

Lynnyrd Wolfe

From: Simon Davis
Sent: 01 March 2019 16:03
To: Planning.Responses
Subject: FW: BR/311/18/PL Chichester University
Attachments: 151933-STL-00-XX-DR-A-ZZZZ-17004_Site Plan with Hook Lane overlay.pdf; 151933_STL_00_ZZ_DR_A_ZZZZ_02007.pdf; 151933-STL-00-XX-DR-A-ZZZZ-V0006_Building superimposed on site photograph....pdf; RE: BR/311/18/PL Chichester University

Please see Action Sheet

From: David Steele <[REDACTED]>
Sent: 27 February 2019 13:31
To: Simon Davis <[REDACTED]>
Cc: Graham Stephens <[REDACTED]>
[REDACTED]
Subject: RE: BR/311/18/PL Chichester University

Dear Simon,

To follow up on the email from Jonathan to you last week, he has asked me to forward the following response on his behalf.

I trust the attachments and explanation are both self-explanatory and satisfactory, but please do not hesitate to contact myself this week should you wish to discuss the attached or, of course, Jonathan himself next week, when he is back in the office.

Kind regards,
David

STRIDE TREGLOWN

David Steele
Director
[REDACTED]

RESPONSE SENT ON BEHALF OF JONATHAN PRITCHARD

Dear Simon,

Thanks for your email and for discussing the application with your colleagues.

It is recognised that the matters of overbearing and overshadowing are important considerations and these are discussed in the Amenity section of the Planning, Design & Access Statement in Section 11.

An overbearing visual impact is one that would have adverse impact on outlook resulting in an unduly oppressive living environment.

Your suggestion to reduce the end block of Block B from 5 storeys to 3 storeys highlights that this is the key area of concern and which we will seek to address.

The existing properties on Hook Lane are bungalows. Number 100 sits immediately adjacent to the site and has habitable windows on both the eastern (facing the site) and southern sides. The view of the site from within the house and to a lesser degree the garden is screened by the existing boundary fencing. The works undertaken to date appear to have removed or reduced the extent of natural screening in this area, the extent to which new boundary planting can provide a screening/softening function can therefore be explored further.

The attached context elevation drawing (151933_STL_00_ZZ_DR_A_ZZZZ_02007) illustrates the height of the development as suggested as being potentially acceptable in your email below (5 storeys reduced to 3). This highlights that the area that is the focus of the balance between acceptable and overbearing as being relatively small. The approved building is of a large size and the changes proposed are not considered to tip the balance of acceptability and dominate the outlook which would make the project overwhelming/oppressive when you consider the scale of the development as a whole.

The proposals seek a circa 5.5 metre increase in height across the end habitable part of block B (i.e. 392m²) this increase within the context of a 5240m² scheme is not considered to render the proposals unacceptable where it results in a 7.4% increase in the floor area of the building at this point.

In terms of the 1.5/2 storey properties approved as part of the outline scheme in the garden of number 100 Hook Lane (ref: BR/139/18/OUT), the closest property is located 45metres away from the development, while the 6 storey element of the building is located circa 65metres away from these properties.

The attached plans also illustrate the application of the “25 degree rule” (BRE ‘Site Layout Planning for Daylight and Sunlight’ 2011) in the form of a section between the existing bungalow and proposed development. This highlights that the proposals would meet this test which assesses adequate daylight and outlook. Applying this rule of thumb to the outline scheme would also produce a similar result and highlights the acceptability of the proposals from a daylight and outlook perspective.

To assist in visualising this in context, we have today visited site to take a number of photographs from the University side of the boundary fence, setting out the corner of the proposed building and marking this with a 4m high staff, to ensure reasonable accuracy in determining its height. We have used this to show our building in context, and attach an image with the proposed building superimposed on the site photograph. For record purposes, the photographs were taken at 10:45am on 26th February. Notwithstanding the fact that there is a close boarded 1.8m high fence between this position and the bungalow behind, which will obscure most of this view, and the bungalow is set slightly further away than the origin of this photograph, in our opinion, this shows the scheme to be acceptable, both in terms of its massing and shadowing.

It is noted that the Ocean Hotel building on the Butlins complex near the site extends to 7 storeys and is within 45m of adjacent properties. The development includes balconies and while separated by some thin boundary planting, the relationship between the two is more dominant than the changes proposed from the approved scheme here.

The proposed change would result in a minimal impact to “users and occupiers of nearby property and land” (Policy D DM1) and would not “significantly negative impact upon residential amenity” (Policy QE SP1).

While the impact would be different, it is not considered to be significantly different and the attached evidence illustrates these points.

In terms of your other comments:

Stairwell facing Hook lane

As per our email of 11th January (copy attached for ease of reference) , no windows are included in the fire escape staircore and it does not form part of the thermal envelope of the building.

Material Colours

The colour on the elevations has been revised from the previously approved scheme to better reflect the type of gold colour that was chosen as part of the Technology building and which is proposed to be used on this development. Please find attached a copy of a photograph of the technology block illustrating the proposed finish (further professional photos can be provided if required).

We hope that the above information provides sufficient evidence to illustrate the acceptability of the scheme. If, as a result of reviewing this information, require anything further, please let us know.

Please note that I am away from the office on Friday (22nd) and next week (returning on the 4th March). Should you have any queries during this time please contact my colleagues (cc'd).

Kind regards

Jonathan Pritchard BA MSc MRTPI
Associate Town Planner



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From: Jonathan Pritchard [REDACTED]
Sent: 21 February 2019 15:49
To: Simon Davis [REDACTED]
Cc: Graham Stephens [REDACTED] Martin Andrews
Subject: RE: BR/311/18/PL Chichester University

Dear Simon,

Thank you for your email.

We hope to respond to you on this matter next week.

Please note that I am away from the office tomorrow and next week (returning on the 4th March). Any response will therefore come from my colleague Graham Stephens (cc'd). Should you have any other queries during this time please let us know.

Kind regards

Jonathan Pritchard BA MSc MRTPI
Associate Town Planner



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From: Simon Davis [REDACTED]

Sent: 11 February 2019 17:22

To: Jonathan Pritchard <[REDACTED]>

Subject: BR/311/18/PL Chichester University

Dear Jonathan,

I had a meeting this morning with the Group Head of Planning and our Director of Place in which I presented this application.

It was discussed that on the previous application, the part of the building facing the Hook Lane dwellings was reduced from 6 storeys to 3/4 and this resulted in a reduction in bed spaces from 171 to 136. I read in the D&A that you have reverted back to the original height (albeit 5 not 6 storeys at this end) because you have re-assessed the shading analysis and found the impact it to be acceptable. However, having read the original report, I note that the request to lower the building was partly on grounds of shading and partly on grounds of an overbearing impact. I consider that the overbearing impact remains and therefore, I consider that this end of the building should be lowered. However, it may not be necessary to revert back to the 6643 approval – a 6653 scheme could be acceptable.

We may also want to request that the windows to the stairwell facing Hook Lane are obscure glazed.

It was also noted that the material colours seem to be different to before with the gold appearing more tan in the new elevations. You state in the D&A that materials are to be the same so I assume this is just to do with the drawing. However, you may want to fix this before we go to Committee to avoid such queries being raised?

Kind Regards

[REDACTED]

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