

PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION
COMMITTEE MEETING ON 27 MAY 2020

Week 17 – 22 May 2020

CC/20/00632/FUL

Case Officer: William Price

7 South Street Chichester PO19 1EH

Change of use from A1 retail to a flexible A1/A3 use

Site and proposal

The site is a retail unit to the west side of South Street, close to the cross in the city centre conservation area. It falls within the primary shopping frontage area. The proposal is for a change of use to a restaurant and drinking establishment. It is a similar proposal to an application made on a similarly located store but on the east side of South Street a year ago, 72/73 South Street, which is now in use as a shoe store.

Main Considerations

The site falls within the designated primary shopping frontage area, wherein Policy 27 of the Local Plan sets a threshold of no more than 25% of the sum total of street frontage to be for A2-A5 uses, which includes the flexible A3/A4 use proposed. This threshold is already exceeded, currently standing at 25.75%. Further permissions for change of use to non-A1 uses, such as that proposed in this application, risk harm being caused to the viability and vitality of the city centre and should therefore be refused.

Conclusion

Non-retail uses in the city centre already exceed the set threshold of 25% and further non-retail changes of use would harm the viability and vitality of the city centre. Whilst there are likely to be changes in the way the City Centre operates post COVID-19, the core of the primary shopping frontage area will need to be safeguarded to ensure the City remains able to provide a varied offering to visitors.

Recommendation: Objection. Non-retail uses in the city centre already exceed the 25% threshold and further non-retail changes of use would harm the viability and vitality of the city centre contrary to Policy 27 of the Local Plan.

Week 18 – 29 May 2020

CC/20/01017/FUL

Case Officer: Martin Mew

19 Highland Road Chichester PO19 5QX

1 no. dwelling and associated works.

Site and Proposal

The site forms the rear garden to the existing dwelling at 19 Highland Road. There is a varied form of housing character in the area; two storey properties to the south, on narrower plots, and two

storey properties to the east, within more spacious gardens. The predominant character immediately to the north and west is of single storey bungalows. There are a number of mature trees in the immediate vicinity which offer a verdant quality to this edge of urban setting, including two on the application site itself.

The proposal is to subdivide the existing plot to provide for a new dwelling to the north fronting 'The Lane'. The proposed dwelling is an alternative scheme to that refused by Chichester District Council in early 2019, to which the City Council Raised no objection, subject to the roof height being no higher than set out on the proposed plans. The proposals for the existing bungalow remain the same, it would be located approximately 1.5 metres from the new rear boundary and would retain space to the side (east) to form its outdoor private amenity space. However, the proposed dwelling has been reoriented in its plot, so as to present the gable end to the 'The Lane'. This allows for a large expanse of roof slope facing south, on half of which solar panels are proposed.

Private amenity space is afforded to the northern side and rear of the proposed property and first floor windows are predominantly proposed to the front (east) elevation, with no first floor windows on the rear elevation and only high level rooflight windows in the northern and south roof slopes.

Main Considerations

- Impact on neighbouring amenity
- Design and impact on the character of the area
- Impact on trees
- Impact upon highway safety and parking

The proposal would result in the loss of the rear garden to the existing property, however the existing side garden would adequately serve as its private amenity space.

The proposal would not have a detrimental impact on the amenities of properties to the north, south or east due to its position, orientation and fenestration. A distance of approximately 8m would be provided from the rear of the property to the side boundary of the neighbouring property to the west. Whilst this is less than the recommended distance in the design guidance Chichester District Council provides for residential extensions in the case of rear to side relationships, no first floor windows are proposed in this elevation, and therefore no overlooking would occur.

The proposal is of a scale appropriate to the immediately adjacent dwellings to the north, south and west and the revised proposals presents a lesser form and mass to the streetscene. The previous dormer windows have been removed.

The application is accompanied by tree plan which demonstrates that the important trees on the site can be appropriately safeguarded and retained.

