



Planning, Design & Access Statement, and Heritage Assessment

The Coach House

Norton Lane

Chichester

PO20 3NH

July 2025

Introduction

The application site (hereon in 'the site') is located within the hamlet settlement of Norton Lane.

The application address is

'The Coach House, Norton Lane, Chichester, PO20 3NH'

The address contains an existing detached residential unit, with a generous rear garden, and existing secondary buildings to its southern side.

The proposed development description is:

'Erection of a garden room'

This report:-

- sets out the site context and surroundings
- establishes the planning constraints
- outlines the proposal in detail, and
- sets out the planning considerations for the determination of the application

In reviewing the above, the report concludes that the proposed development should be considered in accordance with local and national planning policy and guidance, and requests that permission be granted.

Site context & surroundings

The site is situated to the west of Norton Lane, within its defined Conservation Area, although the entire settlement sits outside of any clearly defined settlement boundary.

The primary property is accessed via a track/private drive and courtyard from Norton Lane, shared with Stable Cottage.

The property is a large detached dwelling with substantial garden to the rear and south.

Planning Constraints

A number of local constraints have been identified and include:

- the situation of the site within the Norton Conservation Area;
- proximity to Stable Cottage and Home House, as buildings of historic interest
- proximity to Norton Farm House to the south, a Listed Building

The site is not within an area of Flood Risk (see supporting maps), and no locally specific biodiversity or ecological constraints have been identified.

The site is outside of the National Park defined boundary, and no other relevant constraints have been identified.

Proposal

The proposed development comprises the construction of a single storey building to be erected to the south side of the existing residential building.

The proposal description is

‘Erection of a garden room’

The proposed building is:

- 3.85m x 7m (26.95 sq.m)
- To be clad in Hardie Board
- To have aluminium windows and doors
- To have an EDPM roof.

The proposed outbuilding is for use as an office/ yoga room for the dwelling occupier.

Planning Assessment

The relevant parts of the Arun Development Framework consists of the 2018 Local Plan, which has been considered in reviewing this application, and the following issues are thus considered pertinent to the determination of the application, which have been considered in making this proposal:

- Principle of Development (SDSP1, SDSP2, CSP1, LANDM1, DDM4)
- Design, scale, design and materials (DSP1, DDM4, and Design Guide SPD)
- Impact of development on Heritage Assets (HERSP1, HERDM1, HERDM3)
- Impact on neighbouring amenities (DDM4 and Design Guide SPD)
- Biodiversity Impact (ENV DM5)

At a national level, the National Planning Policy Framework (2024) and National Planning Practice Guidance suite are also relevant.

Also relevant is Aldingbourne Neighbourhood Plan, the policies of which are referenced where appropriate within this Statement.

Of consideration is also the Design Guide SPD (where relevant above in brackets), which has been taken into consideration.

I have been able to identify the Conservation Areas SPD (2000) which contains a description of the Norton Lane Conservation Area. I have not been able to identify a published Management Plan or specific Conservation Area SPD.

Principle

The proposed outbuilding is located in an area outside of the defined settlement boundary. However, the proposed outbuilding is within a domestic garden setting, and the proposal includes a small domestic outbuilding. The erection of 'extensions' is considered acceptable in principle within the Local Plan policy D DM4, which Officers appear to routinely utilise to consider residential outbuilding, for as long as the 'tests' of that policy as met.

The principle of development is considered acceptable.

Impact on the Character of the Area

DDM4 of the Local Plan requires of extensions that:

- a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;*
- b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;*
- c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;*
- d. in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;*
- e. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.*

The proposed outbuilding is considered appropriately massed and scaled within the proportions of the dwelling and its wider setting. The proposed materials are considered to be of high standard, and deliberately chosen to compliment through contrast the existing building, rather than attempt to replicate them, or act as a pastiche.

As below, the proposal does not have any detrimental impact on neighbouring properties, and its spatial relationship with the main dwelling, in close proximity to avoid wider landscape impact whilst also respecting the space around the building, is considered appropriate.

More detailed consideration of the impact on the historic character of the surrounding environment is considered within the Heritage Statement section of this Statement.

The proposal is considered in accordance with DDM4.

Impact on occupier and neighbouring amenity

The proposed outbuilding is not considered to have any impact on surrounding neighbouring properties by virtue of distance and sheltering by the existing planting and boundary treatments. Similarly, no overshadowing is expected.

The proposal is acceptable within the context of policy DDM4 of the Local Plan.

Impact on trees

The proposed development does not require the removal of any substantial trees nor the removal of boundary hedges.

This is in line with EH6 of the Neighbourhood Plan, which seeks that they be protected.

