



**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION  
WORKING GROUP VIRTUAL MEETING ON 11 NOVEMBER 2021 AT 2PM**

Week 40 – 6 October 2021

CC/21/02880/ADV - Case Officer: Rebecca Perris & CC/21/02893/FUL - Case Officer:  
Sascha Haigh (week 41)

Mr James France

48 East Street Chichester PO19 1HX

New illuminated fascia signs to front and rear of building to replace existing.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R05HW2ERFYC00>

Shopfront resprayed with new paint.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R071EKERFZM00>

**Key issues:**

The response below was sent to Chichester District Council following comments from a number of members on the applications. It is recommended that this followed up with a confirmation of the objection as detailed in the recommendation below.

***HOLDING OBJECTION***

***There is significant concern over the potential impacts of the proposal on the character and appearance of the area and the historic building itself. An objection is therefore issued in respect of the application which will be discussed at the City Council's next planning meeting on 11 November, following which a further response will be sent.***

**Recommendation:**

**Objection for the following reasons:**

- The design, appearance, colours and materials of the fascia signage, as well as the proposed illumination would harm the character and appearance of the area.
- "Respraying" is not appropriate in the conservation area where hand painting is required in order to give a suitable finish and appearance.
- Excessive use of vinyl covering whole windows and doors would reduce interaction with the street and the perception of vitality.
- The light boxes and other whole window blocking advertisements are inappropriate and harm the character and appearance of the building and conservation area.
- Although the applications' descriptions relate to advertisements and respray of the shopfront, the plans show removal and replacement of the wooden shopfront; decorative timber upstands and some mullions are shown to be replaced with brick, harming the historic character and appearance of the building and surrounding conservation area.

## Agenda Item 5

- **It is requested that the red line application area is checked, as the plans appear to show works to the East Street frontage outside of the red line boundary.**

Week 41 – 13 October 2021

CC/21/02824/FUL & CC/21/02825/FUL (week 42) - Case Officer: Calum Thomas

Mr and Mrs Morris

Martins Farm Graylingwell Hospital College Lane Chichester

Replacement dwelling. Temporary mobile on-site accommodation for 2 years to facilitate works.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZTQ7UERFOP00>

Vehicular access driveway and timber gate.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZTQ8BERFOR00>

### Key issues:

- A similar application was approved previously with no objection by members.
- These applications amend the access to the property to take it from the front of the plot and align it towards the main frontage of the building, whereas the approved access is through the back garden to the rear elevation. The design of the property changes to reflect this with the (now single) garage accessed through the northern frontage rather than the south, and the entrance door moved from the east elevation to the north.
- The proposal retains a similar character and appearance as previously approved, with re-used materials ensuring an attractive appearance appropriate in context.

**Recommendation: No objection subject to the comments of WSCC Highways on the revised access point.**

CC/21/02885/FUL & CC/21/02886/LBC - Case Officer: Rebecca Perris

Ms Josephine Henty

White House Farm & Barn Old Broyle Road West Broyle Chichester

Proposed internal/external alterations to farmhouse. Change use of former agricultural barn to separate dwelling to include rear extension, and associated works. New detached car garage and bin/log store. Hard/soft landscaping to garden.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R06OWDERFYK00>

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R06OWFERFYL00>

### Key issues:

- Proposed separation of listed barn from farmhouse to form 2 separate dwellings.
- Scale of plot and proximity of major housing development support residential use.
- Suitable access and parking.
- Sympathetic upgrading proposed to both buildings with existing character and appearance largely retained.
- Modest single storey extension to barn for the living room of the 2-bed dwelling is proposed to match existing building in style and materials.
- Limited structural changes to the farmhouse; single skin sun room to have cavity walls and new crittal window and doors, wall removal to bring boiler room into utility, and removal of wall to combine existing cupboard and toilet into shower room.
- The development would facilitate the appropriate use of both buildings and bring them into an attractive, usable state, enhancing their character and appearance.

## Agenda Item 5

- Design, scale and distance from surrounding development ensures no significant adverse impact on neighbouring amenity.

### **Recommendation: No objection**

Week 42 – 20 October 2021

CC/21/02894/FUL - Case Officer: Rebecca Perris

Mr & Mrs Street

4 Brandy Hole Lane Chichester PO19 5RJ

Proposal of replacement dwelling, garage and garden room, new access with entrance gates and piers to the front and a swimming pool to the rear.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0747HERFZS00>

### **Key issues**

- Replacement of existing 2 storey dwelling with roof space accommodation with a similar scale 2 storey dwelling with roof space accommodation, garage to front, garden room and pool to rear.
- The application would bring the dwelling forward within the plot in line with its neighbours either side, and would sit across the site rather than along the side of it, creating a more private rear garden and functional front garden with additional parking.
- The design and appearance are attractive and suitable in context and the site is surrounded by mature vegetation, lending screening to the development.

The proposal would have little additional impact over and above that of the existing dwelling, except with respect to the first floor balcony. However, given the distance, orientation and intervening screening, the impact is not considered unacceptable, subject to the addition of a privacy screen along the eastern side

**Recommendation: No objection, however consideration should be given to the addition of a privacy screen along the eastern side of the roof terrace to protect neighbouring amenity.**

Week 43 – 27 October 2021

CC/21/02951/FUL - Case Officer: Rebecca Perris

Mr & Mrs Church

The Haven Chestnut Avenue Chichester PO19 5QE

Replacement dwelling and associated works.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0JYNKERG9U00>

### **Key issues:**

- The existing dwelling is a bungalow, uncharacteristically small for the area. The proposed replacement is a 2 storey dwelling with roof space accommodation, in keeping with the scale, character and appearance of its surroundings.
- The proposal follows the approximate building line of the neighbouring plots.
- Single storey garden room to rear of plot.
- The proposal would not harm neighbouring privacy or amenity.

**Recommendation: No objection.**