.... raising the roof to internalise the medieval window identified on the eastern elevation of the main house would help to conserve it. Whilst I accept that conservation is about managing change, I consider that these matters together, would not outweigh the harm that I have identified to the designated heritage asset.... The proposed addition... due to its size, footprint, form and design... would result in harm to its rural, isolated, farmstead setting and its significance as a heritage asset.... I consider that the harm to the significance of the listed building identified would be less than substantial... no public benefits... are before me, which would outweigh that harm.... the appellant has pointed out... that... would result in improving the building's energy efficiency, and sustaining it in its optimal viable use... However, many of these benefits are benefits to the future occupiers and owners, and others relate to the duty of care required of owners of heritage assets in any event. Many would not be predicated on the proposed east addition in any event.... they do not therefore constitute the type of public benefit required to outweigh the harm to the significance of the heritage asset that I have identified.... As I have identified harm to the heritage asset, including its rural, isolated farmstead setting... they would fail to conserve and enhance the natural beauty and cultural heritage of the SDNP, a matter to which I accord great weight..."

[SDNP/15/02780/LIS](#)

LODSWORTH

H (R Grosso
Macpherson)

In progress

Fitzlea House Fitzlea Wood Road Selham Lodsworth
GU28 0PS - Internal alterations and external alterations
including one 2-storey rear extension and one single-storey
side extension.

"Both appeals are dismissed.... The historic development of the building has resulted in a rather compact floorplan and form with a cellular layout.... To the rear of the former farmhouse is a courtyard of barns, which although in separate ownership and converted to a residential use now, contribute to an understanding of the former farmhouse use of the listed building....The appeal building has a generally rural and isolated farmstead setting which includes the grassed gardens, irregularly shaped paddocks... the farmstead and other buildings around the main house, the fields, trees and hedges... significance of the listed building... vernacular architecture...relates to the geology of the area... past function as a farmhouse... its historic development... its intimate relationship with its rural and isolated farmstead setting... Due to its special architectural and historic interest and intimate relationship with the farmstead buildings, structures and countryside beyond, the appeal site positively contributes to the natural beauty and cultural heritage of the SDNP.... Together with the proposed two storey rear addition, it would result in large additions to the main listed building, which would appear out of proportion with it.... Whilst public views of the proposed addition may be limited, it would be visible in breaks in the planting along the public footpath... it would result in a footprint and form of development that would fail to relate appropriately to the main building. Rather than replicating the property's distinctive cross wing form... it would result in a more 'spread out' footprint and form, separated from the main building by a single storey link comprising the altered bakehouse.... include large openings... would fail to relate to the scale, proportion or window pattern seen on the main house. That the proposed openings would result in some light spill at night adds to their anticipated harmful

effect.... raising the roof to internalise the medieval window identified on the eastern elevation of the main house would help to conserve it. Whilst I accept that conservation is about managing change, I consider that these matters together, would not outweigh the harm that I have identified to the designated heritage asset.... The proposed addition... due to its size, footprint, form and design... would result in harm to its rural, isolated, farmstead setting and its significance as a heritage asset.... I consider that the harm to the significance of the listed building identified would be less than substantial... no public benefits... are before me, which would outweigh that harm.... the appellant has pointed out... that... would result in improving the building's energy efficiency, and sustaining it in its optimal viable use... However, many of these benefits are benefits to the future occupiers and owners, and others relate to the duty of care required of owners of heritage assets in any event. Many would not be predicated on the proposed east addition in any event.... they do not therefore constitute the type of public benefit required to outweigh the harm to the significance of the heritage asset that I have identified.... As I have identified harm to the heritage asset, including its rural, isolated farmstead setting... they would fail to conserve and enhance the natural beauty and cultural heritage of the SDNP, a matter to which I accord great weight..."

[PS/14/03665/FUL](#)

WR (P Kneen)

ALLOWED

Oakley Grange Plaistow Road Kirdford Billingshurst
West Sussex RH14 0JY - Proposed track across paddock
adjoining Oakley Grange, Kirdford.

