



**PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE
MEETING ON 30 MARCH 2023 AT 2PM**

Week 8

CC/22/02731/FUL - Case Officer: Vicki Baker

Southgate Pavilion Deanery Close Chichester West Sussex

Retrospective application for change of use from A5 (hot food takeaway) to Suis Generis (to sell alcohol for consumption on the premises and takeaway) and erection of 2 no. pergolas to north and south elevations of existing pavilion, with proposed green/living roof and partial canvas covering.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKPV47ERMZ000>

Key issues:

- The site was formerly a café and sits within Southgate car park, adjacent to the Prebendal field.
- This is a retrospective application for two timber pergola frames attached to the building over the outdoor seating area, with removable canvas and clear vinyl coverings and small area of green roof. The application also covers the change of use necessitated by recent changes to the Use Classes Order, from A5 café/takeaway to "sui generis" to allow the sale of alcohol. (Members may recall that under the previous Use Class Order, this would have been a permitted change to A3 use).
- The site is within the city centre conservation area. The proposed pergolas would be visually appropriate, enhancing the use and appearance of the area. Views from the field are limited due to distance and mature vegetation.
- The proposed use is appropriate for the city centre location, where it would contribute to the vitality and viability of the city centre and its evening economy, and any potential amenity impacts would be limited by the siting.
- Opening hours are proposed to change from the existing 7.30-22.30 (closed on Sundays) to 12.00-23.00 (12-18.00 on Sundays, closed Mon & Tues).
- The operational statement confirms only recorded music will be played on speakers inside the building at background levels. No music will be played outside the building or outside of operating hours. No entertainment or live music will take place; the compact size of the venue would likely preclude this in any case.

Recommendation: No objection subject to appropriate control of operating hours by condition.

CC/22/03202/FUL - Case Officer: Rebecca Perris

2 The Gardens College Lane Chichester West Sussex

Construction of building for student accommodation.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNALHEERHAB00>

Key issues:

- The application is for a detached, 8-bed dwelling for student accommodation within the plot of an existing house (also used for students) inside the settlement boundary.
- The site is within the conservation area.
- The site is on the western side of College Lane, within the existing cluster of buildings surrounding the entrance to the University. The siting of the proposal is therefore appropriate, and would not significantly impact the character of the area. It would also be well sited to serve the significant need for student accommodation in the city.

- The scale and design of the dwelling is reasonably reflective of the surrounding development. The proposed brick and clay tile are suitable in context, as are the overhanging eaves, the arched headers over the windows and doors, and the proposed tile hanging to the sides and rear, which reflect the adjacent building.
- This area is covered by an article 4 direction removing permitted development rights for UPVC in an attempt to retain the character of the conservation area, therefore a materials condition should be imposed to ensure the windows and doors are suitable, and not UPVC.
- All 8 bedrooms are ensuite, single bedrooms, with five on the first floor and three on the ground floor alongside an open plan kitchen-lounge-diner.
- The size and layout of the plot would allow both the existing and proposed dwelling to retain a reasonably sized private garden area to the rear as well as a proportionate area for the informal parking of approximately 2-3 cars to the front, from the existing access off College Lane, which is likely to be adequate given that the occupants will be students and the university and city centre, with its sustainable transport options, are nearby.

Recommendation: No objection in principle, however the use of UPVC windows and doors, as well as rainwater goods is inappropriate in this area which is covered by a relevant Article 4 direction.

Consideration should also be given to the inclusion of a string course along the southern elevation extending around the front gable wall, to break up the expanse of brick and to reflect the surrounding character, in particular the building opposite the proposal site.

CC/23/00191/FUL - Case Officer: Sascha Haigh

41 Beech Avenue Chichester West Sussex PO19 3DS

Construction of 1 no. detached dwelling with associated car parking, landscaping and access.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP574IERII200>

Key issues:

- The site is at the western end of Beech Avenue, where the existing corner plot, number 41, is significantly larger than those surrounding it. The proposal is to infill the front half of the plot with a new detached dwelling in its own garden, which would more closely reflect the existing pattern of surrounding development than the current situation.
- The site is within the settlement boundary and outside of any conservation area.
- The proposed 4-bedroom dwelling would be of a similar scale to neighbouring properties, with a private garden to the rear of a similar size to most in the area. The proposed 3 parking spaces would be adequate.
- Beech Avenue has a mixed character, with a range of ages, styles and materials reflected in the surrounding dwellings, including 1920/30s art deco, mock Tudor styling and mid-20th Century bungalows. Even so, the proposal would have an unusual appearance in the surrounding context, mainly due to the proposed materials, slate roof tiles, vertical timber cladding on the upper floor and flint on the ground floor. Although the dwelling is not prominently sited, it would have some impact on the character of the area, where among the few unifying characteristics are clay tile and brick, although white painted render is also common and painted horizontal cladding also features nearby.

Recommendation: No objection in principle, however consideration should be given to the proposed materials. Clay tiles would be more suitable than the proposed slate. Flint and vertical timber cladding are also not characteristic locally, where brick and white render are more commonly seen.

Weeks 9-11

No committee items.

ENFORCEMENT

Land at apartment 27, 5-6 Southgate, Chichester, PO19 8GU

To note:

An Enforcement Notice, ref cc/157, has been served in respect of the unauthorised erection of a timber outbuilding on the roof.

The Notice requires the outbuilding and any associated materials to be removed within 3 months. The Notices becomes effective on 13th April 2023 unless an appeal is submitted before this date.