

**Report to SRA Committee meeting 18 January 2023 (update since last report 16 November 2022)**

The following schedule indicates status of planning applications, with new information highlighted yellow, and items for committee attention in green. Closed applications are shown shaded grey and will be removed from future reports.

The main current concerns are (updates shown by revision marks on committee draft only):

- **19/02241/FUL Glenmar House, Brandy Hole Lane. Demolition of existing building and construction of 6 no. flats with associated car parking and external works.** This 3-year-old application finally produced amended plans in Nov 2022 with slightly reduced bulk, referencing as precedent the permitted development 21/02894/FUL next door at no 4 and also The Rummings both on BH Lane. CCC and the SRA objected again but CDC Planning recommended permit, and the committee decision 4 Jan was to permit subject to S106. This sets a precedent for flats on what we have hitherto considered a country lane.
- **22/01485/OUTEIA Whitehouse Farm phase 2.** The SRA committee continues to monitor this , with a focus on the southern access route (SAR) and the proposal to make a country park in the area NE of the site. For an overview see the 'Indicative Landscape Plan' along with 'the Design & Access Statement part 1 of 4. A CDC briefing took place on 22 September, clarifying that the SAR needs to be built by the time 150 phase 2 houses occupied – later than originally planned. Locals are concerned about a potential increase in traffic on Westgate, and possible use of Sherbourne Road as a rat-run to bypass the city centre. National Highways has now requested that determination be delayed to 26 January to allow the applicant to address concerns about impact of the proposal on the Strategic Road Network (SRN)

The latest detailed report showing outstanding applications can be found on the [SRA website](#)

**CDC Planning Applications - Status**

Note for SRA Committee members: yellow indicates new information since last update  
 SRA Committee may decide to make no comment or else to (1) object, (2) comment or (3) support – for SRA review highlighted green. Closed applications shaded grey to be archived

Ref / Valid Date & Consultation expiry	ADDRESS & DESCRIPTION	RECOMMENDATION & CDC DECISION	REASON FOR RECOMMENDATION AND SUPPORTING INFORMATION
	<b><u>Previous Applications</u></b>		
19/02241/FUL (via MH Architects Ltd) 09/09/19 SCED 02/01/20	Glenmar House, Brandy Hole Lane, PO19 5RJ. Phillips Build Ltd. Demolition of existing building and construction of 6 no. flats with associated car parking and external works. Amended plans Nov 2022 with slightly reduced bulk, referencing as precedent the permitted development 21/02894/FUL next door at no 4 and also The Rummings BH Lane.	Objection (CCC 08/01/20 Strong Objection), both re-iterated Dec 2022. NB CDC Planning recommend permit. Objected again, but CDC decision 4 Jan permit subject to S106	Over-development, high density, and adverse change to character. No new documents since May 2020 then more from Sep 2022
20/02954/FUL 22/12/2020 Via Smith Simmons SCED 26/01/2021	The Haven Chestnut Avenue PO19 5QE Mr & Mrs Church Erection of 1 no. dwelling, new vehicular access and associated works.	None – continues adjacent trend to the south; NB replacement of existing bungalow –	Detached two-storey 4BR house In the garden to the south of the existing 4BR detached chalet bungalow. All trees to be retained. NB

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

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	Revised 19 Aug. Issue of ground level to be resolved	permitted (21/02951/FUL)	previously permitted scheme 17/03176/OUT, to replace the bungalow with 3 houses
22/00291/REM 17-03-2022 Via Pegasus Group SCED 21-04-2022	Phase 2 Of The Westhampnett/North East Chichester SDL Land North East Of Graylingwell Park Chichester Minor material amendments to reserved matters approval CC/19/03191/REM for a residential development comprising up to 200 no. dwellings including an element of affordable housing, associated landscaping and open space, Lavant Valley Linear Greenspace. Variation of condition 1 (approved plans) in order to enable the previously approved positions of the allotments and play areas to be swapped	None	
22/01178/DOM 17/05/2022 Via Smith Simmonds SCED 04/07/2022; extended to 09/08/22	19 Highland Road PO19 5QX Mr S Boughton Remodelling and extension to existing bungalow to form 4 no. bedroom bungalow with 2 no. bedroom annexe. Scheme revised 18 July to remove garage and add access via The Lane. Highland Road access removed 16/09	Objected; neighbour comments that application should be FUL rather than DOM to allow proper scrutiny	Out of character with adjacent low-lying properties. Parking provision inadequate. WSCC would not agree to a second access without closing the first.
22/01485/OUTEIA 24/06/2022 Tetra Tech Planning SCED 28/07/2022	Vistry Group and Miller Homes. Land To The West Of Centurion Way; Land At Bishop Luffa School; Land At And Adjoining Westgate And; Land To The North-east Of Old Broyle Road And St Pauls Road Outline planning application with all matters except Access reserved for the second phase of development of the West of Chichester Strategic Development Location (SDL) for 850 homes and employment land with vehicular, pedestrian and cycle access from Westgate and via phase 1, extensions to approved phase 1 community facility and primary school, informal and formal open space (including northern Country Park), playing pitches and associated landscaping, utilities and drainage infrastructure. Associated demolition of existing agricultural buildings on site. Closure of Clay Lane vehicular access.  National Highways request 26 July postponing decision for 3 months pending further clarification	Monitor and comment as appropriate, with focus on access routes; note many objections, especially to proposed junction of the Southern Access Road (SAR), and also the proposal to make a country park in the area NE of the WHF site rather than a possible wild-flower meadow. The southern Employment areas encroach on the existing woodland, and access to the eastern one is via residential roads CDC Briefing set for 22 Sep, open to public; National Highways have requested delay to address concerns about impact on the Strategic Road Network	Whitehouse Farm phase 2. Summary per Design & Access Statement: LAND USE The site is to deliver up to 850 dwellings. – Employment uses are located to the south of the development and accessed from the main infrastructure road. – An extension to the Phase 1 primary school and community building will be delivered as part of this development. – A range of green open space will be provided and will include SANG, informal green spaces, allotments and a Country Park to the north, as well as sports pitch provision. LANDSCAPE AND OPENSACE – A sequence of spaces are proposed across the site that tie in with the green infrastructure being delivered as part of the Phase 1 development. – Formal sports provision is to be provided next to the Phase 1 sports provision to create a

