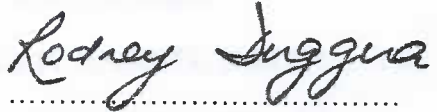


The Council House · North Street · Chichester · West Sussex · PO19 1LQ  
Tel : 01243 788502 · Fax : 01243 773022  
Email : clerk@chichestercity.gov.uk · Website : www.chichestercity.gov.uk

Town Clerk : R Duggua RD BA (Hons)

**YOUR ATTENDANCE IS REQUESTED AT A MEETING OF THE  
PLANNING AND CONSERVATION COMMITTEE  
TO BE HELD IN THE ASSEMBLY ROOM  
ON WEDNESDAY 24 MAY 2017 AT 5.30PM**

  
.....  
Town Clerk

**A G E N D A**

1. ELECTION OF CHAIRMAN
2. APPOINTMENT OF VICE-CHAIRMAN
3. CHAIRMAN AND VICE-CHAIRMAN MEMBERSHIP OF SUB-COMMITTEES NAMELY:  
PLANNING DELEGATION SUB-COMMITTEE
4. MINUTES OF MEETING OF COMMITTEE HELD ON 19 APRIL 2017  
*(Copy previously circulated)*
5. CHAIRMAN TO INTRODUCE MRS ANNA WHITTY, VOLUNTEER HELP ON PLANNING
6. DECLARATIONS OF INTEREST BY MEMBERS OF THE COMMITTEE IN MATTERS ON  
THE AGENDA FOR THIS MEETING
7. PLANNING CONTRAVENTIONS
8. APPLICATIONS FOR PLANNING PERMISSION
  - (i) CC/17/01150/FUL  
77 Property Ltd  
8 Fordwater Road Chichester PO19 6PR  
Demolition of existing building in C2 use and construction of building comprising 7 no. flats  
with parking and associated works.
  - (ii) CC/17/01073/FUL  
22A Lavant Road, Chichester, West Sussex, PO19 5RG  
Demolition of existing dwelling and erection of 2 no. 4 bed detached properties with shared  
garage, 3 no. 3 bed link detached properties with integral garages, parking and new access  
drive.

Reports *(attached)*

Cont'd.....

Twinned with Chartres, France and Ravenna, Italy

- (iii) CC/17/01287/FUL  
Mr Ben Wood  
49-51 Fishbourne Road East Chichester West Sussex PO19 3HZ  
Redevelopment of the former Downland House HQ office site for 38 no. affordable homes comprising 32 shared ownership apartments and 6 affordable rent houses, car and cycle parking, vehicle and pedestrian access off Fishbourne Road, landscaping, boundary treatment, amenity space and other ancillary development requirements.

Report to follow

9. NOTIFICATION OF PLANNING APPEAL - TO NOTE THAT THE APPEAL HAD BEEN ALLOWED

- (i) CC/16/03916/ADV  
The Chantry  
27-28 Southgate, Chichester, PO19 1ES  
Planning Appeal  
Copy of report (*attached*)

10. MINUTES OF SUB-COMMITTEES AND WORKING GROUPS  
(Copy previously circulated)

- (a) Planning Delegation Sub-Committee:  
25 April 2017 (Lists 14, 15 and 16)  
16 May 2017 (Lists 17, 18 and 19)

11. ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

DATE OF NEXT MEETING: WEDNESDAY 28 JUNE 2017

To: Members of the Planning and Conservation Committee  
Councillors Dempster, M Evans, Joy, Keyworth, Kilby and Plowman  
Ex Officio Members:  
The Mayor (Councillor P Evans) and Deputy Mayor (Councillor Bell)  
Chairman of Finance Committee  
Chairman of Community Affairs Committee  
Planning Adviser and Mayoral/Administrative Assistant

*The filming, photographing and recording of City Council meetings is now permitted by those members of the press and public attending. This includes the use of mobile devices by those using social media. It would be appreciated if anyone who wishes to do this could let the Chairman know before the meeting commences.*

*However, these provisions will not apply on occasions where the press and public are excluded from the meeting when confidential matters are discussed.*

*It is requested that discretion is exercised and nothing done to disrupt or distract the meeting in any way. The Chairman will reserve the right to request that filming/recording ceases if it is having a detrimental effect upon the meeting. If you do not wish to be filmed then please let the Chairman know so that alternative arrangements can be made.*

**ADVISER'S REPORT FOR THE  
PLANNING AND CONSERVATION COMMITTEE ON 24 MAY 2017**

- (i) CC/17/01150/FUL - Case Officer: - Joanna Bell - **Minor Dev -Dwellings**  
77 Property Ltd  
8 Fordwater Road, Chichester, PO19 6PR  
Demolition of existing building in C2 use and construction of  
building comprising 7 no. flats with parking and associated works.

