



## CHICHESTER CITY COUNCIL

### PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION WORKING GROUP VIRTUAL MEETING ON 28 APRIL 2022 AT 2PM

#### Week 12

CC/21/03537/FUL - Case Officer: Maria Tomlinson

Mr Lawrence Bennett

11 Ettrick Road Chichester PO19 7DU

Erection of bungalow.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3T0M2ERIP300>

#### Key issues

- Proposed replacement dwelling; a chalet bungalow with first floor in the roof space.
- Ettrick Road contains a mix of 2, 1.5 and single storey dwellings. The dwelling to the west is a chalet bungalow, those further west are two storey. To the east are single storey bungalows.
- The footprint is similar to a previous permission to extend to the side and rear, and the proposal retains a flat roofed rear element. However, it is proposed to replace the hipped roof with a gable featuring front and rear dormers to accommodate four bedrooms and a bathroom. The ridge height remains in line with the existing and neighbouring properties.
- The form would no longer match the adjacent hipped roof bungalows, however the wider character of the area would not be significantly affected as a variety of house styles are present in the immediate vicinity.
- Although the bulk of the building would be increased, the impacts would not be so significant as to justify refusal as a result given the distances and relationships of the proposed buildings with its neighbours, which remain acceptable within the surrounding city context.
- Three parking spaces are proposed.
- There is a presumption in favour of sustainable development. Landowners have the right to develop their land unless the planning authority considers that the development would cause such harm to matters of public interest that refusal is necessary for the greater good. This is not considered to be the case with this application.

#### **Recommendation: No objection**

CC/22/00426/FUL and CC/22/00427/LBC - Case Officer: Rebecca Perris

Mr Enzo Macari

Unit 4 The Buttermarket North Street Chichester West Sussex

Additional area to shop front to increase size of unit 4, the Buttermarket.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7HQ9HERL9100>

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7HQ9IERL9200>

#### Key issues

- The Buttermarket is an attractive and prominent historic listed building. However, its internal layout as a number of individual shops is a modern alteration. The CCAAC have advised they have no objection to the proposal.
- The proposal is to bring forward the entrance of unit 4 flush with its front boundary; it is currently inset resulting in reduced space within the unit itself.

- The unit's frontage would remain of similar appearance in its new position and the impacts of the proposal would be minimal.

**Recommendation: No objection.**

CC/22/00624/DOM and CC/22/00432/DOM - Case Officer: Sascha Haigh

Mr B Ragless

3 York Road Chichester West Sussex PO19 7TJ

Demolition of existing single storey areas and detached outbuilding. Replacement two storey side and single storey rear extensions, and associated alterations.

[https://publicaccess.chichester.gov.uk/online-](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8MTHBERM4Y00)

[applications/applicationDetails.do?activeTab=summary&keyVal=R8MTHBERM4Y00](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8MTHBERM4Y00)

New vehicular crossover including widening existing opening in front boundary wall. Formation of permeable off-street parking area.

[https://publicaccess.chichester.gov.uk/online-](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7I4BFERL9Y00)

[applications/applicationDetails.do?activeTab=summary&keyVal=R7I4BFERL9Y00](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7I4BFERL9Y00)

Requested by Cllr Sharp

Key issues

- The applications relate to a two-storey extension and vehicular access through removal of a section of boundary wall within a conservation area.
- The Planning Authority has a duty to ensure that the character and appearance of the conservation area would be preserved or enhanced by development it permits therein.
- Vehicular access features in a number of the surrounding plots. The boundary walls which remain vary in style and height, some have been removed altogether. Partial retention of the wall and rebuilding the piers on either side of the widened opening would preserve the character of the area to some degree whilst providing additional parking which is lacking in this location.
- The proposed two-storey extension results in a symmetrical building with a double-pitched roof and a side porch on each half of the dwelling. The design reflects the appearance of some of the surrounding semi-detached properties, however it is contrary to the urban design principle of legibility, as the dwelling would be read as a semi-detached pair.

**Recommendation: Objection. The proposal would result in a building which lacks legibility and appears as a semi-detached pair. The proposal would therefore harm the character and appearance of the conservation area.**

**No objection to the proposed access alterations.**

**Week 13**

CC/22/00291/REM - Case Officer: Jeremy Bushell

Mr Peter Hodgson

Phase 2 Of The Westhampnett/North East Chichester SDL Land North East Of Graylingwell Park Chichester West Sussex

Application under Section 73 for minor material amendments to reserved matters approval

CC/19/03191/REM for a residential development comprising up to 200 no. dwellings including an

element of affordable housing, associated landscaping and open space, Lavant Valley Linear

Greenspace, surface water attenuation and ancillary works and vehicular access from the area

known as 'Phase 4 of the Graylingwell Park development permission CC/16/03791/OUT at Phase 2

of the Westhampnett/North East Chichester SDL, Land North East of Graylingwell Park, Chichester.

