

Report to SRA Committee meeting 28 February 2022 (update since last report 10 January, 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 (archived) from future reports in the interest of brevity.

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

- 20/02675/OUTEIA) Outline Planning Application from Berkeley Strategic Land for 140 dwellings on the Lock land at Raughmere, north of Keepers Wood (aka Daffodil Field). The appeal hearing took place in February via Zoom, with good participation by locals, and the SRA made a verbal representation. We now await the Inspector's decision.
- 20/02824/OUT development of 165 houses in the strategic gap north of Madgwick Lane - The appeal – ref APP/L3815/W/21/3270721 concluded last August, but the decision is still pending submission of responses relating to CDC's updated housing land supply.
- Lavant Road: once again Smith Simmonds continue their attempt to cram more accommodation into two properties at no 10 (new application for de-facto 4th floor) and 23 (appeal against refusal of new roof terrace) - see detailed schedule later in this document.
It is disturbing that in both case the associated works were in progress despite no decision!
Update on 10 Lavant Road, CDC planning meeting 21 March – permitted with S106.
- 19/02241/FUL Glenmar House, Brandy Hole Lane, PO19 5RJ. Demolition of existing building and construction of 6 no. flats with associated car parking and external works: still no decision!

Otherwise the update to Summersdale Character Appraisal is Effectively superseded by the SRA's ongoing contributions to the City's Neighbourhood Plan. . Most recently two SRA committee members participated in a workshop organised by Maureen Corfield, City Councillor for Chichester North

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
	<u>Previous Applications</u>		
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.	Objection (CCC 08/01/20 Strong Objection)	Over-development, high density, and adverse change to character. No new documents since May 2020
20/02675/OUTEIA 20/10/2020 WYG-Southampton SCED 25/11/2020, extended to 12/03/2021	Berkeley Strategic Land Ltd. Field South of Raughmere Drive Lavant Outline Application with all matters reserved (except for access) for the development of 140 dwellings, public open space, landscaping, parking and associated works.	Strong objection, likewise CCC; and again to EIA. Refused by delegated decision July 2021; but appeal hearing now concluded, ref APPL/3815/W/21/3 284653. SRA made a representation	Tony D: Key factors are: * The area is not designated for housing in the Local Plan, * Nor is it so designated in the new Local Plan Review * It is under an active flight path to and from Goodwood Aerodrome. * It substantially reduces the gap between two settlements.
20/02824/OUT 03/11/2020 via Nexus Planning SCED 10/12/2020	CEG Land Promotions and The Landowners. Land Within The Westhampnett / North East Chichester Strategic Development Location (north Of Madgwick Lane) Chichester Outline Application with all matters reserved except for access for the residential development comprising up-to 165 dwellings, including an element of affordable housing; together with an access from Madgwick Lane as well as a relocated agricultural access, also from Madgwick Lane; Green Infrastructure, including the enhancement of the Lavant Valley Linear Greenspace; sustainable drainage systems; and associated infrastructure.	Objected; Refused, but developer intends to appeal; now in progress, ref APP/L3815/W/21/3 270721; decision deferred pending new submissions about revised Housing Supply figures	Between the current Magwick Lane development and the River Lavant. ChiSoc comment: This site has been omitted from the SDL in the CDC New Local Plan and discounted on the HELAA Plan because the SDL target of 500 homes has been achieved already at Madgwick Park and East of Graylingwell. Also this development is not sustainable and spoils the rural edge of Chichester and is within the Goodwood noise nuisance zone
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. Revised 19 Aug. No objections to date	None – continues adjacent trend to the south; the existing bungalow now a candidate – see 21/02951/FUL	Detached two-storey 4BR house In the garden to the south of the existing 4BR detached chalet bungalow. All trees to be retained. NB previously permitted scheme 17/03176/OUT, to replace the bungalow with 3 houses
21/02200/FUL 15/07/2021 Via Stride and Son Ltd SCED 12/08/2021	6 To 9 Tudor Close PO19 5QZ Phillips Build Ltd Replacement of existing timber windows and doors with new uPVC double glazed windows and doors.	None Permitted	Cosmetic only

