



CHICHESTER CITY COUNCIL

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE ON 19 APRIL 2017

APPEAL DECISIONS

(i) 3 Pound Farm Road

Enforcement Appeal – Allowed and Notice Quashed

The breach of planning control as alleged in the notice is “Without planning permission, the change of use of a building to a single dwellinghouse”.

The requirements of the notice are:

- (i) Discontinue the use of the building as a dwellinghouse,
- (ii) Remove the shower and dismantle the wet room and remove all resultant debris from the building, and
- (iii) Remove the kitchen sink, fridge and built in microwave from the building.

The Inspector accepted that the building possessed all the essential facilities for separate day-to-day living but considered that it's use was as an ancillary annexe for family members, as part of the main household rather than the creation of a separate dwelling.

(ii) North House North Street (CC/16/01842/FUL)

Planning Appeal – Part Dismissed Part Allowed

Roof extension dismissed Ground Floor Extensions and internal works allowed.

The Inspector considered that the proposed roof extension would represent a tall and bulky addition above the existing parapet and would be seen clearly from North Street and Crane Street and would appear over assertive and over dominant in relation to its neighbours and the street scene as a whole. The proposed mansard would compete with the existing pediment feature detracting from the building's own distinctiveness and understated charm.

The City Council raised No objection taking into account the existence of a mansard on an earlier building.



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**THE TOWN AND COUNTRY PLANNING
(LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

**NOTICE OF SUBMISSION OF THE SITE ALLOCATION: PROPOSED SUBMISSION
DEVELOPMENT PLAN DOCUMENT 2014-2029 TO THE SECRETARY OF STATE FOR
COMMUNITIES AND LOCAL GOVERNMENT**

Notice is hereby given, in accordance with Regulation 22(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, that Chichester District Council has submitted the Site Allocation: Proposed Submission Development Plan Document 2014-2029 to the Secretary of State for Communities and Local Government on 31 March 2017 for independent examination.

The supporting documents include:

- Sustainability Appraisal
- Habitats Regulations Assessment
- Statement of Consultation (Regulation 22 (1)(c))
- Schedule of main modifications to the Site Allocation: Proposed Submission Development Plan Document 2014-2029
- Copies of representations made under Regulation 20

The purpose of the previous consultation was to enable people to make comments which they want to have taken into account by an Inspector, who conducts an independent examination, based upon issues of soundness. Soundness means:

Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed need and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

Justified – the plan should allocate the most appropriate sites, when considered against the reasonable alternatives, based on proportionate evidence;

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF).

Planning Adviser Comments:

The Committee considered a report on the Site Allocation Preferred Approach 2014-2029 on 10 February 2016. A number of comments were made on the individual sites which were endorsed by the Committee as its response to the District Council.

The submission document does not appear to take into account the City Council comments on the Boys High School, Kingsham Road – where an objection was raised to the proposed B1 use of the site, preferring a residential use including student accommodation in this sustainable location and resisting employment use because of the traffic generation. However, the allocation at 41 Terminus Road for student accommodation, to which the Committee objected, appears to have been dropped. The previous objection will be forwarded to the Inspector for consideration as part of a written representation.

The other issue is the cancellation of the A27 Improvement Scheme. The DPD was apparently based on a package of highway improvements which did not specifically rely on the Highways England proposals.

Recommendation – to note that the DPD has been submitted to an Inspector.