"The appeal is allowed and planning permission is granted for a track across the paddock adjoining Oakley Grange,.The main issue is whether the development would be appropriate within the countryside, with particular regard to the character and appearance of the area.... The appellant's wish to install this track and establish a new access to their property because they contend that the existing access, which is shared with Willow Barn, is unsafe given the sight lines that are available and the speed and volume of traffic using Plaistow Road. The formation of the track would involve surface level development, which given the paddock's elevation above the public highway and the hedgerow along the paddock's Plaistow Road frontage, would not be generally visible from public vantage points. This track would serve a single dwelling and... such its use would be comparatively limited and I am therefore not persuaded that the presence and use of this development would be prejudicial to the paddock's open character or result in any unacceptable: domestication in the appearance of this field; or noise generation. The Council questions the appellant's justification for this development and from what I observed I did not find the existing access' sight lines to be particularly poor, having regard to the volume and speed of traffic using Plaistow Road. However, for the reasons given above, I have found that the appeal development's presence would not be harmful to the area's appearance and accordingly any highway safety benefits arising from the proposed access arrangements in my opinion neither way in favour nor against this development.... The Council has suggested the imposition of a condition requiring the submission of details for the surfacing of the track. However, I find with the imposition of the aforementioned plans condition, that a condition requiring the submission of the surfacing materials would be unnecessary. This is because the application plan specifies the use of crushed stone and compliance with the aforementioned plans condition would secure the track's surfacing with an appropriate material."

[SY/15/00881/FUL](#)

WR (M Tomlinson)

DISMISSED

82 East Street Selsey West Sussex PO20 0BS - Elevation
changes to convert shop to flat.

"....The three shop fronts are linked visually however by a common fascia/cornice design with decorated pilasters and consoles between the shops and at each end. The

shopfront of No 82 wrapped around the side of the building to face Grafton Road where it has been blocked up but retains the fascia/cornice....In respect of the front elevation the existing shopfront features would be completely removed and replaced with brickwork to match that at first floor level with windows and doors to reflect the position of those above. The drawings however show no detailed brickwork pattern or features to relieve the large expanse of brickwork which is proposed. Consequently, the proposal would result in a very unimaginative, stark and bland elevation immediately behind the back edge of the pavement in East Street in a very prominent position in the street scene. The scale and proportions of the proposed windows at ground floor level would unbalance the front elevation which would be dominated visually by the large first floor window and roof gable above. The proposal would fail to retain any of the existing character of the building, reference the building's past use or relate in any way to the remaining shopfronts of Nos 80/78. Although the window/door elements of these shopfronts have been modernised the original fascia/cornice and pilaster/console elements remain and these run across the frontage of the whole building including No 82. In addition, the drawings fail to show critical and important details such as the header brickwork over the existing first floor windows so it is not clear if this would be replicated at ground floor level. Whether the pilaster/console between Nos 82 and 80 would be retained or removed is also unclear. The existing side elevation of No 82 facing Grafton Road is, contrary to the appellant's view, quite attractive with a wide rendered gable, two storey projecting bay feature and darker brickwork with contrasting red brick quoining, banding and dentil courses. The side facing shop window has been unsympathetically blocked up but the appeal proposal is again to completely remove the remaining shopfront features and replace them with matching brickwork and a window reflecting one at first floor level. The drawings again do not show the existing brickwork details of the elevation so it is not clear whether the header brickwork over the windows or the contrasting red brickwork detailing would be replicated at ground floor level. If these details are omitted the result would be a further unimaginative and bland elevation which is also prominent in public views. For these reasons the proposed elevations would cause significant harm to the character and appearance of the building concerned. In addition, because of its prominent position immediately behind the pavement on East Street and on an important street corner the proposal would also cause significant harm to the character and appearance of the wider street scene...."

[SY/15/00905/COUPMB](#)
WR (N McKellar)
DISMISSED

Ferry Farm Chichester Road Selsey West Sussex -
Proposed change of use from agricultural building to 1 no
dwelling (C3 Use Class).

