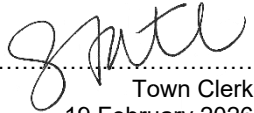




Chichester City Council

MEETING OF THE PLANNING AND CONSERVATION COMMITTEE

MEMBERS ARE HEREBY SUMMONED TO ATTEND A MEETING OF THE PLANNING
AND CONSERVATION COMMITTEE TO BE HELD AT 4.00PM ON THURSDAY 26
FEBRUARY 2026 IN THE COUNCIL CHAMBER


Town Clerk
19 February 2026

PL2026/14.APOLOGIES FOR ABSENCE

To note apologies received from Members of the Committee in advance of the meeting.

PL2026/15.DECLARATIONS OF INTEREST

Declarations of interest by Members of the Committee in matters on the agenda for this meeting.

PL2026/16.PUBLIC QUESTIONS

To answer questions (if any) from members of the public being pursuant to Standing Order 3(e) of Chichester City Council's Standing Orders (April 2025).

PL2026/17.MINUTES OF THE PREVIOUS MEETING(S)

To approve and sign as a correct record the minutes of the Planning and Conservation Committee meeting(s) held on 29 January 2026.

- [Minutes - Planning and Conservation - 2026-01-29](#)

PL2026/18.UPDATE ON ACTIONS FROM THE PREVIOUS MEETING(S)

PL2026/19.ST PAUL'S ROAD CROSSING CAMPAIGN

To receive an update.

PL2026/20.STREET LIGHTING OF FOOTPATHS & TWITTENS

To receive an update.

Project Manager to report (*report attached or to follow*).

PL2026/21.APPLICATIONS FOR PLANNING PERMISSION

Planning Adviser to report (*report attached*).

PL2026/22.NEW PLANNING APPLICATIONS RECEIVED SINCE PUBLISHING OF THE AGENDA

To receive planning applications received since the publication of the agenda.

Planning Adviser to report.

PL2026/23.NET ZERO MATTERS

Review and discuss matters related to achieving net zero emissions.

PL2026/24.ENFORCEMENT MATTERS

Planning Adviser to report.

PL2026/25.TRAFFIC ISSUES

To receive updates regarding traffic issues in Chichester.

PL2026/26.PUBLIC REALM MATTERS

Town Clerk to report on matters concerning the public realm in the city

PL2026/27.ITEMS TO BE INCLUDED ON THE NEXT AGENDA

PL2026/28.DATE OF NEXT ORDINARY MEETING

Confirm the date of the next ordinary meeting: Thursday 26 March 2026

[PLANNING REPORTS WEEKS 6, 7, 8 and 9 of 2026. February Committee](#)

PL2026/21 - APPLICATIONS FOR PLANNING PERMISSION

Last modified: 2026-02-19



Chichester City Council

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 26 FEBRUARY 2026 AT 4PM

Week 6

CC/25/03008/FUL - Case Officer: Alicia Snook

Chilgrove Investments Ltd

51 Lavant Road Chichester West Sussex PO19 5RD

Demolition of existing property and erection of 1 no. dwelling and 6 no. apartments and associated works.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T7H3ZEERH0100>

Key issues:

- The proposal site is towards the northern edge of Chichester, on the west side of Lavant Road. This is an urban-rural transition area, where the density and intensity of land use is generally reduced going out towards the rural area, as compared to the more urban, higher density development further in towards the city centre. The surrounding properties are largely two-storey, detached or semi-detached dwellings, with traditional, tiled, hipped or gabled roof forms, set in spacious, verdant plots.
- The proposal is to demolish the existing detached dwelling, and replace it with seven dwellings, laid out as a block of six flats to the front of the plot and a detached dwelling to the rear of the plot.
- The block of flats would be three storeys in height, with an additional basement storey beneath for parking (to be accessed by a car lift). The apartment building would be of significant bulk and mass, featuring high eaves and a very shallow pitched crown roof. The elevations would be largely glazed and the roof would be of zinc.
- The proposed four storey dwelling to the rear of the plot would be of contemporary design and appearance with a flat roof featuring solar panels over the first floor and a green roof over the projecting part of the ground floor.
- A considerable proportion of the site would be covered with hard surfacing, including the access and parking area covering much of the front of the site, bin storage to the northern side of the block of flats, the vehicular access along most of the depth of the plot to the south of the block of flats, and the parking spaces for the dwelling to the rear of the plot.
- A private garden area would be provided for the dwelling, and for the two three-bed, ground floor flats. No meaningful garden space would be provided for the remaining four flats.
- The four flats without gardens, comprising two three-bed flats at first floor level and two two-bed flats at second floor level, would have balconies to the front and rear. However, these would overlook the surrounding residential properties and their gardens.
- The flats are laid out with bedroom windows on the side of the buildings, facing into other bedrooms or living spaces, in order to avoid overlooking of the neighbouring plots. This would result in a lack of light and privacy to these bedrooms.
- The application is supported by an Arboricultural Report. Seven trees would be removed; these have been assessed as having low value. The remaining trees on site would be able to be retained, however, as there would be buildings and hard standing over the RPAs of a number of high value trees, special construction measures would be required, as specified in the report, subject to which, harm to the trees would be avoided. This can be secured by condition.