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

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21/02110/FUL 22/07/2021 Via Smith Simmons SCED 23/08/2021	23 Lavant Road PO19 5RA. Mr Peter Carver & Mrs Rachel Ritchie Redevelopment of the site with creation of 5 no. flats and parking, landscaping and associated works. (Variation of condition 2 for permission CC/20/03226/FUL - amendments to rear roof slope to create a concealed roof terrace).	Objected Refused; now gone to appeal, ref APP/L3815/W121/3 285429. Note work in progress despite no decision!	Parapet wall 1.1m above finished floor level will cause loss of privacy to neighbours on three sides. Note access via new dormer, and changes to roof-light positions.
21/02412/DOM 17/08/2021 Via Giles Pearce Ltd SCED 17/09/2021	34 Broyle Road PO19 6BA Ms Hazel Smyth Loft conversion with rear dormer and velux windows	None Permit	Within Conservation area. No impact on street scene, except 2 velux windows in east roof. Chi-Soc comment: proposal not in character with uPVC windows, the Cedral boarded dormer cheeks and ugly placing of the north gable window which should be centred on the ridge.
21/02894/FUL 11/10/2021 via Ascot Design SCED 04/11/2021	4 Brandy Hole Lane PO19 5RJ, Mr & Mrs Street Proposal of replacement dwelling, garage and garden room, new access with entrance gates and piers to the front and a swimming pool to the rear.	Comment or Object? Agree with Chi Soc However, precedence for entrance gates (number 13, 14, Brandy Hole House & Oak House) is already in place. This will be the main change to the street scene. Don't really see any firm grounds for Objection. Permit	Chi-Soc express Concern at noise nuisance and eco impact of outdoor swimming pool and unjustifiable addition to the dwelling's carbon footprint. Bill is concerned that the reworked entrance may compromise the rural feel of Brandy Hole Lane? If not, loss of rural character that should be mentioned. Also, an expanded house footprint and "garden room" on top, the percentage of built-on land would be very much increased. ... would regret the creeping urbanisation of the Lane.
21/02624/DOM 01/10/2021 Via Shear Architectural Design Ltd SCED 10/11/2021	The Coach House Warren Farm Lane PO19 5RU. Mr Mark Geary 1 no. dormer to front elevation and installation of PV solar panels to front and rear elevations. Permit	No reason to object. Build materials all match existing property, roof tiles, windows, doors. No trees or hedges are being affected. Rights of way being maintained and no changes being made to current parking for property.	Chi-Doc considers that the character of the attractive group of former farm buildings will be harmed by this rather insensitive proposal. The dormer could be more in keeping by reducing the width of the unnecessarily large bathroom window within the same sized dormer, and the untidy scattered array of PV panels should be reconsidered. Therefore ask that the applicant submits a revised proposal taking due consideration of the attractive property

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20/10/2021 21/02951/FUL Via Smith Simmons SCED 12/11/2021	The Haven Chestnut Avenue PO19 5QE. Mr & Mrs Church Replacement dwelling and associated works.	No reason to object. Proposed property will be large, but in keeping with surrounding properties. Adequate parking allowed for. PERMIT	See also 20/02954/FUL (22/12/2020) for new dwelling at LHS, as yet undecided
21/03420/DOM 24/11/2021 Via Randell Design SCED 22/12/2021	Glendene 17 The Avenue PO19 5PX Joshua Rowland Replacement single storey rear extension and interior redevelopment. Addition of 2no. roof lights to side elevation and a pool.	None Permit	The Design and Access statement assertion that the contemporary extension is more complementary to the original Edwardian form than the existing dining room is debatable. However, no impact on the street scene or much impact on neighbours.
21/03449/NMA 24/11/2021 Via Smith Simmons SCED n/a?	10 Lavant Road Chichester Elberry Properties Non-material amendments to planning permission CC/20/03342/FUL - Alterations to add roof lanterns, roof lights and mezzanine level within approved roof space.	None Refused, and replaced by 22/00033/FUL	Yet another attempt to develop the roof space, but seems mainly to site a pair of Boilers and Airing Cupboards. Neighbour points out this could become an additional bedroom, and overlooks no12
21/02942/DOM 01/12/2021 Via Your Home Plans SCED 03/01/2021	2A Maplehurst Road PO19 6QL Mrs J Goddard Dormer over garage to create new bathroom.	None Permit	Modest proposal, smaller than dormer extension next door
21/03309/DOM 07/12/2021 Via Back to Front Exterior Design Consultancy SCED 07/01/2021	3 Keepers Wood PO19 5XU Single storey rear extension, single storey rear side extension and new front porch with bay window with various alterations including additions to fenestration and replacement of tile hanging with weatherboard.	None Permit	Little impact on neighbours or street scene
21/03508/DOM 09/12/2021 via Johnson Designs SCED 12/01/2021	111 Maplehurst Road PO19 6RP Mr R Rowbotham Replacement front porch.	None Permit	Slightly deeper porch, with study window moved. Little impact on neighbours or street scene
	Recent Applications to Week 12	Response	
21/03684/NMA 21/12/2021 via Kerry Simmons SCED n/a	10 Lavant Road Non material amendment for permission CC/21/01354/FUL - alterations to 1 no. dwelling: revised dormer roof design, additional velux window on south elevation, change position of kitchen window on west elevation, casement doors to replace bi-fold doors on north elevation and iron railing for balustrade to replace glaze version.	None Permit, but see revised application 22/00033/FUL	NE dormer deeper, but sloping roof mitigates additional bulk