"...Under the requirements of Q.2 (2) where the proposed change of use is under Class Q(a) only, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in sub-paragraphs Q.2 (1)(a) to (e) and the provisions of paragraph W. If the prior approval application is for the change of use only, as in this instance, any works would need to be considered under a new prior approval application for the change of use and the conversion works. On the basis of the evidence before me, I have considered the appeal being for a change of use under Class Q(a) only. Thus, the main issue is whether the proposed change of use of agricultural buildings to residential accommodation is permitted development, and if it is, whether prior approval should be granted.... The three single storey buildings of the appeal site face an L-shaped yard.... are open fronted, constructed of a mix of block, brick and flint with corrugated roofs and compacted gravel floors. The other building is brick with a corrugated sheeted roof and a concrete floor. Attached to its rear are a number of collapsed walls. The brick building and the long open fronted barn join forming an L-shape. At the time of my visit the

buildings were largely empty, although some miscellaneous storage was occurring in the southernmost barn and in another barn to the west of the site.... The appellant has stated on the application form that the cumulative floor area of the building proposed for the change of use is 304 square metres in size, and that the cumulative land within its curtilage which is proposed to change use is the same area. However, the drawings show a much larger curtilage than the land area occupied by the buildings. The appellant has accepted the curtilage exceeds the requirements of paragraph X, but suggests that a curtilage could be limited by condition. However, in this case a curtilage has been clearly identified with the proposal. Imposing a condition would neither comply with the requirements of Class Q nor provide any interested parties with clarity as to what the proposed change of use would involve. Moreover, such a condition would modify the development so as to make it substantially different from that set out in the application. The appeal process should not be used to evolve a scheme. It is important that the facts before me are essentially those considered by the Council and other parties. Whilst the Council have had an opportunity to comment, others have not. In the interests of openness and fairness the proper course of action would be to make a further application to ensure all interested parties were aware of all the relevant information. Thus for the reason given the curtilage would not comply with paragraph X. Therefore the change of use would not meet the requirements of Class Q, and it would not therefore be development permitted by it...."

[SY/15/01741/DOM](#)
 HH (M Tomlinson)
 DISMISSED

Helmieh Chichester Road Selsey West Sussex PO20 9ED -
 Erection of a closed boarded fence to the front of the
 property.

".... The appeal site is located adjacent to the Chichester Road, the B2145. It provides the main access into Selsey from the north. The countryside landscape in the area is essentially flat and open. There are various pockets of development on either side of the road to north and south, but at this point the Chichester Road is open as there are no hedges or fences on the western side. On the eastern side there are the two dwellings, Helmieh and Dagmar, which are separated from other development. To north and south the fields either side of these properties are bounded with hedgerows. The nearest built development to the south is approximately 100m away. In this open context, the proposed fences would have the effect of creating solid, vertical and urban features into this otherwise open and flat countryside landscape. It would be able to be seen from a considerable distance across open fields, particularly from the south as the road is not straight, and would be significantly visually harmful to the character and appearance of this area..... I can understand that the sight lines from Dagmar are not unrestricted, but to the south this appears to be mostly caused by the existing tree that is located in the verge in front of the low boundary wall of Dagmar rather than from any effects from the proposed fence as this would be set further into the site. The sight lines to the north of Dagmar are, of course, not affected by the proposed fence. I am therefore of the view that the proposed fence will not adversely effect highway safety.....The application indicates that the proposal involves the planting of a native species hedge in front of the proposed fence, which is indicated to be approximately 0.4m deep. I appreciate that this would soften the effect of the proposed fence, but this will take some time to grow and in the meantime there would be the unacceptable effect of the fences which would be harmful to the character and appearance of the area. I therefore consider that a hedge would not ameliorate the harm I have identified above. I have carefully considered the benefits to the applicant of the proposed development including the effect on noise and pollution from traffic, security, privacy and that the fence may act as a wind break thereby reducing energy costs. However, I consider that these benefits are not outweighed by the harm to the wider landscape I have identified above. I have also carefully considered the various developments in the vicinity that the applicant has

