

**Report to SRA Committee meeting 22 November 2021 (update since last report 13 September 2021)**

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 . We are liaising with Lavant PCC, local councillors & Goodwood etc.. Although Lavant has a Neighbourhood Plan “made” (adopted) in 2018, according to the NPPF this is an inadequate defence because of the expiry of CDC’s Local Plan, and Berkeley has challenged the CDC Housing & Economic Land Availability Assessment (HELAA 2018/2020). Following over 200 objections the application was refused in July 2021 by CDC delegated decision, but appeal now in progress – objections accepted until 23 November.
- 20/02824/OUT development of 165 houses in the strategic gap north of Madgwick Lane - it’s heartening that this was refused, however the developer has now lodged an appeal – ref APP/L3815/W/21/3270721 held as a virtual event opening 3 August 2021 at 10.00am.

Note that CDC blames COVID for not posting notices of new applications, and asks applicants to do so; and email alerts which stopped in February 2020 – have only just restarted. So residents should inform neighbours themselves. Some alerts now apparent to people who have submitted a comment.

Otherwise the update to Summersdale Character Appraisal is stalled because CDC Conservation department has no time/resources to adopt this as “Supplementary Planning Guidance”, and CCC’s Neighbourhood Plan team are also too busy following a change of leadership – completion unlikely before 2022. Latest draft is on the SRA website, but probably too late to halt further assaults in the area (e.g. Glenmar House).

We are progressing local listing of individual properties and groups, now submitted for Highland Rd (S side) and The Avenue (N side), though it is doubtful whether these will be progressed. The SRA organised a team to produce a PLACE assessment as contribution to the City’s Neighbourhood Plan. The team has now moved on to brainstorming creative ideas for enhancing the city centre, supporting suggestions for green footways linking key sites, and opening up the course of the River Lavant which is largely hidden in culverts or narrow channels.

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.	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 anticipate appeal	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	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
21/01354/FUL 28/05/2021 via Smith Simmons SCED 28/06/2021	10 Lavant Road PO19 5RQ Mr & Mrs S Ogilive. Construction of 1 no. dwelling, detached garage and associated works (alternative to planning permission CC/19/00181/FUL); revised 31 Aug with slight reduction in bulk	Objected as agreed, as did CCC & Chi-Soc <b>Permitted with S106</b>	New proposal is for a self-build house of contemporary design - out of character, but not apparent from street view

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

Ref / Valid Date & Consultation expiry	ADDRESS & DESCRIPTION	RECOMMENDATION & CDC DECISION	REASON FOR RECOMMENDATION AND SUPPORTING INFORMATION
21/02057/DOM 02/07/2021 via 50.8 Architecture SCED 30/07/2021	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, roof alterations including rooflights and new detached garage	Objected <b>Withdrawn</b>	Significant bulk compared with the existing properties. Massive first floor with flat roof in white render unsympathetic to the existing form
21/02023/DOM 06/07/2021 via Crossley Design Associates SCED 09/08/2021	The Barn Fordwater Lane PO19 6PT Mr Michael Sandberg Construction of a double garage.	None. <b>Permitted</b>	Little impact on street scene or neighbours
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	Cosmetic only
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 <b>Refused</b> ; now gone to appeal	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.
21/02230/DOM 03/08/2021 SCED 31/08/2021	2 The Drive PO19 5RE Mr Stephen Johnston Proposed single storey rear extension to existing dwelling.	None <b>Permit</b>	No impact on street scene or neighbours
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; <b>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.</b>	Within Conservation area. No impact on street scene, except 2 velux windows in east roof
21/02600/DOM 03/09/2021 Via LF Architecture SCED 27/09/2021	Long Dyke , The Drive, PO19 5QA Mr & Mrs Dart Replace existing flat roofs with pitched roofs, to include rooms in the roof and a proposed detached garage.	None (support)	Effectively a rebuild on the same footprint, with conservatory demolished and new double garage
	<b><u>Recent Applications to Week 46</u></b>	<b>Response</b>	
21/01962/DOM 01/09/2021 Via MF Designs Ltd SCED 29/09/2021	Squirrels Holt Fordwater Rd., PO19 6PS Mr & Mrs Atherton Front extension with revised and extended roof including 1 no. dormer to the front elevation and 2 no. dormers with Juliet balconies to the rear elevation.	None; Chi-Soc support “well presented house extension proposal” Permitted	Extension fills in corner and adds accommodation to first floor. Little impact on tall neighbouring houses

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

Ref / Valid Date & Consultation expiry	ADDRESS & DESCRIPTION	RECOMMENDATION & CDC DECISION	REASON FOR RECOMMENDATION AND SUPPORTING INFORMATION
<p>11/10/2021 21/02894/FUL via Ascot Design SCED 04/11/2021</p>	<p>4 Brandy Hole Lane PO19 5RJ, Mr &amp; 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.</p>	<p><b>Comment or Object?</b></p> <p>Agree with Chi Soc that rural character of BHL, to east of bridge, is being challenged. There is definitely a creeping urbanisation of this end of BHL. However, precedence for entrance gates (number 13, 14, Brandy Hole House &amp; 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.</p>	<p>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.</p>
<p>01/10/2021 21/02624/DOM Via Shear Architectural Design Ltd SCED 10/11/2021</p>	<p>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.</p>	<p><b>No reason to object.</b></p> <p>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.</p>	<p>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</p>
<p>20/10/2021 21/02951/FUL Via Smith Simmons SCED 12/11/2021</p>	<p>The Haven Chestnut Avenue PO19 5QE. Mr &amp; Mrs Church Replacement dwelling and associated works.</p>	<p><b>No reason to object.</b></p> <p>Proposed property will large, but will still be in keeping with surrounding properties. Adequate parking allowed for.</p>	<p>See also 20/02954/FUL (22/12/2020) for new dwelling at LHS, as yet undecided</p>

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