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22/00033/FUL 07/01/2022 via Kerry Simmons SCED 04/02/2022	10 Lavant Road PO19 5RQ Elberry Properties Ltd Demolition of 3 no. flats and associated garages and erection of 6 no. flats and 1 no. 3-bed dwelling and associated works. (Variation of condition 2 of permission CC/20/03342/FUL - amendments to include roof lanterns, roof lights and mezzanine levels within the approved roof space).	Replaces refused application 21/03449/NMA. Chi-Soc objects to de-facto 4 th floor. Objected to support neighbours on The Lane Note work in progress despite no decision! 21/03/22 permitted with S106 that restricts views from the rooflights	Attempts to re-introduce the potential for further accommodation in previous refused application. Work already well advanced!
LV/21/03666/FUL 11/01/2022 via DLS:ARCH SCED 16/02/2022	Land To The Rear Of 40A Brandy Hole Lane Chichester West Sussex PO19 5RY Mr Peter Austin Installation of 2 rows of 15 no. PV panels on a concrete base.	None	D&A statement claims it is to provide sustainable energy to this residential unit. It is supported by the adjacent neighbours & has been located to be discreet & appropriate.
SDNP/21/04739/HOUS 07/12/2021 via JJR Designs SCED n/a	The Rubbing House, Singleton PO18 OSP Mr Adrian Burrows. Loft conversion to second floor, dormer windows to north, south, west and east. North facing, flat roof terrace on the second floor.	Planning Officer recommends refusal. Object if applicant pursues further? Application withdrawn	Conservation Officer objects to both the intrusive formers and the railing on the roof terrace See also SDNP/21/04655/HOUS Proposed swimming pool.
22/00017/FUL 01/02/2022 via Smith Simmons SCED 01/03/2022	22A Lavant Road PO19 5RG Mr & Mrs A Cunningham Demolition of the existing dwelling at 22A Lavant Road and the construction of 4 no. dwellings and associated works - (variation of condition 2 of planning permission CC/20/01897/FUL - amendments to Plots 3 & 4).	Chi-Soc objection - Over-development. None	Plots 3 & 4 at rear substantially bigger, now 4BR instead of 3, however little impact on neighbours
22/00109/DOM 04/02/2022 Via 09/03/2022	White Cottage 5 Fordwater Road PO19 6PS. Mr Giles Lamb Garden annexe	None	Single storey annex in rear garden. Little impact on neighbours
22/00161/DOM 03/02/2022 via 50.8 Architecture + Interiors SCED 17/03/2022	Old Orchard Place, Rew Lane, PO19 5QH. Mr & Mrs Grove & Jill Shaw Two storey extension to north and west, single storey extension to south west with associated roof works and new detached garage.	None. NB Chi-Soc supports	New scheme is a great improvement on the previous one, more attractive, and with much less impact on neighbours (north and west) and Hackett's Rew

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