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			cluster of formal sports provision. – SANG and a Country Park will provide a comprehensive area of green infrastructure that combines with that already delivered as part of Phase 1.
22/01194/DOM 15/07/2022 Via DLS:ARCH SCED 22/08/2022	11A Highland Road PO19 5QX Mr & Mrs N French Erection of a single storey rear/east side extension. 5 no. rooflights to the rear elevation and a window in both gable ends in order to facilitate changing the loft space to habitable accommodation. <b>Amended Nov 2022</b>	None. <b>Permitted subject to obscure glazing in gable end windows</b>	Modest proposal with no impact on street scene. <b>However west neighbour objects to size of Velux windows, and triangular gable window his bungalow. Chi-Soc suggests imposing blinds</b>
22/02081/DOM 22/08/2022 Via Smith Simmons SCED 23/09/2022	Northwood , Chestnut Avenue PO19 5QE. Mr & Mrs Wood Proposed single storey side extension and insertion of additional ground floor window to southern elevation.	None. Neighbour to north objects <b>Permitted</b>	Adds garaging for two cars with garden storage, bikes and bins. Double doors front and rear. New window to study may overlook neighbour's front garden
22/01982/FUL 25/08/2022 Via Stephen Jupp SCED 23/09/2022	Rawmere Rew Lane PO19 5QH Mr P Scott Installation of 26 ground mounted solar panels in adjacent field.	None/Support Apparently no objections from neighbours, but CCC objects, citing regulations for agricultural land outside the settlement boundary	2.5m high frames in middle of field, well screened & outside the settlement boundary. Sheep grazing to continue
22/01712/DOM 02/09/2022 SCED 03/10/2022	Havedstock Fordwater Road PO19 6PS Dr Jon Allin Installation of ground mounted solar panel array in 2 rows (up to 15 panels per row) in unused space in the garden between a tennis court and boundary fence.	None	Installation at edge of very large plot, well screened from public footpath by adjacent fence.
22/02382/FUL 22/09/2022 Via Smith Simmonds SCED 29/09/2022?	23 Lavant Road PO19 5RA NorthStar 1 Ltd 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).	None	Retrospective application
22/02271/DOM 20/09/2022 via Randell Design SCED ???	14 Brandy Hole Lane PO19 5RY Mr Kelland Extensions and alterations to existing house, addition of new carport/garage and modification of existing carport to create open garden pavilion.	None <b>Permitted</b>	N. side of BH Lane, bordering W. side of Centurion Way. New garage too close to W. boundary for maintenance of wooden board cladding?
22/02298/FUL	22A Lavant Road PO19 5RG Demolition of the existing dwelling and	None. <b>CCC have objected</b>	New detached car port to Plot 1, single storey lean-to and

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03/10/2022 via Smith Simmons SCED ???	construction of 4 no. dwellings and associated works including new access, garages and lean to extension to plot 2 (amendments to 20/01897/FUL, and 22/00017/FUL).		garage to Plot 2 with a new access. East border amended to position the landscape buffer within control of neighbouring properties on Chestnut Avenue
22/02399/FUL 14/10/2022 Via Stride & Son SCED ???	Summersdale Court The Drive PO19 5RF Replacement bin store.	None	Similar structure but 3m rather than current 2m wide on the West (Lavant Road) side. No impact on trees etc.
	<b><u>Recent Applications to Week 02</u></b>	<b>Response</b>	
22/02492/DOM 02/11/2022 Via Applecore PDM SCED ???	39 The Broadway Sussex PO19 6QR Mr & Mrs Wiggins Single storey side extension.	None	Modest infill extension to extend living room No impact on neighbour to East
22/01879/FUL 07/11/2022 Via SCED ???	Wellington Grange, Broyle Road PO19 6ED. Mr Sheldon Young Replacement of 4 no. Velux style rooflights with 3 no. full dormer windows.	None. Permitted	Windows at rear, with no overlooking views. The perceived bulk is only marginally increased.
22/02917/PLD 25/11/2022 Via Mel Humphrey SCED ???	Upalong The Drive PO19 5QQ Emma Painter Proposed loft conversion.	None	Bungalow has existing formert to middle front and rear. Roof extension to east and west with 2x velux at front (south) and long dormer at rear.
22/02817/DOM 14/12/2022 Via Randell Design	1A The Avenue PO19 5PZ Mr Adam Webster Two storey extension. Removal of sunken garden feature.	None. NB front extension runs alongside the garages at the adjacent Garden House flats, and not very evident behind front hedge	GF extended towards the front to accommodate a separate playroom and cinema room, and towards the back to accommodate a small pool. Additional bedroom wardrobe and ensuite on the 1F
<a href="#">22/03119/PLD</a> 03/01/2023 Via Sussex Building Consultancy Limited	4 Tregarth Road PO19 5QU Proposed lawful development - single storey side extension.	None	Modest extension on N. side with porch and study, allowing side access to rear

For further detail on Planning Applications go to the online Planning Portal

<https://www.chichester.gov.uk/viewplanningapplications>

NB refresh web-page if necessary, so that document links work