



CHICHESTER CITY COUNCIL

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE ON 18 JANUARY 2017

- (i) CC/16/03077/FUL
Construction of 2 pairs of semi-detached dwellings.
Whyke Grange 146 Whyke Road
Amended Plans

Introduction

A further set of amended plans have been received since the last time that the Committee considered this proposal on 21 December 2016.

The applicants have written:

“Following the City Council’s comments and concerns together with the Case Officer’s concerns about the design and scale of development we have worked with the applicant and architect to amend the proposals. Whilst we have maintained the four units they have been significantly reduced in size to comply with the allowed appeal scheme and would now offer a good mix and 2 and 3 bedroom houses. The proposals now represent a more modest scheme offering a better mix of house types with 2no. two bed houses (84m²) and 2no. 3 bed houses (100m²)”.

- Plots 1 and 2: - Retained as 3 bed, width reduced to move east/side wall moved away from LB (to same distance as permitted scheme), eaves dropped by 375mm to minimise building mass
- Plots 3 and 4: -Reduced from 3 to 2 bed, width reduced to move east/side elevation away from LB (to same distance as permitted scheme), Two storey rear elements removed and replaced with single storey (reducing bulk/mass when entering site). Ridge and eaves dropped by 375mm and Parking space removed from central green.

Background

The previous history to the site has been set out in a report to the Committee on 26 October 2016, a copy of which was attached to the agenda for 21 December 2017 and is enclosed. At the December meeting the amended plans were verbally described as showing very little change in the siting of the properties but including some changes in the design (a steep gable on the front elevation and bay windows, small gables on the ends of the roofline and projecting hipped roofs on the rear) which referred back to the design features of the two single properties which were allowed on appeal.

The Committee resolved *“Objection on the grounds of the increase in scale and usage and the reduction in the quality of design (compared to previous schemes) and will have a significant adverse impact upon the setting of the Grade II Listed building”.*

Planning Adviser Comments

The latest amendments are compared to the earlier drawings considered in December:

- Plots 1 & 2 Siting – located further from the listed building – now 19.5m (was 18m)
Width – reduction by 0.9m Height reduced 0.4mm.
Design – no change except rear windows.
Accommodation – still three bed but with reduced floorspace.
- Plots 3 & 4 Siting - located further from the listed building – now 17.5m (was 16.2)
Width – reduction by 0.9m Height reduced 0.4mm.
Design – no change to front, single storey rear extension replaces rear two storey double gable.
Accommodation – two bedroom houses instead of three.

The Appeal Inspector (in allowing the appeal for two houses) was specifically concerned about sufficient separation and open space between the listed building and the proposed development, to enable it to be appreciated for its own interest. Reference was also made to the domestic style of the new dwellings and the fact that they should not be unduly dominant and would become part of the Old Bakery Gardens street scene.

The main distinction between the current proposals and the schemes allowed on appeal and subsequently permitted, is the inclusion of 4 dwellings (proposed 10 beds compared to 6 beds permitted) and the associated increased size of built form, level of activity and subdivision of curtilage and additional parking spaces.

The distance from the nearest dwellings to the main listed building is now comparable with the permitted schemes, the design incorporates elements of the appeal scheme and the scale of the proposed units has been reduced in height and width, making them more subservient to the main listed building.

It is considered that the changes to the proposal are an improvement on the previous proposals and on balance, the scheme is considered to be acceptable.

Recommendation: No Objection



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- (ii) CC/16/03855/FUL - Case Officer: - Maria Tomlinson - **Minor Dev - Dwellings**
Mr Denis Callander
1A The Avenue Chichester West Sussex PO19 5PZ
Replacement dwelling and detached double garage.

Introduction

This application is for a "Replacement dwelling and detached double garage" at 1A The Avenue, which is sited immediately east of the Garden House apartments which are located on the north corner with Lavant Road.

The Proposal

The site contains a two-storey, detached dwelling with an attached double garage, positioned to the north side of a roughly rectangle plot. The total footprint of the existing house is 178m² and the proposed footprint of the new house is similar at 180m². The gross floor area of the existing house is 280 sq.m and the proposed replacement three storey house is 373m² - a 33% increase.

The applicants submit that the replacement dwelling has been positioned to the south of the existing house and in line with other properties along The Avenue - positioning it at roughly the same distance from the main road (24.5m), it will therefore enjoy a larger back garden. Along the West elevation there is 2.6m between the house and boundary and 6.5m from the house to the boundary on the East side.

The house has been designed to be in keeping with the surrounding buildings on The Avenue and be of similar style, height and position.

The height of the proposed building is 8.8m (the existing house is approx. 8m) which is slightly lower than the adjacent properties at No.1 The Avenue to the east which is 9m, and the garden house to the west which is 10.4m. The house will have plain clay tiles to the roof and horizontal fibre cement boarding to the first floor elevations. On the ground floor the elevations are facing brickwork and the windows painted hardwood and larger doors will be in aluminium.