WSCC Highways have commented on the proposals and do not raise any objection in principle. The proposals include sufficient space for off street parking and the development would not have a detrimental impact on highway safety or amenity.

Conclusion

The proposal would be acceptable in terms of impact on amenity, the character of the area, trees and highways.

Recommendation: No objection.

CC/20/01046/REM

Case Officer: Steve Harris

Land On The West Side Of Broyle Road Chichester West Sussex

All outstanding Reserved Matters for the erection of 50 dwellings with associated parking, landscaping, informal open space and associated works on Phase 5, Parcel F, pursuant to permission 14/04301/OUT.

Site and Proposal

The proposal is a reserved matters application for 50 dwellings within the West of Chichester strategic development site.

Main considerations

The principle of the proposal has already been approved through an outline planning permission and the proposals accord with the site masterplan.

As with the previous reserved matters applications for parcels of land on this site, the architectural design and appearance of the proposed dwellings does not reflect the local character. There is no provision for cycle lanes. Adequate parking is provided overall and triple parking which has featured on other parts of the wider site has been avoided. The required 30% affordable housing is provided.

A fabric first approach has been taken to sustainable construction, and further sustainability measures are offered in the form of solar panels on half of the properties, as orientation allows.

Conclusion

The development would provide much needed housing which could be made acceptable through some alterations such as additional provision for cycling and electric car charging, however the proposed dwellings are of generic design and appearance and do not reflect the character and quality of the surrounding area.

Recommendation: Objection. It is recognised that the housing is needed in the area, however it is disappointing that the design and appearance of the buildings is generic and is not high quality, locally influenced design. Cycle lanes should be provided across the development and electric car charging points should be provided for all properties.

Week 19 – 6 May 2020

CC/20/00970/FUL

Case Officer: Martin Mew

Prebendal School Playing Field, Avenue De Chartres Chichester PO19 1PX

Replacement and relocation of Pavilion.

Site and Proposal

The Playing Fields of The Prebendal School are located to the south of the City Walls, which are a Scheduled Ancient Monument. The current pavilion is a single storey (3.5m high), timber clad, flat roof building on a concrete slab, located to the south west of the River Lavant and the footpath that runs alongside it. The current pavilion was subject to fire damage in 2019 and requires replacement.

The proposal is to replace the existing 3.5m high, flat roofed pavilion with a pitched roof pavilion, 8.6 metres to ridge and 3.4m to eaves. The pavilion would also be relocated to the west, adjacent to the highway and to the south of the vehicular access.

Main Considerations

The main consideration relevant to this application is the impact on the setting of the Conservation Area and City Walls

Views across the Prebendal Playing Fields, from Avenue de Chartres are noted as important in the Chichester Conservation Area Character Appraisal, although the trees lining the northern boundary, with the River Lavant, provide an intervening backdrop to the site.

The current pavilion, whilst of no particular architectural merit, sits comfortably within the trees that line the River Lavant and, being only 3.5m high, is unobtrusive. Whilst the applicant for its replacement has stated that the steeply pitched roof design is a deliberate move toward a more 'traditional' building in the Conservation Area, it would be 3.5 times higher than the existing and would be located in a far more prominent position, closer to the public highway. The effect would be the introduction of an incongruous and jarring built form, on land which is recognised for its importance in providing the setting for the City Walls and wider Conservation Area.

It is recognised that the playing fields likely require a pavilion, but that this could have been more sensitively designed with a lower level, high quality modern approach to the building, and in a location which provides a backdrop to lessen the impact of any additional built form.

Conclusion

Whilst the proposal would provide an important function in supporting the use of the playing fields, the significant increase in height and relocation to a more prominent location would cause significant harm to the setting of the City Walls and Conservation Area.

Recommendation: Objection. The scale and location of the proposed pavilion would harm the character, appearance and openness of the area, and would adversely affect the setting of the City Walls and the Chichester Conservation Area.

Week 20

No committee items.