- New development (except where exempt) must provide a Biodiversity Net Gain (BNG) of 10% or more. The proposal would result in an 81.52% loss on the site, and there is insufficient space to provide the required BNG on the site with the development proposed. Off-site provision would therefore be required to be provided, and this would be secured by condition.
- It is considered that the proposal, by reason of its scale, mass, bulk, design and appearance, and the extent of associated hard surfacing, would be harmful to visual amenity and the character of the area. The proposal would also be harmful to the residential amenity of the future occupants and would harm the privacy and amenity of the neighbouring dwellings.

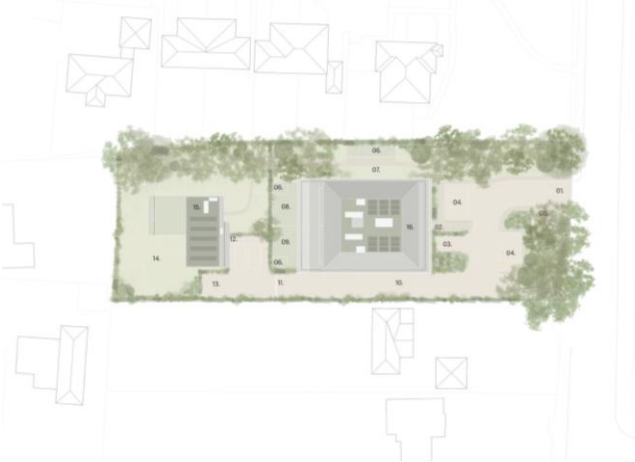
Recommendation: Objection for the following reasons:

- **The proposal site is towards the northern edge of the settlement. This is an urban-rural transition area, where the density and intensity of land use is generally reduced going out towards the rural area, as compared to the more urban, higher density development further in towards the city centre. The surrounding properties are largely two-storey, detached or semi-detached dwellings, with traditional, tiled, hipped or gabled roof forms, set in spacious, verdant plots. The proposal to replace the existing detached dwelling with a three-storey block of 6 flats and a detached 4-bed dwelling represents significant overdevelopment of the site, harmful to the character and appearance of the area.**
- **The proposal does not reflect the development pattern, suburban density, domestic scale, and traditional form and materials of the surrounding dwellings. The proposed three-storey (plus basement) apartment building would be significantly out of scale with its surroundings. The building would be of significant mass and bulk, having a very large footprint, both wide and deep across the site, with excessively high eaves to accommodate a third storey, necessitating the extremely shallow-pitched crown roof form, which would be of standing seam metal. This results in a large, bulky and boxy building which does not relate well to its surroundings. The scale, bulk, design and appearance of the proposed development would harm visual amenity and the character of the area.**
- **The scale of the proposal would necessitate a significant amount of hardstanding across much of the site, even with a basement parking floor and car lift. This would further result in an urbanising impact on the character of the area.**
- **Though sufficient garden space appears to be provided for the 4-bed dwelling and two of the flats, little space remains on site for suitable outdoor amenity space for the remaining four flats (two 3-bed flats and two 2-bed flats).**
- **A number of the bedrooms would have a very poor outlook, limited light and little privacy, as the windows face directly onto the window of another bedroom or living space opposite.**
- **The balconies would overlook the rear gardens of the existing neighbouring properties. The proposal would therefore be harmful to the privacy and amenity of the surrounding dwellings.**

Note: This objection has been submitted to the LPA in order to meet the deadline for comments to be submitted during the consultation period for this application. It is open to the Planning Committee to confirm the objection as submitted, or to amend or add to these comments, or to withdraw the objection.

