

**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION
COMMITTEE MEETING ON THURSDAY 17 SEPTEMBER 2020**

Week 33 – 12 August 2020

CC/20/01897/FUL - Case Officer: Vicki Baker

Mr & Mrs A Cunningham
Land To The Rear Of 24 And 22A Lavant Road Chichester West Sussex

Demolition of the existing dwelling at 22A Lavant Road and the construction of 4 no. dwellings and associated works.

Site and Proposal

The site is at 22a Lavant Road and includes a section of land to the rear of 24 Lavant Road, in the Summersdale area to the north of the city. The proposal is to demolish the existing detached dwelling and replace it with two semi-detached dwellings at the front, and 2 detached dwellings to the rear. A number of similar applications have been submitted for the site and then withdrawn or refused, including at appeal.

Main considerations

The proposed dwellings are attractively designed and propose to use local materials. Appropriately sized private gardens are proposed for each dwellings, and the proposal would contribute, albeit modestly, to housing need in the area.

However, the character of the area is predominantly large detached houses in spacious plots. The residents have identified a need to protect this character from applications proposing plot subdivision in the area, which erodes this special character. The proposed subdivision of the plot to include development in depth as well as the two narrower semi-detached properties to the frontage, together with the associated parking and other hardstanding, and the removal of trees and vegetation to facilitate the development, would harm the character of the area, and the development is not acceptable in this regard.

Recommendation: Objection due to the impact upon the character of the area.

Week 34 – 19 August 2020

No Committee items

Week 35 – 26 August 2020

No Committee items

Week 36 – 2 September 2020

No Committee items

Week 37 – 9 September 2020

No Committee items