**Introduction**

The application is to demolish a single dwelling house and construct a new building housing 7 flats, at 8 Fordwater Road, Chichester.

The proposal comprises a four storey building with elements of the development contained within a lower ground floor and within the roof space. On the lower ground floor, parking for 3 cars would be provided in addition to the 5 proposed parking spaces outside the building. Secure cycle storage and lockers would also be provided on the lower ground floor and a lift is proposed, to serve all four floors. The ground and first floor would each contain a one-bed, a two-bed and a three-bed property, and a single three-bed flat would occupy the second floor within the roof space.

**Site Description**

The site is within a residential area towards the northern edge of Chichester, approximately 2km from the City Centre. The area is verdant and predominantly characterised by large detached dwellings in large plots, with open countryside some 300m to the north and east of the property, giving the area a semi-rural character.

The site itself rises gently to the south. The existing building on the site is three storey in nature, comprising a basement (including high level windows), a ground floor and a first floor, contained mostly within the roofspace, similar to the neighboring property to the north. The neighbouring detached dwelling to the south is three storey (all above ground) with the second floor contained entirely within the roofspace.

The proposal is within the Settlement Boundary where the principal of new, sustainable development is acceptable, subject to other material considerations.

**Main Considerations**

The main considerations in relation to this development are:

- Visual impact/Impact upon the street scene
- Impact upon the character of the area
- Impact upon neighbouring amenity

The development is significantly larger than the existing property and the surrounding properties in footprint, height, depth, width and in terms of bulk and mass. The proposal would provide seven separate units of accommodation, including 3no. three bed units, 2no. 2 bed units and 2no. one bed units. This level of development and density is uncharacteristic of the area and the scale and design of the building to facilitate such use would appear incongruous in the context of the existing surrounding development. The fenestration on the building along with the mass and significant depth of the building within its plot would result in overlooking of the neighbouring residential properties with a loss of privacy and amenity, and the development would be overbearing.

Whilst there are no TPO trees on the site or close enough to be directly affected by the development, there is potential for the development to impact existing non-protected trees and vegetation on the site, which should be retained as far as possible in keeping with the area's semi-rural character. The developer has submitted a

tree protection plan which seeks to retain existing trees and vegetation to the boundaries of the site during the construction of the proposal, however even with the initial retention of many of the trees on site, the scale of the development, alongside the requirement for a significant increase in parking provision would mean that much of the site, including almost all of the frontage, would be laid to hardstanding. This would unacceptably impact the street scene and established character of the area, and would result in little outdoor amenity space for the occupiers of the building, potentially leading to further pressure to remove trees and vegetation in future in order to maximize any remaining garden space.

### **Conclusion**

The principle of the redevelopment of the site within the settlement boundary for residential purposes is acceptable, subject to consideration of any material planning considerations, and would contribute to the housing needs within the city,. However, due to the scale of the development both in terms of its physical size, mass, and bulk, and in terms of the intensity of the use of the site, the proposal would have an unacceptable impact on the amenity and perceived privacy of the surrounding residential properties, and would adversely affect the character of the area.

**Recommendation: Objection on the grounds that the scale, bulk and mass of the proposal would have an adverse impact on the character of the area and the amenity of neighbouring properties.**



**ADVISER'S REPORT FOR THE  
PLANNING AND CONSERVATION COMMITTEE ON 24 MAY 2017**

- (ii) CC/17/01073/FUL  
22A Lavant Road, Chichester, West Sussex, PO19 5RG  
Demolition of existing dwelling and erection of 2 no. 4 bed detached properties with shared garage,  
3 no. 3 bed link detached properties with integral garages, parking and new access drive.

### **Introduction**

The proposal is to replace a single large dwelling in a large plot with 2 no. detached, 4 bed, 3 storey (second floor within the roof space) properties along the frontage of Lavant Road, and a terrace of 3 no. 3 bed houses behind, within what is currently the rear garden. Although the application form and description of the proposal states that the proposed rear properties are "link-detached", the plans show a terrace of three, joined not only at ground floor level by a garage, but by a two storey element forming the main part of the house.