<p>identified. However, I do not have the full details of them and the policy position when they were permitted. I have considered this scheme on its own individual merits in the light of the policies pertaining at present. While the proposed fence would not adversely affect highway safety it would be harmful to the character and appearance of the area. The benefits identified do not outweigh this harm...."</p>	
<p>SDNP/15/00299/ADV EASEBOURNE WR (C Cranmer) In progress</p>	<p>A286 Kings Drive to Henley Old Road Easebourne West Sussex - To erect and keep for the licence period two signs of a similar size and style to that shown on the attached illustration in positions shown on the attached location plan on Kings Drive.</p>
<p>"...The appeal is dismissed. I agree that some form of signage is necessary given the remote location of the development site from the main road and I note that the Authority is also of that view in principle...National Park is wholly rural in character with woodland and countryside on both sides of a long stretch of the main road for some distance...they are prominent in both directions for some distance...such a size is not required purely for directional purposes...Their bright colour also stands out strongly against the predominantly darker green background of nearby vegetation... spark and incongruous addition to the rural area and conflicts with the primary purpose of the designation of the National Park which is to 'conserve and enhance the natural beauty, wildlife and cultural heritage of the area... Nor do I consider the fact that they are temporary is sufficient justification to retain them where clear harm is being caused, bearing in mind that they would be in place for a period of 5 years... signs would not be in keeping with, and would detract from, their surroundings contrary to Policies BE9 and BE11 of that Plan... scope for signs which were more discrete and with a reduced scale and height. It seems to me therefore that there is potential for alternatively designed signs to be mutually agreed between the parties... Notwithstanding the above, the current signs cause harm to amenity for the reasons set out and accordingly the appeal should be dismissed."</p>	

3. OUTSTANDING APPEALS

Reference/Status	Proposal
<p>AP/14/04250/LBC WR (M Tomlison) In progress</p>	<p>Crown and Anchor Dell Quay Road Dell Quay Appledram PO20 7EE - 2 no. free standing signs and 1 no. plaque.</p>
<p>SDNP/14/02272/LIS Bepton WR (M Mew) In progress</p>	<p>The Old Cottage Bepton Midhurst GU29 0JB - Conservatory Linked to SDNP/14/02271/HOUS</p>
<p>BI/14/02356/PLD WR (F Stevens) In progress</p>	<p>Martins Lea Martins Lane Birdham Chichester PO20 7AU - Construction of driveway to Lock Lane, in connection with additional hard surfacing.</p>
<p>BI/15/00194/CONTRV WR (SCA) In progress</p>	<p>Land North West of Premier Business Park Birdham Road Birdham West Sussex - Use of land as a Traveller Site. Appeal against enforcement notice Linked to BI/15/01288/FUL</p>

Reference/Status	Proposal
BI/15/01288/FUL I (SCA) In progress	Land north west of Premier Business Park, Birdham Road Birdham West Sussex PO20 7BU - Proposed single pitch site including the provision of a utility building for settled gypsy accommodation together with existing stables. Linked to BI/15/00194/CONTRV
BI/15/01749/DOM WR (N McKellar) In progress	Premier Business Park 4 Birdham Road West Sussex PO20 7BU - Change of use of existing marine retail/storage/light industrial unit to new destination retail unit incorporating new shop front, entrance and side fire escape.
BO/14/03677/PLD H (F Stevens/D Price) In progress	Land west of Sweet Meadow Bosham Hoe Bosham Chichester PO18 8ET - Use of site for 1no. dwelling.
BO/15/02233/DOM WR (N McKellar) In progress	Brook House Quay Meadow Bosham West Sussex PO18 8LY - Retrospective construction of pitched roof to existing outbuilding.
BO/15/02234/LIS WR (N McKellar) In progress	Brook House Quay Meadow Bosham West Sussex PO18 8LY - Construction of pitched roof to existing outbuilding.
BX/14/03827/OUT H (V Colwell) In progress	Land West Of Abbots Close Priors Acre Boxgrove West Sussex - Outline planning permission is sought for development of the site for up to 22 residential units, public open space, landscaping, access and car parking. All matters are to be reserved except for point of access.
BX/15/02533/DOM HH (C Boddy) In progress	17 Priory Close Boxgrove Chichester West Sussex PO18 0EA - Proposed detached garage.
SDNP/14/04865/FUL BURY I (D Price) In progress	Land North of Junction with B2138 Bury Road Bury West Sussex - Change of use from agricultural land to a Gypsy and Traveller's site. Linked to SDNP/15/00336/COU.
SDNP/15/00336/COU BURY I (R Hawks) In progress	Land North of Junction with B2138 Bury Road Bury West Sussex - Stationing of two caravans for human habitation. Appeal against enforcement notice Linked to SDNP/14/04865/FUL
CC/14/03359/PDE WR (H Chowdhury) Awaiting decision	18 Juxon Close Chichester West Sussex PO19 7AA - Single storey rear extension (a) rear extension - 4.0m (b) maximum height - 3.7m (c) height at eaves - 2.3m.
CC/15/02154/ADV HH (M Tomlinson) In progress	Pizza Hut Portfield Way Chichester West Sussex PO19 7WT - 3 no. illuminated fascia signs, 2 no. illuminated internal suspended signs, 2 no. illuminated pole sign, 1 no. hanging sign.