The main living areas have been positioned on the north side of the building with larger glazed areas (doors and windows) to maximise natural light and views. The detached double garage is located to the South-West of the proposed building and the wood store is attached to the north side of the garage. On the ground floor is proposed an open plan large living area comprising the kitchen, dining and living rooms located on the north side of the building. The south side will have a large entrance hall with double height ceiling above the principle entrance and a formal lounge and study both with south facing windows overlooking the entrance to the site and front garden. In addition there will be a wc and cloak room, a utility and cinema room.

On the first floor, there are three bedrooms all with en-suite bathrooms and on the second floor two additional bedrooms with a family bathroom and storage space. The roof is to have a roof-light directly over the proposed staircase to allow for natural daylight to penetrate into the heart of the building all the way through to the ground floor.

The proposal limits glazing on the side elevations to protecting the neighbour's amenity. The site is surrounded by fencing, mature hedges and trees, which provide good screening to all boundaries.

Planning Adviser Comments

The principle of a redevelopment of an existing house within this sustainable location is acceptable, the main issues relate to the scale and appearance and its suitability to the area and the impact upon nearby properties.

The proposed house is to be located further south within the site which aligns it with neighbouring properties with a detached garage in the frontage, adjacent to the west boundary where there is a garage court on the next door plot. Whilst clearly a three storey building, at 8.8m high it is only slightly higher than an average two storey and the south elevation has been designed to reflect some of the properties in this locality, with traditional features such as bay windows, a gabled roofline with dormers and a chimney.

The east elevation has an extensive unrelieved ridgeline 15.5m in length, unlike the west elevation which is shorter (9.8m) and has a hipped roof with a dormer. All of the second floor windows on the flank walls are to be obscure glazed to prevent overlooking.

The west elevation of the property to the east has clearly benefitted from natural light judging by the number of west facing windows. The siting of a large area of proposed flank wall on the new dwelling albeit at 12m distance, will be likely to result in overshadowing and loss of evening sunlight.

Whilst there is no objection in principle to the proposed redevelopment, it is considered that the dwellinghouse could be resited further north and the rearward projection at first and second floor level could be reduced, in order to ameliorate the impact upon 1 The Avenue.

Recommendation: Whilst there is no objection in principle to the proposed redevelopment, it is considered that the dwellinghouse could be re-sited further north and the rearward projection at first and second floor level could be reduced, in order to ameliorate the impact upon 1 The Avenue.



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- (iii) C/16/04083/FUL
The Cherries
Summersdale Road
Chichester PO19 6PL

Introduction

Change of use to Children's Day Nursery, single storey side extension, external alterations including 4no. new rooflights and new entrance doors & canopy, new refuse enclosure and additional off street parking, The Cherries, Summersdale Road.

The Cherries site lies on the east side of Summerdale Road, close to the junction with Winterbourne Road on its northern boundary. It is also located adjacent to the approved residential development in the adjacent Primrose Cottages to the south and east. The site is currently vacant having previously used as a children's home and comprises a single building under a pitched roof with associated garden and parking areas.

Background

Members previously considered an application for this site in August 2015 for "Change of use to a children's day nursery; alterations including a single storey infill extension and roof extension; additional off street car parking and increase to width of vehicle access." (CC/15/02246/FUL). No objection was raised subject to suitable conditions limiting opening hours and numbers of children. Permission was granted.

To the immediate south and east of the site are two pairs of semi-detached chalet bungalows – Foxholme and Primrose Cottages. Permission was granted for Change of use of 4 no. care homes (C2) to 8 no. residential dwellings (C3) with associated landscaping, parking and access. (CC/15/03543/FUL) The committee raised No objection to the amended plans.

The Application

This proposal is similar in content to the previously approval as the applicant is seeking a change of use to a children's day nursery, it seems that the previous approval was not implemented.

The applicant also seeks to carry out a number of alterations to the existing building:

- a single storey side extension adjacent the southern boundary (24.6m x 4.2m x 4.4m high) and extending 14.3m forwards towards the site frontage. External materials will match those of the existing building
- new rear entrance door and canopy on the east elevation;
- alterations to external door to front elevation from a double patio door to a single door
- installation of 4no. rooflights to rear roof in addition to 4 existing
- provision of additional off road parking spaces within existing parking area
- construction of a new refuse/recycling enclosure
- installation of a new cycle rack

The applicant also intends to carry out a number of internal alterations.

The existing site access will be retained, but the applicant wishes to install a low 'farm' type security gate set back from the public footpath, as currently the site and car park area is open and freely accessible at all times.

Planning Adviser Comments

The previous proposal on the site was for a small ground floor extension between the two projecting forward wings and a further area within the existing and new roof space. The current proposal is for a much larger extension along the southern boundary, immediately adjacent to the hawthorn hedge. Whilst the building has a low profile, it is important that the hedge should be retained in the interests of the amenity of the neighbouring site and the appearance of the area. The other alterations will not have an adverse impact and the Committee have previously agreed the principle of a change of use to a children's day nursery.

Recommendation: No objection subject to suitable conditions limiting opening hours and numbers of children and the retention of the hawthorn hedge on the southern boundary, in the interests of the amenity of the area.