### **Site Description**

The proposal site is close to the northernmost extent of the settlement of Chichester, where the character is suburban, approaching semi-rural, with large detached properties on spacious and verdant plots. The plot immediately south of the proposal site comprises of flats, however, although there are several residential units on the site, it comprises a single building within a large plot. In contrast, the proposal is to divide the site, which is currently typical of the size of a single plot in this area, into 5 very small plots, each housing a small residential building.

### **Main Considerations**

The main considerations in relation to this development are:

- Impact upon the character of the area
- Impact upon neighbouring amenity
- Impact on TPO trees

The proposal features flat roof dormer windows to the front of the two properties along Lavant Road frontage, and a protruding angular bay at first floor level clad in grey metal sheeting, with doors and windows aluminium powder coated and finished in grey. This gives an urban, industrial appearance more suited to city centre development and not in keeping with the existing character of the area.

Each of the five proposed dwellings on the site features a single open-plan kitchen/lounge/diner on the ground floor, which appears insufficient to serve the 3-4 bedrooms proposed. The 3 proposed dwellings to the rear of the development would each provide 3 double bedrooms, each with its own en-suite bathroom, which may attract adult house-sharers. The level and nature of occupation that the bedroom provision suggests would not be well served by the size of the single communal kitchen/lounge/diner. This is likely to result in pressure to extend the properties at ground floor level, which the small plots and close proximity of the adjacent properties would not comfortably accommodate, leaving insufficient amenity space, potentially impacting neighbouring amenity, and likely resulting in pressure to remove more of the trees and vegetation, or to convert the garages into living space, exacerbating parking issues on site.

Due to the proposed layout and limited plot sizes, each property is only afforded a single parking space. The site is some distance from local facilities and parking requirements of the occupiers of these properties are likely to exceed this provision. To address this, the applicant has proposed visitor parking along the front and rear of the plot. This, along with the access drive which extends the full depth of the plot, results in a large area of the plot being hardstanding which is out of keeping with the character of the area and harmful to the street scene. This is compounded by the fact that so much hardstanding and built development is likely to result in the loss of trees on the site, some of which are protected by a TPO; such loss would further impact the verdant character of the area. A communal "visitor parking" area to the rear of the site which has a lack

the verdant character of the area. A communal “visitor parking” area to the rear of the site which has a lack of natural surveillance from surrounding properties poses a potential security issue as well as a possible issue with maintenance.

The development in depth impacts unacceptably on the neighbouring residential properties to the north and south of the proposal site. Although the terrace of properties has been designed to feature only one forward-facing first floor window to each property, the orientation of the development towards the property to the north, along with the extent of the two storey development almost the full depth of the plot is likely to feel overbearing and impact neighbouring amenity and perception of privacy. The design results in a main bedroom being served by a relatively small side window, which may lead to later requirements for alterations to these properties to add a window to the front bedroom. It also results in a relatively featureless frontage with a lack of fenestration resulting in reduced interaction with and natural surveillance of the shared space in front of the properties. The relationship to the flats to the south is also poor and the proposed rear elevations necessarily feature more windows since priority has been given to avoiding overlooking to the north.

### **Conclusion**

The proposal site is within the Settlement Boundary and there is an identified need for additional housing in Chichester which this proposal would contribute to. However, it is not considered that this would outweigh the harm caused by the development to the character of the area and to neighbouring amenity.

**Recommendation: Objection on the grounds that the design, density and layout of the proposal would be harmful to the character of the area and would unacceptably impact the amenity of neighbouring residents.**

**APPEAL DECISION - P & C COMMITTEE - 24 MAY 2017**

**The Chantry**

**27-28 Southgate, Chichester, PO19 1ES (CC/16/03916/ADV)**

**Planning Appeal – Appeal Allowed**

The Inspector considered that the proposed signage is generally in keeping with other signage in the area and with the District Council's guidance in respect of the materials, colour palette, scale (as compared to the building) and nature. The inspector noted that the hanging sign replaced a similar one and that there are other examples of hanging signs and logo signs directly applied to buildings in the area. The inspector commented that, whilst she noted the District Council's concern that the scheme includes unnecessary signage, it is not a requirement that the need for advertisements is demonstrated. The inspector considered that the six uplighters are modest and unobtrusive in this well-lit city centre location. The inspector concluded that the signage would not harm visual amenity or the appearance of the Conservation Area.

**The City Council objected strongly to the signage and lighting due to the impact on the Conservation Area.**