



**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION
WORKING GROUP VIRTUAL MEETING ON 16 SEPTEMBER 2021 AT 2PM**

AMENDED PLANS

21/01354/FUL - 10 Lavant Road Chichester PO19 5RQ

Week 32 – 11 August 2021

CC/21/02094/FUL - Case Officer: Steve Harris

Wrenford Centre Terminus Road Chichester West Sussex

Demolition of all existing buildings and structures on site and development of the land to provide 4 no. industrial units in use class E(g)(iii)/B2/B8, with associated car parking, cycle parking and refuse stores.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVTV9AERKFS00>

Key issues

- Existing large building in industrial estate, poorly laid out for modern industrial use and in some disrepair. Proposed replacement with 4 modern workshop buildings, divided into a total of 19 units.
- Appearance, use and scale appropriate in context. Tree planting proposed to front.
- Improved sustainability with 10% over and above building regulations standard U-values.
- 38 parking spaces are proposed, including 8 with electric charging points. WSCC Highways confirm the transport assessment's conclusion that vehicle trips would likely reduce as a result of the proposal and the highways implications and parking are acceptable.

Recommendation: No objection. Please retain the existing hedge along the front boundary, in the interests of local ecology.

Week 33 – 18 August 2021

CC/21/02314/FUL - Case Officer: Maria Tomlinson

The Little Blue Door Ltd

1 Laburnum Grove Chichester PO19 7DL

Erection of single storey link side extension to children's nursery with accommodation within roofspace; alterations to existing vehicular access and parking arrangements.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QX0587ERLB900>

Key issues

- Site is an existing children's nursery with a parking area for 6 vehicles.
- Proposed is a two-storey building with a chalet bungalow appearance attached to the nursery by a glazed link. The extended nursery would result in the loss of 3 parking spaces and reduced outdoor play space, provision of which is already very limited.

- The design and appearance would not harm visual amenity within this conservation area but offers poor legibility in that the extension has the scale, design and appearance of a separate residential building.
- Parking and access in the street would be adversely affected and is already an issue at nursery pick up and drop off times as reported by residents. The extended nursery would employ an additional 4 full time staff (total 17) and 1 additional part time, and would add 131 sqm of floorspace for additional children.

Recommendation: Objection. The proposal to reduce the parking by 3 spaces while employing an additional 4 staff and adding an additional 131sqm of floorspace for additional children would result in unacceptable harm to neighbouring amenity, highway safety and parking. The proposal would reduce the already very limited outdoor play space such that it may no longer be sufficient to support the number of children enrolled.

Week 34 – 25 August 2021

No committee items

Week 35 – 1 September 2021

CC/21/02349/FUL - Case Officer: Sascha Haigh
 Chichester Rugby Football Club Sports Club Oaklands Park Wellington Road
 Extension of balcony with the addition of 2 no. access stairs and alterations to the building.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QX7WGYERLGT00>

Key issues

- Existing function room balcony proposed to be extended by 2m to provide additional width to external area with stairs to the northern and southern ends of the balcony.
- The balcony would remain in excess of 60m from the nearest dwellings, which are to the north, and there are a number of tall trees in the intervening space offering screening from the balcony which primarily overlooks the park to the west.
- The proposal would improve the appearance and functionality of the building, which is in a conservation area.
- Neighbouring amenity could be further protected by increasing the height and opacity of the balcony's northern balustrade.

Recommendation: No objection, however it is requested that consideration is given to a 2m opaque balustrade on the balcony's northern side in the interests of the privacy and amenity of residents to the north.