Reference/Status	Proposal
CC/15/02316/ADV HH (M Tomlinson) In Progress	Vauxhall Frosts Chichester A27 Chichester Bypass Eastbound Kingsham Chichester West Sussex PO19 8TH - 1 no. internally illuminated entrance panel, 2no. internally illuminated wall mounted Vauxhall logos, 1 no. internally illuminated service and parts pole sign and 1 no. directional lawn sign.
CC/15/02681/ADV HH (C Boddy) In progress	Sainsburys Unicorn House 8 Eastgate Square Chichester West Sussex PO19 1JN - 1 no. externally illuminated thin aluminium fascia sign, 2 no. non-illuminated aluminium projecting signs and 1 no. non-illuminated ATM surround sign.
CH/11/00538/CONBC H (RWH) In Progress	Five Oaks Newells Lane West Ashling Chichester, West Sussex PO18 8DF - Height of building in excess of that permitted under 10/01925/FUL - appeal against enforcement notice.
CH/14/00181/CONMHC H (S Archer) Awaiting decision	Land West of Five Oaks Newells Lane West Ashling West Sussex - Stationing of mobile home. Appeal against enforcement notice.
CH/14/02138/OUT I (J Bell) Awaiting Decision	Land East Of Broad Road Hambrook West Sussex - Residential development of 120 single and two storey dwellings comprising 48 affordable homes and 72 market price homes, garaging and parking together with retail unit, sports pavilion, community facility, new vehicular and pedestrian access to Broad Road, emergency and pedestrian access to Scant Road West, sports facilities, two tennis courts, football pitch and four cricket nets, children's play area, public open space and natural green space on a site of 9.31 ha.
CH/15/00151/CONDWE WR (R Hawks) In Progress	Cockleberry Farm Main Road Bosham West Sussex PO18 8PN - Retention of the Chalet. Appeal against enforcement notice.
SDNP/15/04270/HOUS EARTHAM HH (J Shore) In progress	The Coach House Eartham Lane Eartham West Sussex PO18 0LP - Construction of a small oak barn for domestic storage/workshop use.
SDNP/14/02401/CND EASEBOURNE WR (J Saunders) In progress	Blackberry Barn Hollist Lane Easebourne Midhurst West Sussex GU29 0QN - Removal of Condition 6 of planning permission EB/05/03463/FUL In order to make better use of the building.
EWB/15/01239/FUL H (N Langford) In progress	148 Stocks Lane East Wittering West Sussex PO20 8NT - Demolition of the existing commercial building and the development of 26 no. one and two bed sheltered apartments for the elderly including communal facilities, access, car parking and landscaping.

