



Chichester City Council

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 10 NOVEMBER 2022 AT 2PM

Week 40

CC/22/02382/FUL

Case Officer: Martin Mew
NorthStar 1 Ltd
23 Lavant Road Chichester West Sussex PO19 5RA

Redevelopment of the site with creation of 5 no. flats and parking, landscaping and associated works. (Variation of condition 2 of permission 20/03226/FUL - retrospective alteration to entrance gates, landscaping, site layout fenestration alterations, grey timber detailing, additional roof light and alteration to balcony).

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RILPKTERLM800>

Key issues:

- The application proposes (partly retrospective) changes to the approved scheme which aimed to integrate the new apartment building into the special character of Lavant Road, giving the appearance of a large, mock Tudor style, family home.
- The window in the top floor gable would be replaced with full width glazing between the adjusted Tudor style beams. This is not in keeping with the design of the building itself or the character of the surrounding area and would appear incongruous.
- The painted wooden porch matching the Tudor design would be replaced by a cast iron porch.
- The timber, approved to be painted black, as is traditional, are proposed to be painted grey.
- The ground floor flat, with direct access to a garden to the rear, is proposed to be 2-bed (rather than 3, as approved), and new double doors are proposed to access the side of the property from the main bedroom, close to the bin store. This may present a security issue. The proximity to the neighbour risks their amenity being affected.
- A new third bedroom is proposed in the second floor flat, which has limited space for a three-bed property and no access to a garden or balcony, with consequent concern to the residential amenity of future occupants. A study would also be added within the formerly open space kitchen lounge area. A utility area and bathroom would be extended into the rear roof spaces. Consequently, additional rooflight windows are proposed on the side elevations, further eroding the character of the building itself and the local area.
- The rear garden is proposed to be laid to lawn, with three trees removed and the wildflower meadow no longer provided, to the detriment of local ecology and biodiversity.
- An extensive external lighting system is proposed to all elevations and the front gate pillars, which would harm the character and amenity of the area, having a significantly urbanising effect.
- The drainage pipes to the rear elevation which served an unauthorised balcony (now removed) are proposed to be retained, giving an unfinished and poor quality appearance to the building.
- The height and design of the front gates would change from 1.5m with an open top design to approx. 2m closed boarded style gates, preventing any natural surveillance of and interaction with the street, contrary to good urban design principles and to the significant detriment of the street's existing special character.

Recommendation: Objection for the following reasons: (as listed above).

Week 41

CC/22/02401/FUL

Case Officer: Kayleigh Taylor
1 Whyke Lane Chichester West Sussex PO19 7UR

Demolition of the Christian Science Society church, erection of a part two, part two and a half and part three storey building (including an undercroft) to accommodate a community facility (Use Class F1), 16 no. sheltered apartments (Use Class C3), communal facilities and associated access, car parking and landscaping.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RIO3BGERLP100>

Key issues:

- The application proposes replacing the single storey Christian Science community building with a three-storey apartment building offering 16 retirement apartments, common room and parking.
- 12 two-bed apartments and 4 one-bed apartments are proposed.
- The site is within flood zone 3.
- The site is within the conservation area and partly forms the adjoining amphitheatre, a Scheduled Ancient Monument.
- The site's existing boundary treatment, a 1m high chain link fence, maintains an open character. The proposed fencing and hedging would create a much stronger visual and physical boundary across the ancient monument site. Historic England raises concerns in this regard.
- Policy 38 of the Local Plan states that the loss of a community facility is only acceptable if all three of the following conditions are met: There is no longer a demand for the facility, as proven by evidence of the appropriate period of suitable marketing without interest, the replacement development should provide a community use, and new or replacement community use provision must be provided at a suitable location. The applicant does not satisfy these three criteria. Marketing evidence is not provided, the proposal is not a community use, and the existing site occupiers renting or purchasing an existing community facility elsewhere does not constitute the developer providing a new replacement facility elsewhere
- The ground floor of the building offers a small communal room, bike, buggy and bin storage, and a parking area for 14 cars (with 4 spaces outside of the building, 2 of which are disabled accessible).
- The remainder of the ground floor is predominantly unused void to level the first floor due to undulating site levels, the site being within the borrow pit for the amphitheatre. These voids result in dead frontage across most of the building, lacking in interaction and natural surveillance, which are key urban design requirements. The development is therefore contrary to Policy 33 of the Local Plan which states that new residential development must be of high quality design and should "promote public safety and deter crime and disorder through careful layout, design and the use of Secured by Design principles and standards".
- The bulk of the building is softened by varying roof forms, materials, and articulation but the scale of the three-storey building remains substantial and would impact the character of the area.
- The wide variety of materials proposed include flint panelling and wooden cladding as well as painted render and brick, which may not result in a high quality, cohesive appearance, appropriate for the conservation area where development is required to "preserve or enhance" the character and appearance of the area.
- The building impinges on the root protection area of a TPO tree.

Recommendation: Objection. The proposal removes a community use building without appropriate replacement or justification, contrary to Policy 38 of the Local Plan. The design includes dead frontage across most of the building and undercroft parking contrary to point 7 and others within Policy 33. The scale, bulk and busy design of the building, including the proposed mix of materials, would harm the character and appearance of the conservation area.

It is noted that the developer proposes to permanently remove agricultural land from active food productivity in order to provide nitrate mitigation. The City Council reiterates that this is an inappropriate and unsustainable approach. Food production must be allowed to continue in order to ensure the population, including the occupants of the developments, can be fed.

Week 42

CC/22/02298/FUL

Case Officer: Martin Mew
22A Lavant Road Chichester West Sussex PO19 5RG

Demolition of the existing dwelling and construction of 4 no. dwellings and associated works including new access, garages and lean to extension to plot 2 (amendments to schemes LA Ref: CC/20/01897/FUL and CC/22/00017/FUL).

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHUGDSERL3300>

Key issues:

- The proposal is for a modest, single storey, lean-to style extension and garage to plot 2, a separate access to serve plot 2, and a car port to the front of plot 2 which would serve plot 1.
- The proposed extensions are small scale, single storey and would have little impact.
- The proposed additional access would impact the character of the area, in which large, detached family homes on generous plots predominate, as it the building would be more visible as a semi-detached pair.
- The proposed access would involve the removal of part of the hedge across the frontage. Driver visibility would be impeded by the hedge and tree to plot 1, which may lead to pressure for its removal, as well as potentially resulting in difficult or unsafe egress from the property.
- The proposed car port, replacing a small bike shed, would further impact the character of the area, due to an increase in built form forward of the building line. The character of the area is vulnerable in this regard because there are examples of similar development nearby; these are currently the exception rather than a characteristic feature, but further examples must be resisted if the current attractive character is to be preserved.

Recommendation: Objection in respect of the car port and new access for the following reasons:

- The proposed additional access would impact the character of the area, in which large, detached family homes on generous plots predominate, as it the building would be more visible as a semi-detached pair.
- The proposed access would involve the removal of part of the hedge across the frontage. Driver visibility would be impeded by the hedge and tree to plot 1, which may lead to pressure for its removal, as well as potentially resulting in difficult or unsafe egress from the property.
- The proposed car port would further impact the character of the area, due to an increase in built form forward of the building line. The character of the area is vulnerable in this regard because there are examples of similar development nearby; these are currently the exception rather than a characteristic feature, but further examples must be resisted if the current attractive character is to be preserved.

No objection in respect of the proposed garage and lean-to extensions.

Week 43

No committee items.