Plan Extracts:

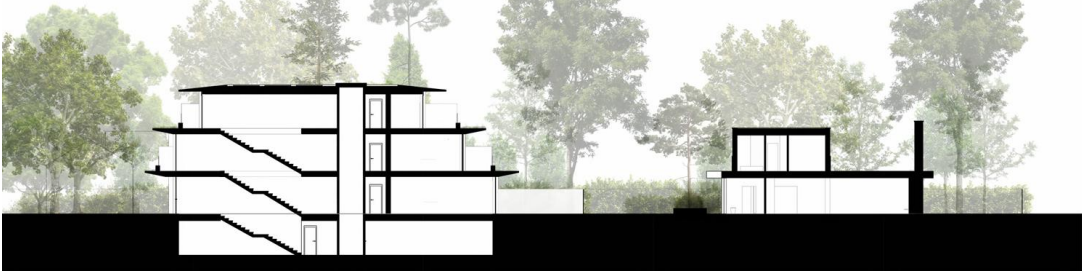
Proposed Site Plan:



Proposed Apartment Block Elevations:



Proposed Site Section:



Proposed dwelling:



Week 7
No committee items.

Week 8

CC/26/00289/FUL - Case Officer: Benjamin Marshall

Hove Developments Ltd

Pinewood House Answorth Close Chichester West Sussex

Change of use from student accommodation (Sui Generis) to create 51no. short stay accommodation units with associated car parking and hard and soft landscaping.

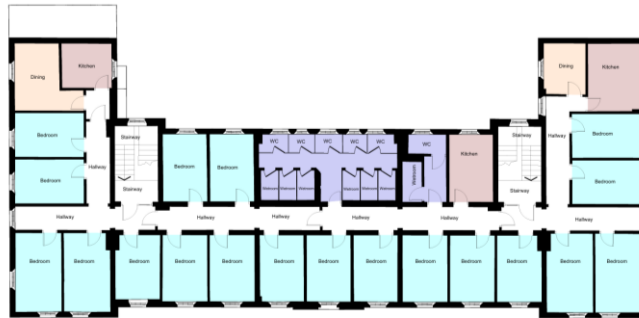
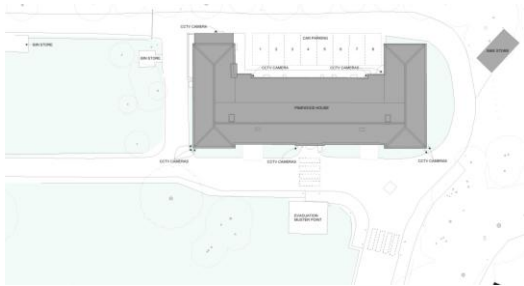
To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T9Y2RLERIKM00>

Key issues:

- The application site is an existing building, the planning use for which is student accommodation (though it is no longer in use for this purpose). The application sets out that the building provided 56 student bedrooms until 2024. The proposal is for a change of use of the building to 51 short stay accommodation units, which would be used to house homeless people before they can be moved into more permanent accommodation.
- The site is within the Conservation Area, the character and appearance of which must be preserved or enhanced, unless the public benefits would outweigh any harm.
- No external alterations to the building are proposed, and there would be little change to the internal layout, as the use proposed would be similar in practical terms to the existing, with small individual bedrooms, and shared kitchens and communal spaces. Bathrooms would also be shared.
- The number of units of accommodation would be similar to the existing, and the nature and intensity of the use would be similar, as the building would still be used as accommodation for single adults. However, there would be significantly more frequent movement of residents into and out of the accommodation. This would have some impact upon the tranquillity of the area, however, this would be outweighed by the considerable public benefits of the scheme in providing housing for those most urgently in need of it.
- The site has a grassed amenity area, screened by mature trees, which residents would be able to use, as well as a number of nearby parks and open spaces.
- 8 parking spaces would be provided. There is a lack of parking in the wider area. However, car ownership is likely to be low due to the nature of the accommodation, and the site is in a sustainable location, within walking distance of the city centre with shops, services and public transport.
- Some public concern has been raised about the impact of the proposal on community cohesion and public safety. The building would accommodate 51 people, with shared communal spaces provided within the building and an outdoor amenity/garden area also provided for residents. The site is within an existing medium-density residential area, which is well served by surrounding parks and open spaces, services close by in the city centre, and public transport. The building would be used by CDC to meet its duties relating to housing homeless people. The proposal is supported by a management plan which aims to ensure minimal disruption to neighbouring residents. The building would be staffed by at least 2 people at all times, and there would be CCTV across the site and within the building itself.

Recommendation: No objection in principle, the important provision the proposal would make to housing people with immediate housing needs is supported. This area has a lack of parking, the applicant should ensure that sufficient parking, drop off/pick up, and turning space would be provided on site, so as not to impact the wider area. Compliance with the Management Plan should be secured by condition to minimise any risk of disturbance to surrounding residents and to encourage community cohesion.

Plan extracts:



EXISTING/PROPOSED SECOND FLOOR PLAN

Week 9

Note: There are no reports for any week 9 items, as the weekly list of applications registered in week 9 is not published until 25th February.