**Variation of condition 1 (approved plans) in order to enable the previously approved positions of the allotments and play areas to be swapped.**

[https://publicaccess.chichester.gov.uk/online-](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R6VS5UERKS500)

[applications/applicationDetails.do?activeTab=summary&keyVal=R6VS5UERKS500](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R6VS5UERKS500)

## Key issues

- The applicant advises a technical issue relating to drainage necessitates swapping the southernmost allotment area for the adjacent play area.
- The size and functionality of both areas will be retained.
- This represents an improvement in layout in that the linear park will now flow into the public play area, instead of abruptly stopping at semi-private, securely fenced allotments. These will now be accommodated between the pump house building and the pavilion building. However, it does mean that pavilion users will need to cross the road to the play area.

**Recommendation: No objection.**

CC/22/00308/FUL - Case Officer: Calum Thomas

Chichester Festival Theatre

Chichester Festival Theatre Broyle Road Chichester West Sussex

Bandstand for use between April and September to provide a multi-use space.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R6XWNZERKTX00>

## Key issues

- A summer (April-September annually) multi-use “temporary” structure is proposed to be placed between the theatre building and the nearby group of trees to its north. This provides screening from the park and the nearest dwellings which are a significant distance from the site.
- The tent structure would have a 10m wide hexagonal wooden decking-style floor and a white PVC outer covering. The height would be 4.5m.
- The structure is proposed to be erected on site annually from mid-April to mid-September each year. A similar scheme has been in place successfully for the last 5 years and the use is now proposed indefinitely.
- There would be an economic and social benefit, and little impact on park users, surrounding residents or on the conservation area.

**Recommendation: No objection.**

## Week 14

CC/22/00160/FUL - Case Officer: Maria Tomlinson

Julia Potter

Land At Royal Close Chichester West Sussex

Construction of 1 no. two-bedroom flat with storage area and undercroft (block H).

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R69A8HERKCH00>

## Key issues

- A two-bedroom flat is proposed over a storage room (eg for mobility scooters and similar) and drive-under access to the car park. The flat building would be attached to an existing building within the housing complex for older people.
- The wider site provides adequate parking and a communal garden.
- The design and appearance of the building is in keeping with the rest of the development.
- The proposal would have little visual or amenity impact, given its scale, siting and design and would not harm the character or appearance of the conservation area.

**Recommendation: No objection.**

CC/22/00831/TPA - Case Officer: Henry Whitby  
Lord John Egremont  
9 Wall Cottage Drive Chichester West Sussex PO19 1QQ  
Fell 1 no. Copper Beech tree (T1) subject to CC/10/00117/TPO.  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9IA1HER0ZU00>  
Requested by Cllr Gaskin

#### Key Issues

- Tree felling application for a TPO tree in a conservation area.
- Specialist report confirms advanced decay, the tree cannot be retained. The tree will begin to pose a safety hazard if not felled.
- Chichester Society also confirms the tree has advanced decay.

**Recommendation: No objection.**

#### Week 15

CC/22/00849/FUL - Case Officer: Louise Brace  
Ms Tilly Whishaw  
Bridge At Lavant View Chichester West Sussex  
Replacement bridge.  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9K6YUERMU100>

#### Key issues

- Bridge to be replaced with upgraded specification bridge.
- Permission required as the applicant is a housing developer rather than WSCC who would have permitted development rights to do the necessary works.
- This application is likely to depend on technical requirements, however if members are aware of any relevant local issues, they may wish to offer comment on these.

**Recommendation: No objection.**

#### Appeal Decision: 11 April 2022

Appeal Ref: APP/L3815/W/21/3284653  
Field South Of Raughmere Drive, Lavant West Sussex, PO18 0AB

- The appeal is made by Berkeley Strategic Land Ltd against the decision of Chichester District Council.
- The application Ref LV/20/02675/OUTEIA, dated 16 October 2020, was refused by notice dated 16 July 2021.
- The development proposed is an outline application with all matters reserved (except for access) for the development of 140 dwellings, public open space, landscaping, parking and associated works.

The inspector identified the main issues as follows and found against the appellant in each case:

- Whether the Council can demonstrate a five-year housing land supply;
- The effect of the development on the character and appearance of the area, including the setting of the South Downs National Park (SDNP) and the gap between Chichester and Lavant;
- Whether the proposal would provide satisfactory living conditions for occupiers of the development, with particular regard to road traffic noise and noise associated with the operation of the Goodwood Aerodrome and the Goodwood Motor Circuit.

The appeal was dismissed.