



**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION  
WORKING GROUP VIRTUAL MEETING ON 19 AUGUST 2021 AT 2PM**

Week 28 – 14 July 2021

CC/21/02028/ADV and CC/21/02036/LBC - Case Officer: Alicia Snook  
75 North Street Chichester PO19 1LQ

ADV: 1 no. non-illuminated lettering applied to shop fascia and 1 no. non-illuminated white vinyl lettering, fitted to inside of entrance door.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVII1BERK6500>

LBC: White powder-coated aluminium stud lettering applied to shop fascia and white vinyl lettering, fitted to inside of entrance door.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVILKBERK6L00>

Key issues:

- The site is a listed building in the city centre conservation area.
- Powder coated aluminium lettering set forward of the fascia, contrary to the advertisement design guidance.
- Small vinyl lettering on the door would have little visual impact.

**Recommendation: Objection. The materials proposed do not comply with the advertisement design guidance and would harm the character and appearance of the listed building and conservation area. No objection should the application be amended to painted lettering on the fascia. Please also include the building number.**

CC/21/02085/ADV - Case Officer: Alicia Snook

Portfield Peugeot Garage Quarry Lane Chichester PO19 8NX

4no. internally illuminated fascia signs and 1no. internally illuminated double sided pylon sign.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVTJ9LERKF100>

Key issues

- Replacement of existing halo-illuminated building signage and externally illuminated totem sign with internally illuminated signage.
- Proposed totem is 6m x 1.5m, existing is externally illuminated and 5m x 1.3m.
- Proposed totem is internal illumination to the shield logo and lettering only, creating a similar effect to the adjacent Mazda totem of similar proportions.
- Little impact in context of surrounding development.

**Recommendation: No objection, however this is an important entrance into the city; lux levels should be reduced to a minimum and controlled by condition.**

Week 29 – 21 July 2021

### No committee items

Week 30 – 28 July 2021

CC/21/01786/FUL - Case Officer: William Price

Land At Royal Close Chichester West Sussex

Erection of 1 no. 2 storey dwelling, attached to existing flats 30-37 Royal Close.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QU69XXERJ5200>

Key issues

- 2 storey dwelling proposed, extending existing terrace.
- Would have a slight enclosing, urbanising effect on street scene, however this would reflect the surrounding development.
- Orientation of windows and internal layout ensure no harm to neighbouring amenity.
- No parking is offered but the block houses older residents whose car ownership is significantly lower than WSCC standards require.
- Little impact on the character of the conservation area.

**Recommendation: No objection.**

CC/21/01966/ADV - Case Officer: Maria Tomlinson

Buffer Bear Nursery Spitalfield Lane Chichester PO19 6SE

Erection of 1 no. int-illum main fascia sign, 1 no. int-illum secondary fascia sign, 1 no. int-illum double sided illuminated mini totem, 1 no. non-illum gate Sign, 2 no. non-illum car park post signs, 1 no. non-illum buggy park sign and 1 no. non-illum CCTV Sign.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QV5V6XERJWS00>

Key issues

- Internally illuminated signage proposed. Hospital/university setting, outside of conservation area or residential setting, limited visual impact with the exception of 2m illuminated totem.
- Replaces existing signage.

**Recommendation: Objection to the 2m internally illuminated totem sign due to the impact on the character of the area. No objection should this be omitted from the application.**

Week 31 – 4 August 2021

CC/21/02110/FUL - Case Officer: Martin Mew

Mr Peter Carver & Mrs Rachel Ritchie

23 Lavant Road Chichester PO19 5RA

Redevelopment of the site with creation of 5 no. flats and parking, landscaping and associated works. (Variation of condition 2 for permission CC/20/03226/FUL - amendments to rear roof slope to create a concealed roof terrace).

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVVMA2ERKH700>

## Key issues

- Variation of condition application to amend the approved plans, adding a second floor roof terrace.
- Two first floor roof terraces have already been approved.
- The proposed roof terrace creates an unattractive roof form and introduces second floor overlooking to the rear with significant impact on neighbouring privacy and amenity.

**Recommendation: Objection. The proposed roof terrace alterations would create an unattractive and incongruous roof form and would result in an increased sense of overbearing, overlooking and loss of privacy and amenity to neighbouring residents.**