Reference/Status	Proposal
SDNP/15/02426/HOUS FERNHURST WR (R Jones) In progress	Fernwood Cottage Bell Road Kingsley Green Fernhurst GU27 3LQ - Remove existing front flat roof and porch. Construct a two storey rear extension, New pitched roof over existing front extension, new dormers (resubmission of SDNP/15/00212/HOUS).
FU/15/00237/CONTRV WR (S Archer) In progress	Land South of The Stables, Newells Lane/Scant Road East,, West Ashling West Sussex – Creation of a hardstanding – appeal against enforcement notice.
SDNP/15/01791/LDE HARTING WR (R Jones) In Progress	2 Ryefield Barns Killarney to Goose Green Road West Harting Petersfield West Sussex GU31 5PE - Existing domestic curtilage extension requested in line with garden boundaries on land between house and driveway.
LX/13/03809/OUT I (N Langford) Awaiting Decision	Land South of Loxwood Farm Place High Street Loxwood – erection of 25 no residential dwellings comprising of 14 no private residential dwellings and 11 no affordable residential dwellings, associated private amenity space and parking.
SDNP/14/05019/FUL LURGASHALL WR (R Grosso Macpherson) In progress	Leigh Barton Brook Hill Lurgashall Petworth GU28 9HB - Construction of tennis court on land to north. Resubmission of SDNP/13/02074/FUL .
O/15/00277/CONHH WR (R Hawks) In progress	Tapners Barn Marsh Lane Merston Oving Chichester West Sussex PO20 1DZ - Erection of side extension that requires planning permission.
SDNP/14/06285/MPO PETWORTH H (J Saunders) In progress	Land At Laundry Cottage Woodlea and Grass Mere Horsham Road Petworth West Sussex - Removal of affordable housing obligation attached to planning permission SDNP/12/02721/FUL .
PS/14/03983/FUL H (R Jones) In progress Hearing to be held 9 March 2016 at 10am, Old Court Room, Chichester City Council	Nell Ball Farm Dunsfold Road Plaistow Billingshurst West Sussex, RH14 0BF - Retention of existing mobile home as a permanent dwelling.
PS/14/04100/FUL H (F Steven) In progress	Little Springfield Farm Plaistow Road Ifold Loxwood Billingshurst West Sussex RH14 0TS - Demolition of existing industrial buildings and erection of 3 no detached dwelling houses with associated landscaping, surfacing, car parking provision and access works.
SDNP/14/04194/HOUS ROGATE WR (M Mew) In progress	Tollgate Cottage Durleighmarsh Petersfield Hampshire GU31 5AX - Single storey rear extension and various works. Linked to SDNP/14/04195/LIS

Reference/Status	Proposal
SDNP/14/04195/LIS ROGATE WR (M Mew) In progress	Tollgate Cottage, Durleighmarsh, Petersfield, Hampshire GU31 5AX - Single storey rear extension and various works. Linked to SDNP/14/04194/HOUS
SDNP/15/01349/HOUS ROGATE WR (R Grosso Macpherson) In progress	Lower House Durleighmarsh Rogate Petersfield West Sussex GU31 5AX - Oak framed glazed garden room extension to side. Linked to SDNP/15/01351/LIS
SDNP/15/01351/LIS ROGATE WR (R Grosso Macpherson) In progress	Lower House Durleighmarsh Rogate Petersfield West Sussex GU31 5AX - Oak framed glazed garden room extension to side and insertion of roof light on south elevation. Linked to SDNP/15/01349/HOUS
SDNP/15/01863/HOUS ROGATE HH (R Jones) In progress	The Hug House Durleighmarsh Rogate West Sussex GU31 5AY - Erection of an oak framed garden room to rear elevation, reduction of door-set to rear elevation, replacement doors to side elevation and new wall off side elevation.
SY/15/00074/CONHH WR (S Archer) In progress	47 Wellington Gardens Selsey Chichester West Sussex PO20 0RF - Without planning permission, erection of a single dwelling house. Linked with SY/15/02518/DOM
SY/15/01408/FUL WR (F Stevens) In progress	Ullswater Malden Way Selsey Chichester West Sussex PO20 0RW - Construction of chalet bungalow on land east of Ullswater.
SY/15/02518/DOM WR (P HUNT) In progress	47 Wellington Gardens Selsey West Sussex PO20 0RF - Self-contained annexe. Linked with SY/15/00074/CONHH
SI/14/00397/CONMHC WR (R Hawks) In progress	Land south of Church Farm Lane, Sidlesham West Sussex - Stationing of caravan. Appeal against Enforcement Notice.
SI/14/04249/ELD WR (P Kneen) In progress	Magnolia Cottage Cloverlands Chalder Lane Sidlesham Chichester West Sussex PO20 7RJ- To continue use of building as a single dwelling.
SI/15/00157/CONMHC H (R Hawks) Hearing to be held 9 February 2016 at 10am, Chichester District Council	Land South of Green Lane Piggeries Ham Road Sidlesham West Sussex - Stationing of a mobile home and engineering works. Appeal against enforcement notice.

