



**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION  
COMMITTEE MEETING ON 18 SEPTEMBER 2019**

**PLANNING APPLICATIONS:**

**List 33 – 14 August 2019**

**CC/19/02000/FUL and  
CC/19/02001/LBC**

**Kingsbridge Estates Limited**

**40 North Street Chichester PO19 1LX**

**Internal alterations and building change of use from retail (class A1) to business use (class B1).**

**Site and Proposal**

The site is a grade II\* listed building in North Street within the city centre, conservation area and secondary shopping frontage area. The proposal is for a change of use from retail to B1 offices.

**Main Considerations**

- Vitality and viability of the city centre
- Policy 27 Loss of retail
- Impact upon the fabric of the listed building
- Visual impact on the Conservation Area

40 North Street is an attractive grade II\* listed building. It was constructed in the early 19<sup>th</sup> Century as a dwellinghouse but has served a number of different purposes over the years including as a school, hospital, and offices. It is currently in A1 retail use and falls within the designated secondary shopping frontage area. It is proposed to change the use to offices.

The property is set well back from the building line, behind a garden. Currently, the garden is legible as public space, forming the entrance to a retail unit. The active frontage contributes to the vitality and viability of the city centre and to character of the conservation area and could be preserved in any customer-serving, city-centre appropriate use, such as any A1-A5 uses (hairdresser, salon, restaurant, pub) or as a hotel; such uses would also offer the benefit of retaining some public access to this grade II\* listed building, however, no such uses have been considered or are proposed at this time. As offices, the change of use would close the building to the public, the garden would no longer be public space, instead serving as a car park, and the development would result in dead frontage and harm to visual amenity and to the character and appearance of the conservation area. This could be mitigated, to an extent, if a condition to retain the garden at the front as publicly usable space, where gates would not be erected closing off the space.

Policy 27 aims to protect the city from the loss of retail within the city. It is specifically concerned with the loss of active frontage and specifies that changes of use will only be permitted where a "shop window and entrance is provided or retained which relates well to the design of the building and to the street-scene and its setting". This would not be possible with office use proposed, however, it is noted that the existing building lacks a traditional shop frontage currently, although active frontage is still achieved as a retail unit which would be lost as a result of the proposal.

The change of use to offices would require some structural changes, including removing a staircase and installing a different shaped stair to accommodate the installation of a lift, installing a ramp to the front entrance, and the removal of most of the internal walls on the second floor. This would cause some harm to the fabric of the historic grade II listed building and the loss of its

existing layout, however, it would facilitate the building's continuing use. Given that the building was designed as a dwellinghouse, features no traditional shop frontage, and is set back from North Street's building line behind a small garden, it is considered that its continued use as an A1 retail unit may be unachievable.

### **Conclusion**

The proposal would result in the loss of public access to, and changes to the fabric and layout of this grade II\* listed building. The proposal would result in the loss of active frontage within the city centre secondary shopping frontage area. The loss of garden to the front of the building and the construction of a car park in its place would harm visual amenity and the character and appearance of the conservation area. These impacts could be mitigated to some extent by a condition retaining the public access to and use of the front garden area.

**Recommendation: Objection. Although there is no objection in principle to a change of use from A1 retail, the B1 use proposed would result in loss of public access to, and changes to the fabric and layout of this grade II\* listed building. The proposal would result in the loss of active frontage within the city centre secondary shopping frontage area, which Policy 27 of the Local Plan aims to protect. The loss of the front garden to parking would harm visual amenity and the character and appearance of the conservation area.**

**Should the application be permitted, the following conditions should be imposed:**

**Notwithstanding the plans submitted as part of the application hereby approved, the existing front garden area shall be retained for the duration of the use hereby permitted as amenity space for use by the public and for no other purpose including parking. The external layout shown on the proposed site plan 19/073/011revP01 is not permitted and shall not be implemented.**

**Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no gates or other means of enclosure shall be erected to the boundary with North Street and public access to, and use of, the garden in front of the building shall be retained for the duration of the use hereby permitted.**

**List 34 – 21 August 2019**

**CC/19/02028/PA3C**

**Scope 3 Ambassador House Crane Street Chichester**

**Change of use from A1 charity shop to A3 takeaway patisserie.**

### **Site and Proposal**

The proposal site is an existing A1 shop unit in Crane Street, within the primary shopping frontage area of the city centre and conservation area. The proposal is for a change of use to A3 patisserie.

### **Main Considerations**

The Local Plan defines a Primary Shopping Frontage in Chichester's city centre which includes Crane Street. Under Policy 27 of the Local Plan, changes of use from A1 to additional uses such as the A3 use proposed will be permitted provided that the permission would result in additional uses comprising no more than 25% of the sum total of the street frontages in non-shopping uses. This threshold is raised to 75% in secondary shopping frontages.

As of June 2019, 25.43% of the primary shopping frontage was in non-retail use and the proposal would therefore be contrary to policy 27 of the Local Plan. However, the Local Plan Review, which is now at preferred approach stage and has been the subject of public consultation, proposes to allocate Crane Street as secondary, rather than primary shopping frontage. In the secondary

shopping frontage, the relevant threshold (of 75%) has not been met, and non-retail uses currently stand at 53.38%.

It is considered appropriate to give the Local Plan review some weight, in order to allow for the continued use and operation of high street units where there is a national trend of reducing retail demand.

