

Report to SRA Committee meeting 19 November 2020 (update since last report 7 September 2020)

The following schedule indicates status of planning applications, with new information highlighted yellow, and items for committee endorsement 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 since last time shown on draft by revision marks):

- 20/01164/REM Warrendell, Plainwood Close - Reserved Matters for 21 new dwellings with associated vehicle access , pursuant to permission 98/02043/OUT issued in 2018; commented – expected cycle access to CW seems to have become a footpath; also lacks other detail on topology etc. Ongoing
- 20/01414/FUL 10 Lavant Road PO19 5RQ - Demolition of 3 no. flats and associated garages and replacement with 6 no. flats and 2 no. dwellings and associated works.; objected. Refused 8 Sep
- 19/03008/FUL 23 Lavant Rd - Erection of 5 no. flats and parking, landscaping and associated works: now gone to appeal; keep under review – Appeal in progress
- 20/01897/FUL Land To The Rear Of 24 And 22A Lavant Rd - Demolition of the existing dwelling at 22A Lavant Road and the construction of 4 no. dwellings and associated works; objected. Ongoing
- 20/02675/OUT (& 20/01954/EIA) Outline Planning Application from Berkeley Strategic Land for 140 dwellings on the Lock land at Raughmere, north of Keepers Wood (see developer’s brochure). We are liaising with Lavant PCC, local councillors & Goodwood etc.. Although Lavant has a Neighbourhood Plan “made” (adopted) over 2 years ago 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). Draft SRA objection in progress, in line with the Inspectors ruling upholding refusal of the previous Taylor Wimpey application 12/03178/OUT, reserving more detailed arguments for an eventual (likely) appeal. Agreed email briefing sent to SRA members (noting SCED 25 Nov). Over 80 objections now on the CDC Planning Portal.

Note that CDC is either late or delinquent in posting notices of new applications, and email alerts have been almost non-existent since February – except for the Raughmere Outline Application. So residents should inform neighbours themselves.

Otherwise the update to Summersdale Character Appraisal has made some progress with a draft document from CCC’s consultants suggesting sub-divisions into distinct areas, with descriptions and metrics for the historic core. Anna Whitty has passed our comments back to the consultants, asking for guidelines that can inform policy, especially on the Lavant Road; no response so far, so suggest take initiative ourselves and present to CDC Conservation Officer Owen Broadway as “Supplementary Planning Guidance”? Hoping for support from the Chichester Society. We need to progress local listing of individual properties and groups.

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 -
 suggested response (to be agreed) highlighted green. Closed applications shaded grey

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
19/03077/FUL (via Smith Simmonds) 11/12/19 SCED 08/01/20	22A Lavant Rd, PO19 5RG. Mr & Mrs Cunningham. Demolition of existing dwelling. Erection of 2 no. 4 bedroom semi detached houses, 1 no. 4 bedroom detached chalet bungalow, access, landscaping and associated works.	Objected (CCC 05/02/20 Strong Objection) Withdrawn; note new application 20/01897/FUL	Over-development, adverse change to character, loss of amenity for neighbours
19/02831/FUL (via Smith Simmonds) 01/12/19 SCED 21/01/19	10 Lavant Rd, PO19 5RQ. Elberry Properties Ltd. Demolition of 3 no. flats and associated garages and replacement with erection of 8 no. flats and 2 no. dwellings and associated works; amended to 1 dwelling (11/02); then reverted to 8 flats plus 2 houses (02/04)	Objected (twice!) Refused. Now for sale as existing on RightMove, also as 6 flats by Elberry Properties; note new application 20/01414/FUL	Over-development, bulk, basement flats, parking. But note permitted development 19/00181/FUL for 6 no. flats and 1 no. 3-bed dwelling.
19/03008/FUL (via Smith Simmonds) 18/12/19 SCED 14/01/20	23 Lavant Rd, PO19 5RA. 77 Property Ltd. Erection of 5 no. flats and parking, landscaping and associated works; amended with reduced roofline plus tall entrance gates	Objected Refused but now gone to appeal! Keep under review	Over-development and bulk, loss of character, increased traffic
19/03191/REM (via Pegasus Group) 09/01/2020 SCED 12/02/20	Phase 2 Of The Westhampnett/North East Chichester SDL Land North East Of Graylingwell Park. Redrow Homes Ltd. Reserved matters for residential development comprising up to 200 no. dwellings, and vehicular access from the area known as 'Phase 4 of the Graylingwell Park development permission CC/16/03791/OUT	Commented (as agreed); footpath now re-routed closer to river, with green space intervening. CDC area challenging the housing mix	In line with Chichester Society, suggested pedestrian / cycle way closer to the river. Also concern about the status of the land between the narrow northern end of the pedestrian/cycle way and Maplehurst Road that could be under threat in the future.
20/01155/DOM 11/05/20 SCED 08/06/20	5 Tregarth Road Chichester PO19 5QU Mr Craig Andrews & Ms Siri Lundstrom Single storey side and rear extension. Loft Conversion. Front porch. Now substitute plans with no dormer	Commented Permitted; but note new application for dormer 20/01626/PLD!	More sympathetic / less bulk than permitted 19/01621. But large flat-roofed dormer is unsightly, and 2 gabled dormers would look better; note new application 20/01626/PLD
20/01164/REM (via MH Architects Ltd) 22/06/20 SCED 21/07/20	Warrendell, Plainwood Close. DG Phillips Ltd. Reserved Matters for 21 new dwellings with associated vehicle access , pursuant to permission 98/02043/OUT issued in 2018	Commented (as agreed)	Quite attractive scheme, but missing detail: Plans, plots 7-8 & 9-10; Need site sections across centre; Woodland & shrubbery already cleared; CW Access inadequately presented