Reference/Status	Proposal
SDNP/15/00136/OPDEV SINGLETON WR (A Simpson) In progress	Manor Farm A286 Town Lane to the Grove Singleton Chichester West Sussex PO18 0EX – Sand school and earth works – appeal against enforcement notice.
SB/11/00022/CONDWE I (S Archer) In progress	R B S Nurseries Thornham Lane Southbourne Emsworth Hampshire PO10 8DD - Use of a building as a dwelling house – appeal against enforcement notice.
SB/11/00022/CONDWE I (S Archer) In progress	R B S Nurseries Thornham Lane Southbourne Emsworth Hampshire PO10 8DD - Use of a building as a dwelling house as above - relates to a different enforcement notice.
SB/14/00313/CONMHC H (S Archer) In progress	Land North Of Marina Farm Thorney Road Southbourne - Stationing of a mobile home. Appeal against Enforcement Notice .
SB/15/00113/FUL WR (F Stevens) In progress	Land between Meadowsweet and Appletrees Lumley Road Southbourne West Sussex - Construction of a dwelling.
SB/15/01837/FUL H (C Boddy) In progress	Thornham Products Thornham Lane Southbourne West Sussex PO10 8DD - Retrospective grant of planning permission to station the existing single mobile home.
SB/15/02508/FUL I (S Archer) In progress	Acre View Cottage Thornham Lane Southbourne West Sussex PO10 8DD - Continuation of use of building as a single dwelling house.
SB/15/02509/FUL I (S Archer) In progress	Willow Cottage Thornham Lane Southbourne Emsworth Hampshire PO10 8DD - Use of building as a single dwelling house.
SDNP/14/05772/LDE STEDHAM WR (D PRICE) In progress	The Old Studio Bridgefoot Cottages Stedham Midhurst GU29 0PT - Use of The Old Studio as a self-contained residential unit for a period in excess of 4 years.
SDNP/15/04020/HOUS TILLINGTON WR (J Shore) In Progress	Home Farm Upperton Road Upperton Tillington Petworth West Sussex GU28 9BE - Full and part demolition of previous extensions, construction of new orangery style extension, new south extension and minor internal and external alterations to original building.
SDNP/15/04021/LIS TILLINGTON WR (J Shore) In Progress	Home Farm Upperton Road Upperton Tillington Petworth West Sussex GU28 9BE - Full and part demolition of previous extensions, construction of new orangery style extension, new south extension and minor internal and external alterations to original building.

