



CHICHESTER CITY COUNCIL

PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION WORKING GROUP VIRTUAL MEETING ON 3 FEBRUARY 2022 AT 2PM

Weeks1-2

No committee items

Week 3

CC/22/00033/FUL - Case Officer: Calum Thomas

Elberry Properties Ltd

10 Lavant Road Chichester West Sussex PO19 5RQ

Demolition of 3 no. flats and associated garages and erection of 6 no. flats and 1 no. 3-bed dwelling and associated works. (Variation of condition 2 of permission CC/20/03342/FUL - amendments to include roof lanterns, roof lights and mezzanine levels within the approved roof space).

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5CL9ZERJUB00>

Key issues

- There is a significant history of applications and variations for the development of a block of flats and separate dwelling on this site. Most recently, under reference CC/20/03342/FUL, a further floor among other alterations was applied for, which the City Council objected to. Amended plans were then submitted altering the roof and omitting the additional floor, resolving the City's objection. Subsequently that application was approved.
- This variation of condition application proposes further changes to the layout of the approved apartment building, providing additional living space with a further floor again proposed, now as a mezzanine, and associated fenestration alterations.
- A key principle of the planning system is to approve development unless it causes harm to matters of public interest. Impact (whether harm or benefit) is easier to identify from a single big change, and more difficult to pinpoint within a long process of repeated small, incremental changes. Nevertheless, there is a limit to the level of development and occupation which the proposal site can comfortably provide without harm to the proposed and surrounding residents. The increased development, living space, occupation and activity on the site, together with the reduced ratio of outdoor amenity space, would harm the amenity of the proposed and surrounding residents and would detrimentally impact the existing special local character as a low density, edge of settlement area. It is therefore considered that the limit of development which this site can adequately provide for without harm is exceeded by the proposal.

Recommendation: Objection as the additional living space, the consequent levels of activity and intensity of use of the site and the ratio of living space to outdoor amenity space would harm the existing special character of this low density, sylvan, edge of settlement area.

Week 4

No committee items