

PLANNING REPORTS FOR PLANNING & CONSERVATION COMMITTEE

WEDNESDAY 22 AUGUST 2018 AT 5.30PM

CC/18/01623/REM

Graylingwell Hospital College Lane Chichester PO19 6PQ

Application for approval of reserved matters following 14/01018/OUT for details of the layout of the site, the scale, the appearance of the building(s) and the landscaping of the site. 101 no. new dwellings including increased overall parking provision, revised architectural styling, CCDT community buildings, revised employment floor space, a C2 care home, works to Havenstoke Park to include re-location of children's play area, and a gated car parking area for temporary event parking

Introduction

This is a reserved matters application pursuant to outline permission reference 14/01018/OUT. The outline permission was granted for 218 dwellings at Graylingwell Park, including the Kingsmead Avenue area which is the part of the outline permission for which detailed planning permission in respect of the reserved matters is now being sought. 101 dwellings are proposed within this part of the site, which is referred to as phase 9A. Phase 9B is to be subject to a separate application for a residential care home.

To the south of the phase 9A site is existing residential development and to the north is open countryside beyond Kingsmead Avenue. The site incorporates a small parcel of land to the north of Kingsmead Avenue which is to be used for the purposes of flood mitigation and surface water attenuation, as approved under the outline application. The built development is proposed to the south of Kingsmead Avenue.

Main considerations

Outline planning permission has already been granted for the development, and the proposal is therefore determined to be acceptable in principle. The matters under consideration within this application are therefore restricted to layout, scale, appearance and landscaping (the "reserved matters").

The layout follows broadly the pattern of development set out in the approved masterplan. The buildings along the main Kingsmead Avenue are oriented to face north, creating an active frontage along this main street. To the south of this are a series of secondary roads, some of which interconnect, although there is little permeability, particularly in terms of vehicular access, to the existing residential development to the south. This ensures minimal traffic impact to the existing residents.

The layout largely follows that indicated by the existing dwellings to the south; where rear gardens back onto the site, the proposed layout adjoins these with the rear gardens of the proposed properties, which creates a sense of privacy and security. Similarly, where side elevations adjoin the site, the layout within the site continues this pattern.

The proposed residential buildings are two- and three-storey and feature an appropriate mix of 1 and 2 bedroomed flats and 2, 3, and 4 bedroomed houses, and a mix of private and affordable properties throughout the site. The two-storey dwellings are concentrated against the existing two-storey residential development to the south, and the three-storey buildings generally feature towards the north of the site where they create visual nodes within the site, with the three large apartment buildings creating focal points and maximising views into the countryside to the north.

The scale of the buildings are largely as proposed within the masterplan and this appears acceptable within the context of the site and its surroundings. The buildings are of relatively uniform, traditional design with features such as red brick headers and local materials reflecting the local character.

The application proposes Kingsmead Avenue would feature a tree line to the northern side of the road, whereas the south would generally be more open with lower level planting including hedging. Trees feature heavily within the secondary roads within the site, reflecting the semi-rural character of this area.

The proposal features 205 parking spaces; an average of 2 spaces per dwelling. There is potential for additional parking and tree planting by replacing the three double garages on a secondary road frontage within the site, just north of the south eastern most apartment block. This would also improve the outlook of the proposed dwellings to the south and would improve the street scene in this area.

Conclusion

The proposed layout, scale, appearance and landscaping is largely appropriate and broadly accords with the parameters of the approved masterplan.

Recommendation: No objection subject to the removal of the 3 double garages on the road frontage north of the south eastern most apartment block and their replacement with parking spaces and additional tree planting.

CC/18/01761/FUL

Parkview Homes Ltd

19 Southgate Chichester PO19 1ES

Partial demolition of building followed by erection of replacement additions to side and rear of premises comprising 9 residential units over four floors. Various internal and external alterations to remaining part of premises which is to be retained as A1 retail floor space, including new window openings and first floor infill addition

Introduction

This is an application for partial demolition of the former Argos building at 19 Southgate, with rebuilding to the side and rear, providing 9 residential units over four floors. The existing building features two floors both in A1 retail use, but planning permission has been granted for a third floor to facilitate residential development. Some A1 use would be retained to the front of the building.

The site is a large, modern, retail building within the conservation area and secondary shop frontage area of Chichester city centre. The building is not listed but neighbouring properties including 16 - 18 Southgate to the immediate south of the site and number 24 Southgate to the north of the site are Grade II listed buildings. The Vestry occupies the adjacent unit to the north.

Main considerations

The principle of the development in terms of change of use of part of the building from retail to residential has been approved under the recent permission 17/03136/FUL. No significant changes in planning policy or circumstances would suggest that such development would no longer be acceptable in principle, and the change from A1 to C3 accords with national and local policy, including policy 27 relating to shop frontages. The new application remains subject to an assessment of the material considerations, including the impact of the revised design and increased intensity of use.

No vehicular parking is proposed for the 9 units, however, the location is very sustainable within the town centre, and public transport and private parking are available nearby.

The units proposed are 1 no. studio, 3 no. 1-bed flats, 3 no. 2-bed flats and 2 no. 3-bed flats. Although a mix is offered, as 7 units would be 1-2 bed and only 2 units would be 3 bed, it would be preferable to adjust the mix to provide fewer smaller and more 3-bed units.