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

Ref / Valid Date & Consultation expiry	ADDRESS & DESCRIPTION	RECOMMENDATION & CDC DECISION	REASON FOR RECOMMENDATION AND SUPPORTING INFORMATION
CC/20/01595/DOM 25/06/2020 SCED 25/07/2020	Kimber Rew Lane Chichester PO19 5QH. Mr Mark Todd. Extension to south west end elevation. Replace dormers. Raise front south east roof. Add porch entrance canopy. Internal remodelling requiring infill of existing under croft area. Changes to fenestration. Rear gable extension to first floor.	None Permitted	Generally sympathetic and unobtrusive improvements
20/01626/PLD 06/07/2020 SCED 04/08/2020	5 Tregarth Road PO19 5QU. Mr Craig Andrews. Construction of a flat roof dormer to extend the loft space for a bedroom.	None (NB Chi Soc objected) Permitted	Chi Soc: flat roofed dormer contravenes CDC guideline on residential extensions? But note box dormer at no 3. Subsequent to permitted application 20/01155/DOM
20/01634/DOM 06/07/2020 SCED 31/07/2020	9 Keepers Wood Chichester PO19 5XU. Dr Bryony Whittaker. Single storey rear extension.	None Permitted	Modest corner extension, similar to neighbouring properties
20/00752/DOM (via Mel Humphrey RICS) 25/06/2020 SCED 25/07/2020	11 Wellington Road PO19 6BB Mr David Collins Proposed part single and part two storey rear extension.	None Refused	Rear extension intrusive to neighbours, but this is a local issue not affecting street view
CC/20/01414/FUL 09/07/2020 (via Smith Simmons) SCED 12/08/2020	10 Lavant Road PO19 5RQ Elberry Properties Ltd Demolition of 3 no. flats and associated garages and replacement with 6 no. flats and 2 no. dwellings and associated works.	Objected (as agreed) Refused 08/09/2020	As 19/00181/FUL but with 2 small 2br houses instead of 1 larger 3br dwelling. More sympathetic to L-shaped rear plot?
20/01590/DOM 25/06/2020 SCED 12/08/2020	30 Highland Road PO19 5QT Mr & Mrs P Rogerson. Ground and first floor rear extension and side porch.	Objected (as agreed)	Closed gap between properties detracts from street scene, and side extension prevents access to rear (similar to 19/03203/DOM except single storey)
20/01678/DOM 29/07/2020 via Aldwick Constr'n & Design SCED 19/08/2020	Kilsorrel Rew Lane PO19 5QH Mr Guy Morgan. Proposed single storey rear extension.	None Permitted	Modest GF extension to bungalow in large plot (adjacent large new house)
20/01922/DOM 31/07/2020 via Derek Eaglen Architects SCED 27/08/2020	Garden Cottage 15 Summersdale Road PO19 6PW Mr and Mrs Brown Change use of loft space to habitable accommodation to include roof alterations with new dormer windows to front and rear.	None	Little impact on elevations
20/01897/FUL 28/07/2020 via Smith Simmons SCED 26/08/2020 – deferred to 24/09	Land To The Rear Of 24 And 22A Lavant Rd. PO19 5RG. Mr & Mrs Cunningham. Demolition of the existing dwelling at 22A Lavant Road and the construction of 4 no. dwellings and associated works.	Objected (as agreed), also Chi Soc & many concerned neighbours	Over-development, with extra house in the rear garden of no 24, attractive 1930's Tudorbethan house

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	<u>Recent Applications</u>	<u>Suggested Response</u>	
20/01954/EIA 04/08/2020 Via WYG SCED 20/10/2020	Land at Raughmere Farm Chichester Screening opinion request for the development of up to 140 no. new dwellings with formation of new vehicular access, public open space, landscaping, parking and associated works.	CDC has ruled that an Environmental Impact Assessment is required - see 20/02675/OUT	Large number of public objections
	Week 38 (weeks 37, 39 & 40 none)		
20/02036/DOM 03/09/2020 SCED 05/10/2020	3 Brandy Hole Lane, PO19 5RL Mr And Mrs Hunt Replacement of existing front boundary fence and low wall with a replacement low wall with brick piers with close board fencing between the piers	None Withdrawn	ChiSoc: proposal is out of character with predominant rustic use of hedges and post and rail timber fencing for lane frontage elsewhere.
	Week 41 (week 42, 43 & 44 none)		
LV/20/02426/PLD 28/09/2020 via Boher Architecture SCED 22/10/2020	Mr D Simmons 10 Maddoxwood Chichester PO19 5AD Erection of rear orangery.	None / support	Lavant PC supports
	Week 45		
20/02675/OUT 20/10/2020 WYG-Southampton SCED 25/11/2020	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	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.
20/02727/DOM 30/10/2020 Via JJR Designs SCED 24/11/2020	Mr and Mrs Game Bay Tree House , The Drive, PO19 5PP Two storey rear first floor extension to roof level with a change use of existing loft space to habitable accommodation to create a second floor. Single storey rear/side extension. Internal alterations. External material change at ground floor level.	None	Substantial extension on west (rear garden) side, with roof raised for space on 2 nd floor. Impact on neighbouring properties, especially bungalow to south?
	Week 46		
20/02710/DOM 02/11/2020 Via Pope Stevens Architecture SCED 25/11/2020	Mr Sam Pullen 16 Ferndale Road, Chichester, PO19 6QJ Replacement roof and alterations to patio doors and windows. Proposed single storey garage with electric vehicle charging point.	Comment	Improvements to GF roof and east elevation. New garage compromises the outlook from the only living room window. NB there is an existing integral garage / cycle store

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