

**PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION
COMMITTEE MEETING ON 14 AUGUST 2025 AT 4PM**

25/00559/FUL - The Atrium Southern Gate Chichester West Sussex

[illegible]

Week 31

90 Whyke Lane Chichester West Sussex PO19 7PD

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZFOJIERJ6800>

- The proposal is for substantial, two storey, side and rear extensions and internal works to convert a dwelling into six flats, comprised of 5 one-bed flats and 1 bedsit. The

application site is within the settlement boundary area wherein the principal of the proposal would be acceptable.

- The flats would meet the minimum technical space standard requirement of 37sqm.
- The proposal would provide 6 dwellings which would contribute towards local housing need, and housing target provision in the area.
- The site is within the Conservation Area, wherein development should preserve or enhance the character and appearance of the area. Any harm to the Conservation Area must be outweighed by the public benefits of the scheme.
- The site is a triangular plot at the end of the road, adjacent to the railway to the south/rear, from which the building would be set back by 3m. To the north-west and north-east is fairly high-density residential development, largely comprising terraced or semi-detached dwellings on narrow plots.
- The resultant building would be of significant scale, but architectural features such as quoin detail, soldier courses and materials would match the existing, and the two-storey side extension would be slightly set down at the ridge to suggest subservience to the original dwelling.
- The proposal site is in Flood Zone 3, where intensification of residential use (or other sensitive uses) is normally to be avoided (as set out in the sequential test), unless it cannot be provided elsewhere. The applicants have submitted some technical analysis within a Flood Risk Assessment which argues that the specific topography of the site is such that the development should be treated as being outside of Flood Zone 3. Advice should be sought from the Environment Agency on this technical matter.
- The proposal would be well set back from the neighbouring property to the north-west, which is beyond a vehicular drive. Therefore, the proposal, though large, would not be overbearing and there would not be likely to unacceptably impact light. Due to window positions, the proposal would not be likely to result in any significant loss of privacy. There would be no unacceptable harm to residential amenity.
- One accessible parking space would be provided. The WSCC parking guidelines set out that 0.6 parking spaces should be provided for each flat of this size in this area, amounting to a total of just over 3 parking spaces for this development. The site is in a sustainable location and there is some (limited) on street parking in the area. The proposal is not likely to result in a significant impact to highway safety or capacity.

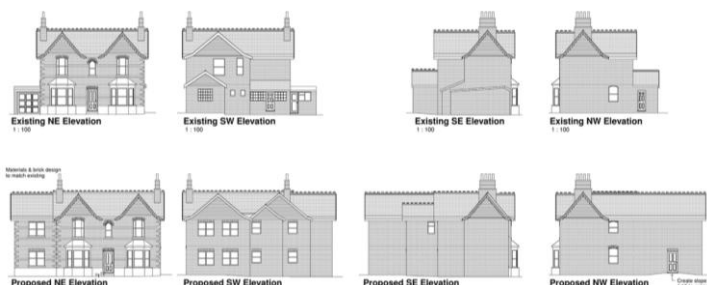
Recommendation: No objection in principle. Concern is raised that the proposal would be within Flood Zone 3. Advice should be sought from the Conservation Officer regarding the impact of the proposal, particularly its scale, on the character and appearance of the Conservation Area. Due to the close proximity to the railway line, advice should be sought from Environmental Health to ensure the noise levels would not harm the amenity of future occupants.

Extracts from Plans:

Site Plan:



Existing/Proposed Elevations



Existing/Proposed Floor and Roof Plans



Week 32

Note: There are no reports for any week 32 items, as the weekly list of applications registered in week 32 is not published until 13th August.



SID and SAM device weekly rota

SAM

Week	Location
1	Bognor Road South
2	Bognor Road North
3	Whyke Lane South
4	Whyke Lane North

SID

Week	Location
1	St Pancras Road
2	Broyle Road
3	Westgate Road
4	St Pauls Road

Sections highlighted in Green are the current positions.