

PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION  
COMMITTEE MEETING ON THURSDAY 10 DECEMBER 2020

WEEK 45 - 4 NOVEMBER 2020

CC/20/02698/ADV - Case Officer: Maria Tomlinson  
Sentry Self Storage  
11 Terminus Road Chichester PO19 8TX  
1 no. internally illuminated totem sign.

**Site and Proposal**

The site is a warehouse unit at the western end of Terminus Road Industrial Estate, adjacent to the new business centre. The proposal is for an internally illuminated, 4m high totem sign.

**Main Considerations**

The internally illuminated totem sign would have some impact on the character and appearance of the area, however the impact is not considered to be significant or harmful. This is a commercial and industrial area, with existing totem signs further east along the road, as well as flag advertisements. Illumination of the totem would be a new feature in the area, but would cause little harm, and there is considered to be insufficient justification for a refusal on this basis.

**Recommendation: No objection**

WEEK 46 – 11 NOVEMBER 2020

CC/20/02661/FUL - Case Officer: Vicki Baker  
Mr S Parris  
3 East Row Chichester PO19 1PD  
Change of use from hotel to flexible Class C1 hotel/boarding house or Class C3 single dwelling

**Site and Proposal**

The site is a grade II listed hotel within the conservation area close to the East Walls. East Row is a narrow, one-way street with little parking, although it is a sustainable location very close to the city centre with all its services and transport links. The proposal is for a flexible C1/C3 use allowing for either a hotel (as currently) or a private dwelling.

**Main Considerations**

The proposal would have little impact on the listed building itself or the conservation area, and no external changes are proposed; this is a change of use application only. The building is well suited to either a hotel or a residential use and has been both at various times in the past. There is no policy objection in respect of either use. There is a lack of parking, however this would not be exacerbated by the development as the property is already in hotel use, and in any case it is located in a very sustainable site, close to the city centre. There would be little impact as a result of the proposal and the development is therefore considered acceptable.

**Recommendation: No objection**

WEEK 47 – 18 NOVEMBER 2020

CC/20/02645/ADV - Case Officer: Jane Thatcher  
The Gym Ltd  
The Gym Portfield Way Chichester PO19 7YH  
1 no. illuminated totem Sign.

### **Site and Proposal**

The site is the former Lidl site, now a gym, at the corner of Portfield Way and Westhampnett Road. The proposal is for a 3m high internally illuminated totem sign at the vehicular entrance to the site.

### **Main Considerations**

As a gym, open late into the evening, there is justification for some illuminated signage. Cast lighting is generally preferred, however, the site already has advertisement consent for fascia signs which are internally illuminated, and therefore the type of illumination would be reflective of that already in the area. Lux levels would be high at 400. There is limited illumination of signs in this area, but where this has been permitted it does not generally exceed 300. The proposal is for a significant proportion of the large sign to be illuminated with white light, and this would appear very bright in context, potentially distracting drivers on the junction and road nearby. However, should lux levels be reduced to match those of the surrounding signage, the impact of the development would be acceptable.

**Recommendation: No objection should the lux be reduced to a maximum of 300, in line with the illuminated signage permitted at sites nearby.**

WEEK 48 – 25 NOVEMBER 2020

CC/20/02907/FUL - Case Officer: Vicki Baker  
Mr Fred Randall  
20 Sherborne Road Chichester PO19 3AA  
Demolition of existing dwelling and construction of two replacement one and a half storey detached dwellings.  
O.S. Grid Ref. 485090/105004  
To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJOBMZERIJU00>

### **Site and Proposal**

The site is a detached bungalow on Sherborne Road, which features at this point a mix of single storey, 1.5 storey and two storey dwellings. The proposal is to replace the dwelling with two detached 1.5 storey, 4-bed dwellings, each with a garden work/studio building.

### **Main Considerations**

The site is within an existing residential area. The existing bungalow is in a double wide plot, and the two proposed detached properties would provide plots and dwellings in keeping with the general scale and proportions of those surrounding them.

The design of the buildings is modern but simple, and would not harm the existing character which features a number of building designs, albeit predominantly in 1950s style. There would be no significant impact in terms of privacy or amenity as a result of the development. 3 parking spaces are provided within each plot.

**Recommendation: No objection subject to appropriate sustainability measures, such as solar panels and provision for electric car charging.**