



## **PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION WORKING GROUP VIRTUAL MEETING ON 31 MARCH 2022 AT 2PM**

### Week 8

CC/21/03657/FUL - Case Officer: Joanne Prichard  
Solent Wholesale Carpets Co. Ltd  
Solent Wholesale Carpet Company Limited Barnfield Drive Chichester PO19 6UX  
Construction of a new extension to the existing building.  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4H3CEERJ7Y00>

#### Key issues

- The site is on the boundary between the Barnfield Drive commercial area and the adjacent residential area.
- The application would extend the warehouse the full length of its western flank, towards the residential properties facing it in The Pitcroft. The extension features a flat roof and otherwise reflects the existing building in terms of design and appearance.
- Currently the building is set back approximately 20m from the fence line, behind a bund and a line of trees. Consequently, the road has an open character, further contributed to by a grass verge of approximately 8m in front to the fence, which would be retained following the proposed development.
- The 11.2m wide extension, which would exceed 90m in length and 9m in height, would have an urbanising and enclosing effect. A landscaping corridor and walkway of approximately 8m total width would be retained behind the fence line, with significant tree planting offered to mitigate the impact.

Recommendation: Objection. The scale of the extension and its proximity to the facing residential properties would have an enclosing and urbanising impact on the area's green and open suburban character which would not be sufficiently mitigated by the remaining landscaping area.

### Week 9

CC/22/00158/FUL - Case Officer: Rebecca Perris  
4-5 Market Road Chichester PO19 1JW  
Erection of a part two storey, part single storey rear extension following the demolition of the existing part two storey, part single storey rear projection to create an enlarged drinking establishment with expanded food provision, including an enclosed first floor external terrace area. Alterations to existing facades.  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R681NMERKC600>

#### Key issues

- The application site is an existing pub which has fallen out of use in recent years.
- The proposal would extend the building to the rear providing more internal ground floor space and a large first floor terrace.
- The proposal would facilitate the return of the disused building to economic use, contributing to the local evening economy.

- There is a residential building close to the rear of the site. There is some level of expectation of urban noise for a residential dwelling within a city centre and adjacent to a public house, however, the property is particularly close at approximately 15m at the nearest point from the proposed terrace.
- A noise survey is provided and concludes that use of the terrace would not increase noise levels over ambient city levels which are significant in this area particularly in the evenings. However, the applicant proposes a 2m high noise absorbing green wall around the terrace to ensure noise levels remain acceptable.

Recommendation: No objection subject to the comments of the Environmental Health officer regarding appropriate controls relating to times of use and noise levels.

Developers should explore all opportunities for sustainable development and carbon neutrality, including a high level of insulation as well technologies such as solar panels, ground or air source heat pumps and electric car charging points, as well as water conservation measures, where appropriate. In the interests of local ecology as well as the wider environment, trees and hedges should be retained if possible. Where these are removed, replacement planting should be carried out, with a biodiversity net gain achieved where possible.

Weeks 10-11

No committee items.