

**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION
COMMITTEE MEETING ON 21 AUGUST 2019**

AMENDED PLANS:

CC/19/00181/FUL

10 Lavant Road, Chichester PO19 5RQ

Demolition of 3 no. flats and associated garages and erection of 6 no. flats and 1 no. 3-bed dwelling and associated works.

Recommendation: No objection to the main building. Objection to dwelling to the rear due to impact upon the foraging and commuting bats, and to the character of the area.

PLANNING APPLICATIONS:

List 29 – 17 July 2019

CC/19/01755/FUL

Land Adjacent To The Mainline Tavern Whyke Road Chichester West Sussex

2 no. four bedroom semi-detached C4 Class (HMO) student residential dwellings with access off Whyke Road, new cycle store for 27 cycles, re-arranged car parking for 6 no. cars with 2 no. electric charging points and rear amenity space.

Site and proposal

The site is the rear parking and garden/amenity space of an existing 19-bedroomed student housing development converted from a former a public house. The site is located in a residential area to the south-east of the city. The proposal is further student accommodation comprising 2 four-bed semi-detached dwellings.

Main Considerations

- Design, Appearance and Character of the Area
- Privacy and amenity of existing and proposed dwellings
- Highways and Parking

The proposed dwellings form a pair of semi-detached dwellings 2.5 storeys with accommodation in the roof space. Flat roof dormers are proposed to the front and back, alongside rooflights to the front. Materials would be brick and tile. The surrounding area features properties of differing styles and periods, including flat roof dormers to the front roof slope, and the proposed dwellings would not have a significant impact upon the character of the area.

The area is currently used for the parking of 12 vehicles and as outdoor amenity space for the occupants of the 19-bed student accommodation to the north of the site. The proposal would reduce this significantly, offering 6 parking spaces and a small amenity area for a total of 27 student rooms. The size and siting of the remaining communal area would impact upon the privacy of the ground floor rooms within the proposed accommodation and bedrooms 7, 6 and 12 of the existing accommodation.

The proposed building would be located 4m south of the existing accommodation, and would impact light, particularly for the occupants of rooms 8 and 9.

Pedestrian-only access would be provided onto Whyke Road, vehicular access would be provided to Rumbolds Close. Of the existing 12 parking spaces, 6 would be lost. The remaining six would serve a total of 27 student rooms; 27 secure cycle racks would be provided. The plans show that the sixth parking space may not be able to be used if the adjacent space is occupied due to a lack of manoeuvring space. According to WSCC standards for such development, 14 parking spaces would normally be required to serve the total 27-bedroom development.

Significant public concern has been raised. This relates predominantly to the proposed use for student accommodation, as there has been a reduction in need for student housing since the recent completion of student accommodation by the university, and this has resulted in the use of the existing "student accommodation" to the north of the site as emergency accommodation. The accommodation could be used by a number of different types of occupant however the material planning considerations would remain relevant in each case (such as amenity, parking, etc). Concern was also raised about parking, highway safety and the intensity of occupation of the site.

Conclusion

The proposal would result in very limited amenity space and would significantly impact the privacy and amenity of both existing and proposed occupants. The proposed building would impact significantly on the light to bedrooms within the existing accommodation. Inadequate parking is provided; six spaces are proposed although the southernmost space would likely be impossible to manoeuvre into or out of when the fifth space was occupied, this falls far short of the 14 spaces required of such developments.

Recommendation: Objection. There would be insufficient amenity space. There would be an unacceptable impact from both the building and the amenity space upon the privacy and amenity of both existing and proposed occupants, particularly those bedrooms with the only window looking direct onto the shared amenity space. The proposed building would impact significantly on the light to bedrooms within the existing accommodation to the north. Inadequate parking is provided; six spaces are proposed although the southernmost space would likely be impossible to manoeuvre into or out of when the fifth space was occupied, this falls far short of the 14 spaces required of such developments.

Week 30 – 24 July 2019

CC/19/01727/FUL

Lidl Portfield Way Chichester West Sussex

Change of use from Class A1 retail to Class D2 assembly and leisure with no operational development.

Site and Proposal

The site is the former Lidl store within the Portfield retail park to the east of the city. The proposal is for D2 gym use within the existing building.

Main Considerations

The site is well connected to the strategic road network and offers a 96-space car park. The application is for a D2 gym use with 24-hour opening. No further specification of use is provided. It would therefore be difficult to assess the impact of the use and apply any appropriate conditions. Although the proposed use is a gym, the proposed use class, D2 Assembly and leisure, covers cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used). Any future owner or occupier of the site could change between any of these activities without a further planning permission being issued.

The area is predominantly commercial, however there are residential properties to the rear of the site which it is possible an unrestricted D2 use could impact.

Conclusion

The site is well located for a gym use but the application fails to provide sufficient detail of the specific proposal to allow for full and detailed assessment of the potential impacts.

Recommendation: No objection in principle to a D2 use. Objection to the application as it stands as it is not possible, on the basis of the information provided, to properly assess any potential impacts of an unconditional D2 use.

List 31 - 31 July 2019

CC/19/01818/FUL

Waitrose Via Ravenna Chichester PO19 1RD

Alterations to the facades, new plant, and car park refurbishment works including new trolley shelters and ANPR Cameras.

Site and Proposal

The site is the Waitrose superstore on the A259 south east of the city centre. The proposal is for refurbishment of the car park including some new bollards and cycle parking, new roof plant, CCTV, new trolley shelters over the trolley parks and new cladding on the building's facades.

Main Considerations

The proposals would facilitate the existing use as a retail superstore and most have little potential for visual or amenity impact, these include a small number of new bollards and cycle parking, new roof plant, CCTV, and new trolley shelters over the trolley parks. Also proposed is replacement of several areas of cladding over the gables of the building. An appropriate colour and finish can be secured by condition to ensure no harm to visual amenity.

Conclusion

The proposals would have little impact but would facilitate the existing use and maintenance of the superstore and its car park.

Recommendation: No objection.

List 32 – 7 August 2019

CC/19/01799/ADV

Oxmarket Gallery

**The Twitten Walkway Between 21 And 22 East Street Chichester West Sussex
1 no. non-illuminated hanging sign to be suspended from existing bracket.**

Site and proposal

The proposal is a replacement hanging sign for the Oxmarket Gallery in East Street

Main Considerations

The proposal is a replacement sign using the existing bracket. The sign is proposed to be painted plywood and would not be illuminated. The proposal accords with the advertisement design guidance for the city centre and would preserve or enhance the appearance of the conservation area.

Conclusion

The proposal accords with design guidance and would have an acceptable impact upon the conservation area.

Recommendation: No objection.