

**Report to SRA Committee meeting 10 September 2020 (update since last report 31 July 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:

- 20/01164 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.
- 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.
- 19/03008/FUL 23 Lavant Rd - Erection of 5 no. flats and parking, landscaping and associated works: now gone to appeal; keep under review – waiting appeal documents
- 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.
- New proposal from Berkeley Strategic Land for 140 dwellings on the Lock land at Raughmere, north of Keepers Wood (see developer’s brochure); in discussion with Lavant PCC, local councillors & Goodwood etc.. This is likely to take much of our attention since, although Lavant has a Neighbourhood Plan “made” (adopted) over 2 years ago in 2018, this is an inadequate defence because of the expiry of CDC’s Local Plan. A leaflet to Summersdale residents invites comment; suggest an email briefing to SRA members?

Note that CDC is either late or delinquent in posting notices of new applications, and email alerts have been almost non-existent since February. 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. We are hoping to review this with Anna Whitty, CCC’s Planning Advisor, and perhaps also with CDC. 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
	<b><u>Previous Applications</u></b>		
19/01621/DOM 26/06/19 SCED 24/10/19	5 Tregarth Road Chichester PO19 5QU Mr Craig Andrews. 1.5 storey side extension, two storey and single storey side/rear extensions, with associated roof works, dormers and changes to fenestration	None Permitted	See new application 20/01155/DOM (11/05/20)

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

Ref / Valid Date & Consultation expiry	ADDRESS & DESCRIPTION	RECOMMENDATION & CDC DECISION	REASON FOR RECOMMENDATION AND SUPPORTING INFORMATION
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.
19/02574/OUT 17/10/19 SCED 02/12/19 (via Smith Simmonds)	23 Lavant Rd, PO19 5RA. 77 Property Ltd. Demolition of existing dwelling replaced with a terrace of 3 no. dwellings, parking, landscaping and associated works	Objected Withdrawn	Over-development and bulk, loss of character and poor design
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
19/03165/FUL (via Smith Simmonds) 27/12/19 SCED 10/02/2019	154 Broyle Rd, PO19 6BQ. Parnell Homes Ltd. 2 no. new dwellings with associated works, 2 no. garden room/offices (alterations to planning permission CC/19/02020/FUL).	Objected Permitted + S106	Increased bulk with new accommodation in roof
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)	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.
19/03203/DOM 08/01/20 SCED 17/02/20	30 Highland Rd, PO19 5QT. Mrs Edith Rogerson Single and two storey extensions between houses to side and rear	Objected (& CCC Object to side extension) Withdrawn & replaced with new	Closed gap between properties detracts from street scene
20/00125/DOM 20/01/20 SCED 17/02/20	37 The Broadway, PO19 6QR Demolition Of Existing Extensions. Replacement Two Storey Extensions To Rear Elevation. Loft Conversions With Rooflights. Replacement Windows & Doors. Juliette Balcony	None Permitted	Narrow 1 <sup>st</sup> floor extension, only modest impact on street view & gap between properties

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

Ref / Valid Date & Consultation expiry	ADDRESS & DESCRIPTION	RECOMMENDATION & CDC DECISION	REASON FOR RECOMMENDATION AND SUPPORTING INFORMATION
20/00574/FUL 23/03/2020 23/03/2020 SCED 21/04/20	Mr Peter Skinner 8 Baytree Close Chichester West Sussex PO19 5UF Replacement windows and external doors with brown PVC	None Permitted	End of cul-de-sac so no visual impact; hard to see justification when existing look OK!
20/00868/DOM 30/03/2020 SCED 27/04/20	20 Maplehurst Road Chichester PO19 6QL. Mrs Marilyn Townson Front porch extension.	None Permitted	Modest increase in depth
20/00944/FUL 20/04/2020 SCED 14/05/20	1-3 The Broadway Chichester PO19 6QP Mr D Green. Retrospective application for secure steel access staircase to the east elevation.	Commented (as agreed) Withdrawn - structure removed	Suggest removal of cylindrical cage or, failing that (health & safety?), paint brown or black
20/01005/DOM 17/04/2020 SCED 15/05/20	Mrs Edith Rogerson 30 Highland Road Chichester West Sussex PO19 5QT Garden summerhouse.	None Withdrawn	Located inconspicuously at end of garden; follows withdrawn application 19/03203/DOM for side extension
20/01017/FUL (via Smith Simmons) 20/04/2020 SCED 18/05/20	19 Highland Road Chichester PO19 5QX 1 no. dwelling and associated works. Mr J Allin. "New chalet house in garden fronting The Lane - a smaller chalet style property, re-orientated with the gable towards the road frontage, with low eaves, a half-hipped roof without the addition of dormers and an increased separation distance to the southern shared boundary with 19 Highland Road. .. " "Designed to overcome the planning and design concerns with the previously refused scheme 18/03231/FUL for 1 dwelling"	Objected (as did Chi Soc & CCC) Refused	Whilst an improvement over the original scheme, there is only a small change in building dimensions and distance from the boundaries with adjacent properties, so original grounds for refusal remain relevant.  Also inappropriate to have two adjacent dwellings with such small gardens while all neighbouring properties are in spacious plots
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
CC/20/01220/PLD 18/05/2020 SCED 16/06/20	13 The Broadway Chichester PO19 6QR. Mr J Lewis. Single storey side extension.	None (as agreed) Permitted	Modest infill at rear, with only limited impact on view from front
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
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 undercroft area. Changes to fenestration. Rear gable extension to first floor.	None Permitted	Generally sympathetic and unobtrusive improvements

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

Ref / Valid Date & Consultation expiry	ADDRESS & DESCRIPTION	RECOMMENDATION & CDC DECISION	REASON FOR RECOMMENDATION AND SUPPORTING INFORMATION
20/01161/FUL (via Apex Planning Consultants) 20/05/2010 SCED 22/06/2020	Summersdale Retail Park, Unit 3 Lavant Road Chichester PO19 5RD. CWC UK Holdings. Change of Use from Class A1 / Class D2 (Gym / Fitness Centre) to Class B2 (Garage, Workshop, Servicing and M.O.T.).	None Permitted	Previously used as a garage. Lavant PCC supportive, Some comments from Roman Fields residents about noise, ventilation and traffic/parking.
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)	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)	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)t	Closed gap between properties detracts from street scene, and side extension prevents access to rear (similar to 19/03203/DOM except single storey)
	<b><u>Recent Applications</u></b> <b>Week 32 (Week 31 none)</b>	<b>Suggested Response</b>	
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	Modest GF extension to bungalow in large plot (adjacent large new house)
	<b>Week 33 (Week 34, 35 &amp; 36 none)</b>		
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

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

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