The noise survey identifies a significant likelihood of noise disturbance to residents, which could be addressed by mitigation set out in appendix D of the report. Any permission should therefore be subject to the implementation of this mitigation.

There is an issue of overlooking to the neighbouring residential properties, which was not considered to be significantly detrimental to amenity to justify refusal of the previous application. This application increases the intensity of the residential use, as four storeys would stand where three were proposed previously. However, the nearest neighbouring property is in excess of 20m away and this meets the LPA's minimum standards in respect of window to window distances.

The site is within the Conservation Area, however the existing building is modern and not of significant architectural or aesthetic value. The proposal would enhance the appearance of the building and the surrounding Conservation Area, adding attractive architectural features and using high quality, traditional materials common within the surrounding area.

Conclusion

The proposal is acceptable in principle. The design and appearance of the building would enhance the Conservation Area and the development could be made acceptable through conditions controlling noise mitigation. Although there may be some impact upon neighbouring amenity, minimum standards are met and this would not justify refusal of the application.

Recommendation: No objection in principle subject to appropriate noise mitigation as set out in appendix D of the noise report, and subject to the comments of the housing needs adviser regarding the housing mix of 7 no. 1-2 bedroomed units and 2 no. 3 bedroomed units.

It is noted that the application would not be subject to the 30% affordable housing requirement as it falls below the 11 dwelling threshold, however, more than 11 dwellings in total are proposed as part of the redevelopment of this building. Could the LPA look into the issue of avoidance of affordable housing contributions through splitting the redevelopment of a single building or site into several below-threshold planning applications, where a comprehensive redevelopment application would exceed the threshold and require a contribution?

CC/18/01911/FUL

Land North Of Barnfield Drive East Of Graylingwell Hospital Barnfield Drive Chichester West Sussex

A minor road to provide access between Phase 2 of the Westhampnett / North East Chichester Strategic development Location (application ref: 16/03791/OUT) and the Graylingwell Park Development.

This is an application for a small piece of a minor road which would serve to connect roads within phase 2 of the Westhampnett Strategic Development Location (application ref: 16/03791/OUT) and phase 4 of the Graylingwell Park Development.

Main considerations

A small piece of road is required to link minor roads within the Westhampnett Strategic Development Location to the north with minor roads within phase 4 of the Graylingwell Park Development to the south. This application would provide the vehicular connection between these two adjacent largescale residential developments, providing accessibility and permeability to both developments.

Conclusion

The proposal would improve accessibility and permeability and is acceptable in principle having regard to the relevant existing planning permissions.

Recommendation: No objection.

List 32 - No Committee items

List 33 - 15 August 2018

CC/18/01889/FUL

77 Property Ltd

Whyke Grange 146 Whyke Road Chichester West Sussex

Change of use of existing double garage to 1 no. 2-bed dwelling and associated works.

Introduction

The site is currently part of a residential property, 146 Whyke Road. The garage and part of the garden would be separated from the host property, and the garage extended to create a small 2 bedroomed dwelling accessed from Old Bakery Gardens.

Main considerations

- Visual Amenity
- Neighbouring Amenity
- Highways and Parking

The dwelling would be sustainably located within the existing settlement boundary. The local area has a mixed character, with dwellings of various styles, sizes and ages, as well as a number of different land uses nearby, such as the allotments opposite the site and community and industrial businesses to the south. An existing 1.8m high brick wall obscures views of the proposal from Whyke Road itself.

The proposed development is modest in scale with the main bedroom within the pitched roof, served by rooflights, a narrow window facing east onto the main Whyke Road and a narrow window facing west onto the access road and parking spaces. On the ground floor a small second bedroom, bathroom and kitchen/lounge would be provided. Due to the scale, design and surrounding context, there would be little impact upon neighbouring amenity.

Two parking spaces would be provided for the proposed dwelling and two would remain to serve the host dwelling. Outdoor private amenity space would also be provided commensurate with the scale of the dwelling.

Conclusion

The proposal would be acceptable in terms of principle, design and appearance, neighbouring amenity impact and highways and parking.

Recommendation: No objection

CC/18/02017/FUL

65 Bradshaw Road Chichester West Sussex PO19 6TN

Change of use of the land for stationing of a dog pod for the use as a dog grooming business.

Introduction

The site is in a rear garden within a densely populated residential area to the east of the city. The proposal is for an outbuilding and change of use to dog grooming.

Main considerations

The application proposes the siting of an outbuilding within the rear garden of a residential property for the purposes of dog grooming during the hours of 9am-4.30pm Mon-Fri and Sat 10am-4pm. The

main issue is the potential for harm to neighbouring amenity through noise and disturbance due to dog barking, equipment, frequent visitors and parking.

The applicant submits that the proposed “pod” outbuilding would be soundproof, however no noise survey has been provided. In any case, it is likely that doors and windows may be left open during hot weather which would increase potential for noise disturbance from barking and from grooming equipment such as dryers or clippers.

Although there is a large parking area to the rear of the site, this is to serve the surrounding residential properties. Parking may be an issue on Saturdays when fewer residents may be out at work and parking at home may be more in demand.

Conclusion

The proposal has potential to cause harm to neighbouring amenity.

Recommendation: Objection. The proposal has potential to cause harm to neighbouring amenity through noise disturbance and the applicant has not demonstrated how this would be avoided.