

PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION
COMMITTEE MEETING ON THURSDAY 25 JUNE 2020

Week 21 – 20 May 2020

No committee items

Week 22 – 27 May 2020

CC/20/01151/FUL

Case Officer: Vicki Baker

Mr Huseyin Ay

1A Adelaide Road Chichester PO19 7NG

Partial change of use of ground floor takeaway (A5) to flat (C3) to include single storey rear and side extension. and associated works. Conversion of first floor flat to 2 no. 1 bedroom flats.

Site and Proposal

The site is located at the southern end of Adelaide Road near the junction with Westhampnet Road, which is a major entranceway into the city from the eastern side. The site is within 500m of the city centre. The application is for a two-storey side extension and single storey rear extension to facilitate the addition of a new one-bedroom flat to the rear of the ground floor, while retaining the takeaway unit (A5) to the front of the building, and to create 2 one-bedroom flats on the first floor where a single flat currently occupies the whole floor. The proposal will result in a total of three flats on site, a net increase of 2 flats.

Main Considerations

The site comprises an existing building with an A5 takeaway unit to the ground floor and a one-bedroom flat above, there is space for one car on the hard standing to the front and a garden to the rear. The application would retain the A5 unit and provide two additional flats, one to the rear of the A5 unit on the ground floor, accommodated partly within the proposed rear single storey extension, and the other proposed new flat on the first floor, facilitated by a two-storey side extension and taking some space from the existing two-bedroom flat to create 2 small one-bedroom flats on the first floor.

The area immediately surrounding the site is predominantly residential and mixed in design and character of the buildings. The design and appearance of the proposed building would be appropriate for the area.

The proposal would only provide one parking space, however the proposal replaces a two-bed unit with 3 small one-bed units, an increase of only one bedroom in total and therefore impact upon amenity due to increased parking is unlikely to be significant, particularly considering the sustainable location close to the city centre. There are parking restrictions in the area preventing parking where this would cause harm to highway safety.

The A5 unit is existing and is being retained. It is therefore not possible to require additional parking for it at this stage, nor would the parking or any other impacts of the existing A5 use be reason for refusal of this application.

Recommendation: No objection

Week 23 – 3 June 2020

No committee items

Week 24 – 10 June 2020

CC/20/01322/ADV and CC/20/01324/LBC

Case Officer: Maria Tomlinson

Ms Debbie Epstein

29 East Street Chichester PO19 1HS

Redecoration of existing fascia panel to new brand colour, installation of 1 no. fascia brand sign, 1 no. letter to entrance wall and 1 no. awning.

Site and Proposal

The site is grade II listed building on the northern side of East Street, within the city centre conservation area. The proposal is for advertisement and listed building consent for the redecoration of the shop frontage.

Main Considerations

The application is for redecoration of a grade II listed shopfront including advertisements and awning. The proposed replacement fascia would comprise painted timber lettering on the timber sign in the new corporate orange colour. Also proposed within the entrance recess is a printed vinyl M in a floral pattern and a replacement awning over the fascia in orange with a small band of Montezuma branding. It is considered that the proposal, which is in general conformity with the advertisement design guidance, would preserve or enhance the character and appearance of the listed building and the conservation area, subject to the approval of the historic buildings officer on the awning design detail.

Recommendation: No objection subject to the advice of the historic buildings officer