Biodiversity and Ecology

ENV DM5 requires that as a minimum, all development protects existing habitats on site.

It is also noted that the Neighbourhood Plan has a series of 'biodiversity corridors', within which the site does not sit.

The proposed outbuilding is situated on an area currently maintained as domestic lawn, with little ecological value. No protected species impact or habitat impact is considered likely to arise from the proposed outbuilding, and in line with the Environment Act and associated BNG guidance, any impact would fall within the definition of 'de minimus'.

The proposal is considered in accordance with ENVDM5 of the Local Plan.

Flood Risk

A review of the governments Surface Water and Zone 2 and 3 Flood Risk mapping system identifies that the site is not considered prone to flooding from these sources. No further investigation or alterations are required.

Heritage Assessment

The site is located within the context of two heritage asset types; the Norton Lane Conservation Area, Listed Buildings nearby, and buildings which 'contribute to local character' (Conservation Area SPD).

Conservation Area

Where relevant, HERDM3 of the Local Plan reads, broadly in line with the NPPF:

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;

I have been able to identify the Conservation Areas SPD (2000) which contains a description of the Norton Lane Conservation Area, focusing on the areas rurality and former farm-stead nature. I have not been able to identify a published Management Plan or specific Conservation Area SPD.

Within the Conservation Area SPD, a map identifies that Stable Cottage, and Home House, both to the north of site, positively contribute to local character. As noted in the following section, Norton Farm House to the south is Listed.

Broadly, as within the SPD, the area can be noted for its rural character. The map within the SPD paints a picture of large dwellings being well spread apart, which is true to some extent, particularly on the area of Norton Lane directly to the east of the site. However, modern development also straddles Norton Lane in a more 'linear' pattern to the south, and this impacts on the sense of wider rurality from the lane itself, with the loss of wider reaching views from the lane by dwellings, domestic planting (hedges and trees), outbuildings and other paraphernalia, despite the otherwise low density of development and historic characteristics (materials, design etc).

Whilst the property and its grounds may have some glimpsing visibility from the wider landscape to the west, hedgerows and trees generally prevent long distance visibility; there are no Public Rights of Way to the west of the property from which the garden is visible and indeed the property is not visible from Nyton Road or the A27.

The buildings location within the Conservation will add an additional building to the Conservation Area, however, this is not considered harmful within the context of the garden within which it sits, which is very clearly domestic, and the lack of public visibility; indeed the outbuilding will be visible from no public vantage point.

The proposed design of the outbuilding, which is modern by design, with modern finishes, is considered appropriate. Many new buildings and features surround the historic properties

within the Norton Lane Conservation Area, and they broadly contribute positively to their wider setting through contrast with the older primary buildings. This new outbuilding, unassuming in its design and scale, is considered an appropriate feature materially which will not detract from or detrimentally relate to the surrounding Conservation Area.

Overall, the proposal is considered in line with HERDM3 of the Local Plan and EH9 of the Neighbourhood Plan.

Listed Buildings and Buildings of Note

Policy HER DM1 reads, in line within the NPPF:

‘Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;*
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;*
- d. Protect the special interest of buildings of architectural or historic interest; and*
- e. Protect, and where possible enhance the setting of the building.’*

The nearest Listed Building to the property is Norton Farm House to the south, and Stable Cottage, and Home House, both to the north of site, positively contribute to local character according to the Conservation Area SPD.

The introduction of the additional outbuilding to the north of Norton Farm House is considered unlikely to impact upon its setting, given existing boundary treatments, and modern development in between the two buildings in any case (a pool, tennis courts etc).

The new building would have no visibility from the north within the contexts of Stable Cottage or Home House, and the introduction of an outbuilding within this location is not considered to clutter or detract from their setting and prominence within that setting.

The proposal is considered in line with HERDM1 of the Local Plan.

Conclusion

This statement has been produced to support the proposal for:

“Erection of a garden room”

at

‘The Coach House, Norton Lane, Chichester, PO20 3NH’

The address contains an existing detached residential unit, with a generous rear garden, and existing buildings to its southern side.

This Statement has been prepared to consider the proposed development in line with existing planning policy at Neighbourhood, Local and National level. In undertaking the assessment, it is considered that the proposed outbuilding would not harm local character, amenity, or trees, nor would it represent in harm to the Conservation Area or Listed Buildings, either as a stand alone consideration, or within the context of the existing buildings impact.

As such, the proposed development is considered to be in accordance with relevant Local Plan and Neighbourhood Plan policies, with regards to impact on character, amenity, biodiversity and Heritage features.

It is thus requested that Planning permission be granted subject to appropriate conditions.