Reference/Status	Proposal
WE/14/01217/FUL H (J Bell) Awaiting Decision	Land West of Harwood Cemetery Lane Woodmancote Westbourne West Sussex - Provision of five Gypsy and Traveller pitches incorporating the re-design of an existing pitch (including the removal of stables granted in permission WE/13/03867/FUL) and the use of land for the stationing of caravans for residential purposes for an additional 4 no gypsy pitches, together with the formation of additional hard standing and utility/ dayrooms ancillary to that use.
WE/15/00135/CONWST WR (R Hawks) In Progress	Land South East Of Hopedene Common Road Hambrook Westbourne West Sussex - Untidy land.
WE/15/00134/CONACC WR (S Pattie) In Progress	Hambrook Car Wash Common Road Hambrook Westbourne West Sussex - Use of the land as a car wash. Linked to WE/15/01814/FUL – appeal against enforcement notice.
WE/15/01814/FUL WR (F Stevens) In progress	Hambrook Car Wash Common Road Hambrook Westbourne West Sussex - Creation of an access and removal of trees Linked to WE/15/00134/CONACC.
SDNP/15/03361/LDE WEST LAVINGTON H (D Price) In progress	Stable Cottage Dunford Hollow West Lavington West Sussex GU29 0ER - Use as single dwelling house with garden and amenity area.
WW/15/00353/FUL WR (P Kneen) In Progress	Land to the Rear of Tanglewood, Briar Avenue East Wittering West Sussex - Temporary retention for a period of three years of eight no lorry containers for storage purposes. Linked to WW/15/00363/FUL
WW/15/00363/FUL WR (P Kneen) In Progress	Land to the Rear of Tanglewood Briar Avenue East Wittering West Sussex - Proposed six pitch static caravan site with warden's caravan for holiday proposes only. Linked to WW/15/00353/FUL
WW/15/01350/FUL WR (P Kneen) In progress	Land Between Windsor and Maycroft Church Road East Wittering West Sussex PO20 8PS - Erection of two storey single family dwelling house, garage and driveway with access onto Sandpiper Walk, off Church Road.
WW/15/02400/DOM HH (C Boddy) In progress	Courts Haugh Rookwood Lane West Wittering West Sussex PO20 8QH - Garage, store room with garden store and bin / cycle store to either end respectively. Re-submission of 15/01447/DOM
WW/15/02780/FUL WR (C Boddy) In Progress	34 Marine Drive West Wittering West Sussex PO20 8HQ - Demolition of existing residential property (2 Flats) and erection of 2 no. 4 bedroom properties.

Reference/Status	Proposal
WR/15/00038/CONMHC WR (R Hawks) In progress	1 Newfields Newpound Wisborough Green Billingshurst West Sussex RH14 0AX - Stationing of 2 mobile homes. - appeal against enforcement notices.
WR/15/00498/ELD I (C Boddy) In progress	Beech Farm Roundstreet Common Loxwood Wisborough Green West Sussex RH14 0AN - The siting of a mobile home for the purposes of human habitation independently to Beech Farm House.
WR/15/01974/DOM WR (A Miller) In Progress	Coed Afal Petworth Road Wisborough Green Billingshurst West Sussex RH14 0BH - Proposed two storey rear extension and internal alterations.
WR/15/01975/LBC WR (A Miller) In Progress	Coed Afal Petworth Road Wisborough Green Billingshurst West Sussex RH14 0BH - Proposed two storey rear extension and internal alterations.

4. VARIATIONS TO SECTION 106 AGREEMENTS

5. CALLED-IN APPLICATIONS

Reference	Proposal	Stage
NONE		

6. COURT AND OTHER MATTERS

Injunctions		
Site	Breach	Stage
Land at Premier Site Birdham Road	Stable and other preparatory works in the AONB without planning permission.	Contempt proceedings took place at the Crown Court has given a hearing date of 5 October 2015. Defendant found guilty after Court agreed to hear the evidence of officers in the absence of the defendant who failed to attend the hearing. On 30 November 2015 the defendant attended court for the handing down of the sentence. They pleaded not guilty. Legal submissions to be made at court on 27 January 2016 Due to ongoing breaches and further works injunctions, against further parties, are being sought in addition to further enforcement action taken relating to the erection of fencing in breach of the recently issued Article 4 Direction.
Land at Scant Road East	Preparation to convert use to residential without planning permission.	Prosecution of failure to adhere to requirements of a Stop Notice have been suspended following receipt of information relating to a change in ownership and statement of when works were carried out. There is an enforcement appeal pending in relation to the operational development carried out on the land. Case review to be carried out pending decision on whether to proceed with a prosecution.

Prosecutions		
Site	Breach	Stage
Nell Ball Farm Plaistow	Failure to comply with planning enforcement notices	(i) Prosecution authorised and papers passed to Legal Services (containers on the land). (ii) Prosecution proceedings to be recommenced in relation to the stationing of mobile homes. Court date scheduled for 12.2.16
Dean Ale and Cider House West Dean	Failure to comply with planning enforcement notice	Planning application has been received. Matter is listed to 25 September 2015 but likely to be adjourned and will be withdrawn if planning permission for relevant enforcement notice is granted. 25.09.15 – Court hearing adjourned until determination of the application. Prosecution postponed pending outcome of an appeal
Site	Breach	Stage

7. POLICY MATTERS

NONE