### **Conclusion**

The proposal would enable the continued use of a commercial unit within the city centre, and would accord with policy within the Local Plan Review.

**Recommendation: No objection**

### **CC/19/02024/FUL**

**Land North Of Westhampnett Road Chichester West Sussex  
Proposed WW2 Tank block memorial.**

### **Site and Proposal**

The site is the landscaped area to the front of the approved new Lidl store off Westhampnett Road. The proposal is for a WWII memorial in the form of an anti-tank block.

### **Main Considerations**

An anti-tank block from WWII was unearthed on the approved new Lidl site during construction works. The cubes were originally placed along the shoreline to defend against tanks launched from ships. It is proposed to retain the block on site, within a landscaped area, as a historic artefact. The concrete cube measures 1.8m high. It has local historical and cultural significance and would not harm amenity.

### **Conclusion**

The retention on site of the block and its proposed siting is considered appropriate.

**Recommendation: No objection**

### **CC/19/02037/ADV**

**Land North West Of Chichester Crematorium Westhampnett Road Chichester West Sussex  
1 no. illuminated Totem sign.**

### **Site and Proposal**

The proposal is for an internally illuminated totem pole to the front of the approved new Lidl store off Westhampnett Road.

### **Main Considerations**

The site is along an important entrance route into Chichester and the proposed totem sign is approximately 6m in height, 2.1m in width and is internally illuminated. The excessive height and internal illumination would harm visual amenity and the character of the area.

### **Conclusion**

The excessive height of the proposed totem sign and its internal illumination would harm visual amenity and the character of the area.

**Recommendation: Objection.** The proposed signage is excessive in height and this, alongside its internal illumination, would be detrimental to visual amenity and the character of the area.

**List 35 – 28 August 2019**

**CC/19/01976/FUL**

**46 Swanfield Drive Chichester PO19 6GH**

**Installation of 5 no. outdoor gym equipments and 1 no. sign providing user guidance for the equipment.**

### **Site and Proposal**

The site is within Swanfield Park, a residential estate just south east of the hospital. The proposal is to install an area of outdoor gym equipment within the park adjacent to the community centre.

### **Main Considerations**

The proposed outdoor gym equipment would be installed closed to the community centre and existing play equipment. The area would be efficiently laid out to use little of the existing space in the park and would provide local residents and park users with additional, free equipment for public use.

### **Conclusion**

The proposal would enhance local amenity and is suitably located in terms of use and visual amenity.

**Recommendation: No objection**

**CC/19/02089/LBC and**

**CC/19/02090/ADV**

**Vision Express 74 South Street Chichester West Sussex**

**Replace existing fascia signage, exterior reparatory works to worn or damaged areas and repaint storefront using existing white colour. Internal alterations include new partitions walls, floor and lighting. and**

**1 no. non-illuminated fascia sign.**

### **Site and Proposal**

The proposal is for Listed Building Consent and Advertisement Consent for like for like external repair and redecoration, internal redecoration with minor layout changes and a non-illuminated fascia sign. The site is the Vision Express on South Street, a grade II listed building within the city centre conservation area.

### **Main Considerations**

The proposed works are predominantly maintenance and repair; external redecoration would be like for like repainting, internally there would be redecoration and some minor layout changes involving new partitioning. The proposed fascia sign would be painted timber and non-illuminated.

### **Conclusion**

The proposal would preserve or enhance the character and appearance of the grade II listed building and conservation area.

**Recommendation: No objection.**

## **List 36 – 4 September 2019**

**CC/19/02172/ADV**

**Lidl Westhampnett Road Chichester West Sussex**

**2no. illuminated Fascia signs, 1no. illuminated Poster display unit.**

### **Site and Proposal**

The proposal is for 2 internally illuminated fascia signs and one externally illuminated free-standing poster display unit at the approved Lidl store on Westhampnett Road.

### **Main Considerations**

The proposal is for internally illuminated signage mounted on the building and visible from Westhampnett Road. Internal illumination is not usually acceptable within Chichester, and this is an important entrance route into the city. External illumination should therefore be proposed.

Also proposed is an externally illuminated free-standing poster display case, seen from the car park, which would have little impact in the context and siting proposed.

### **Conclusion**

Should the lighting be changed to a more appropriate external cast lighting, the proposals could be made acceptable. Internally lit signage would harm the character and amenity of this important route into the city.

**Recommendation: Objection to the internally illuminated signage due to the impact upon the character and amenity of the area which is an important entranceway into Chichester. No objection should the signage be externally illuminated.**

**CC/19/02173/ADV**

**Lidl Westhampnett Road Chichester West Sussex**

**3no. illuminated wall mounted billboards, 2no. non-illuminated small billboards.**

### **Site and Proposal**

The proposal is for three externally illuminated billboards and two non-illuminated billboards at the approved Lidl store on Westhampnett Road.

3mx1.5m 6mx3m

### **Main Considerations**

Two small, approximately 3m x 1.5m, non-illuminated billboards are proposed alongside three larger, approximately 6m x 3m, externally illuminated billboards. These would be sited on the elevation facing the car park and would provide visual interest to the building with little impact beyond the site itself.

### **Conclusion**

An appropriate method of lighting is proposed and the development would be visually appropriate in context.

**Recommendation: No objection**

