



Chichester City Council

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 15 DECEMBER 2022 AT 2PM

Week 44

No committee items.

Week 45

CC/22/02461/FUL

Case Officer: Sascha Haigh
3 York Road Chichester PO19 7TJ

Demolition of existing single storey side and rear extensions, demolition of detached outbuilding, new side and rear extensions, various alterations, and subdivision to form 2 no. two-bedroom cottages. Removal of part of front boundary wall and formation of off-street parking. Formation of new vehicular crossover and installation of new drop kerb.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJ0NSIERLY600>

Key issues:

- The site is an existing part one- part two-storey dwelling within the Conservation Area.
- The proposal is to replace the dwelling with a two-storey pair of 2-bed semi-detached dwellings.
- Under ref 22/00624/DOM, permission was granted for development of very similar external appearance, replacing the single storey side of the dwelling with a two-storey extension. As a fallback position, this permission could still be implemented.
- The proposal represents an improvement over the approved enlarged single storey dwelling, as the design is more in keeping with surrounding dwellings, being an attractive, symmetric pair of semi-detached dwellings with good legibility as such. The proposal would preserve or enhance the character and appearance of the conservation area.
- The site is within the settlement policy boundary and there are no policy objections to the proposal.
- There would be little amenity impact over the existing and approved development.
- A parking space with electric charging provision would be provided for each dwelling.

Recommendation: No objection subject to a condition requiring approval of materials and finishes to ensure the development would preserve or enhance the character and appearance of the conservation area.

Week 46

CC/22/02521/FUL

Case Officer: Martin Mew
St Pancras Church _ 1-2 St Pancras St Pancras Chichester West Sussex

AGENDA ITEM 4

Replacement single storey rear extension. Two storey rear extension to 1-2 St Pancras with 2 bedroom residential apartment at second floor level and change of use of existing ground and first floor retail / office unit to class E: commercial, business and service and F1(f). Facade and access alterations to front elevation of 1-2 St Pancras. Installation of photovoltaic array.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJBKWLERM6J00>

Key issues:

- A one- and two-storey extension is proposed to the rear of 1-2 St Pancras. The extension rear of the church would provide a large reception area allowing for an open plan area within the church following removal of part of an internal wall, a hall and rooftop garden “for quiet reflection” overlooking the square would also be provided. A new two-bed flat is proposed on the second floor. External alterations to the building frontage including new balconies and fenestration changes are also proposed.
- A change of use of the ground and first floor retail and office unit to “class E” is included in the development description for completeness but does not technically constitute a change of use, since these uses were effectively re-classified as class E under recent changes to the Use Classes Order.
- The church building is grade II listed and dates to approximately 1750. Comment should be sought from the Conservation Officer regarding the impact of the proposed internal alterations and of the single storey rear extension which would obscure an existing single storey extension to the church.
- The rear extension is of high quality architectural design and would improve the appearance of the existing office and residential building and its extensive external fire escape staircases.
- The single storey element features an extensive glass frontage and a curved roof upon which a sunken garden is provided for church use.
- The two-storey element features a green wall and rooftop solar panels.
- The elevation changes improve both the appearance and the function of the existing retail/office building, contributing to the character and appearance of the conservation area.
- Little harm to amenity is likely given the existing and proposed uses, and the surrounding context. The risk of harm to neighbouring amenity from the use of the garden is limited; given that the use will be by the church, it can be controlled with a suitable condition.

Recommendation: No objection subject to the comments of the Conservation Officer. It is recommended that a suitable condition is applied controlling the use of the rooftop garden in order to protect the amenity of the surrounding residents.

Week 47

CC/22/02684/REM

Case Officer: Joanne Prichard
Havenstoke Park Blomfield Drive Graylingwell Park Chichester

An application for approval of all reserved matters pursuant to conditions 1 and 8 of the identified Graylingwell outline masterplan approval concerning, access, scale, layout, landscaping and all other development detail relating to the construction of car parking area for temporary event parking on land within Havenstoke Park, Graylingwell Park.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKB8APERMXN00>

Key issues:

- This is a reserved matters application for a car park, the principle of which was established at outline stage. However, it remains to determine the acceptability of the proposed Access, Scale, Landscaping, Layout and Appearance.
- The site is within the conservation area and is on Havenstoke Park itself. Significant physical development is proposed across an extensive area of parkland, which would be grass-creted over

AGENDA ITEM 4

and fenced off. This would cause significant harm to the character and appearance of the area as well as permanently removing its function as public open space.

- The applicant describes the 2018 revised masterplan as having included an “*updated approach to the provision of CCDT assets to ensure the trust could benefit from a viable, long-term business plan*”. Under this revision, the proposed car park as well as other assets were transferred to the CCDT.
- The applicant describes the proposed car park as “*to be used on an adhoc basis by the CCDT to support events and use of nearby CCDT community assets, such as the Havenstoke Park sports pitches, the community use of the Pavilion, the 3 Chapel and any occasional external events that may take place on Chapel green*”.
- The proposed car park, which would necessitate a very significant land take from the existing, well used public open space, would be engineered using grass-crete, fenced off from the remaining park and would be served by removable bollards, controlled by the CCDT. The car park would therefore not be open for general, daily use by the community, and would be excessive in size and over-engineered for its stated occasional purpose, with disproportionate impacts on the local community and their enjoyment of this important local park, as well as on local ecological interests.
- A car park for ad-hoc event use as described would require a gated access into the park and a “change of use” permission for a set area of grass. This would allow the local community unfettered use of their important local green open space for the majority of the year, whilst enabling occasional event parking on a casual basis when necessary, with the physical development, engineering and destruction of ecological interests vastly reduced and much more proportionate to the proposed use.

Recommendation: Objection (as set out above).

Week 48

CC/22/02807/REM

Case Officer: Joanne Prichard

Phase 8, Chapel Green Blomfield Drive Graylingwell Park Chichester

Approval of reserved matters concerning phase 8 Chapel Green regarding development detail for 36 no. new homes, parking, estate roads, landscaping and all other matters pursuant to outline planning permission CC/14/01018/OUT.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKZGKCERFIL00>

Key issues:

- This is a Reserved Matters application for phase 8 of Graylingwell, comprising 36 dwellings.
- The site is within the Conservation Area.
- 36 dwellings comprise: 6 2-bed affordable flats, 19 2-bed and 2 1-bed private flats, 9 private 3-bed houses.
- The Access, Scale, Appearance, Layout and Landscaping largely reflect the approved Masterplan. The houses are two-storey rather than 3, and three are east-facing rather than south, proving active frontage and natural surveillance along the eastern boundary of the site.
- Design and materials relate to the surrounding character.
- The existing trees on Chapel Green are retained and additional tree and shrub planting is proposed. Foot and cycle paths are provided and there is no vehicular access across the green itself.
- Parking spaces are adequately provided with 2 for each house, 1 for each flat, plus 8 visitor spaces and 21 other (including CCDT spaces).

Recommendation: No objection.