



**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION  
WORKING GROUP VIRTUAL MEETING ON 22 JULY 2021 AT 2PM**

Week 24 – 16 June 2021

CC/21/01460/FUL 7 CC/21/01461/LBC - Case Officer: William Price  
Mr Andy Wright

St Faiths House The Close Chichester West Sussex

Change of use from B1 Offices to C3(a) dwellinghouse to include minor internal non structural alterations and refurbishment to ground and first floors, with no external changes. O.S. Grid Ref. 485992/104739

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSXWRHERI7F00>  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSXWRLERI7G00>

Key issues:

- Application for change of use of a very attractive 13<sup>th</sup> century listed “chapel” from its current (redundant) use as an office building to a residential dwelling.
- The building has the appearance and layout of a dwelling and the proposal would bring back this historic building into use. No structural alterations are proposed.
- The building is not particularly well suited to office use given its size, listed status, layout and likely maintenance costs, and is no longer required for commercial use by the owner.
- There is a small area of private outdoor space, sufficient to serve the small number of occupants the dwelling would accommodate, particularly given the surrounding abundance of Cathedral gardens and other open space.
- No parking is provided however the site is in a very sustainable city-centre location.

**Recommendation: No objection**

CC/21/01716/FUL & CC/21/01717/LBC - Case Officer: William Price  
Tasty plc

30 Southgate Chichester PO19 1DP

FUL: Use of the ground, first and second floors of the site in Use Class E(b) (restaurant and café) (including the use of the rear ground floor extension for ancillary kitchen purposes); and the installation of an acoustic louvre at the rear ground floor extension, the installation of a kitchen extract duct and making good of brickwork at roof level.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTTPVQERIVS00>

LBC: Installation of an acoustic louvre at the rear ground floor extension, the installation of a kitchen extract duct and making good of brickwork at roof level and internal alterations to facilitate the kitchen extract flue

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTTPVYERIVT00>

Key issues:

- Partly retrospective application to move the kitchen of the restaurant to the ground floor (retrospective) with the installation of appropriate noise & vibration mitigation measures (not yet implemented) which would be necessary in order to make the relocation of the kitchen acceptable in terms of neighbour impact.
- Extensive planning history including an extant enforcement notice as the kitchen's location and lack of appropriate noise & vibration mitigation measures (which are now proposed as part of this application) results in unacceptable harm to neighbouring amenity.
- An (extant) Enforcement Notice was upheld at appeal, but the inspector advised that the harm to neighbouring amenity caused by the kitchen relocation could be overcome with appropriate mitigation measures (now proposed).
- The kitchen relocation was not considered to have any significant impact on the character or appearance of the listed building, and the newly proposed mitigation is predominantly located in the single-storey side extension area within which the addition of noise mitigation to the existing kitchen facilities and ducting would have little effect. A flue proposed through the roof would likely have little impact and appears reasonably necessary to carry out the approved restaurant use.
- The major determining factor in this application is the effectiveness of the mitigation measures. This is a technical matter to be advised by the Environmental Health Officer. The Officer has confirmed that the proposed mitigation would result in an acceptable neighbouring impact.
- The use as a restaurant is approved and as such there is no objection in principle to the proposed works, rather the LPA must be satisfied with the effectiveness of the proposed mitigation and the consequent acceptability of the whole proposal in terms of neighbouring and heritage impact.

**Recommendation: No objection subject to the approval of the Environmental Health Officer, and a condition to retain the approved noise mitigation measures in perpetuity.**

Week 25 – 23 June 2021

CC/21/00247/FUL - Case Officer: William Price

Mr Simon Birmingham

19 Millfield Close Chichester PO19 6UR

Change of use from residential (C3) use to flexible residential (C3) use or house in multiple occupation (C4) use.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNLP9EERLCH00>

Key issues:

- This application proposed a flexible C3 (residential – as a family home) or C4 (house of multiple occupation) use.
- The property is mid-terrace originally with 3 bedrooms and has no parking.

- The layout of two bedrooms in the loft, three bedrooms on the middle floor and one bedroom on the ground floor, all en-suite, together with a single shared kitchen-lounge, is poorly suited to a family home. The only toilet for communal, visitor or family use is on the middle floor, away from the ground floor communal living space.
- The property is mid-terraced with a modest garden adjacent to a play park, ideal for a small family, but less well suited to 6-12 individuals (depending how many rooms are occupied by a couple).
- WSCC parking standards indicate no increase in parking requirement, however this area close to the hospital is known locally to be particularly short of on-street parking. Whilst a 0.5 parking space per bedroom may be appropriate in a wider West Sussex context, it is reported locally that hospital staff, including professionals often rent rooms in the area, and car ownership may be higher among them than is generally the case for those in multiple occupancy homes.

**Recommendation: Objection. The available space and internal construction qualities of this this modest, originally 3-bedroomed, mid-terraced house does not comfortably lend itself to the very intensive level of occupation proposed as a HMO, which would house up to 12 people in 6 separate rooms. The proposal would provide living conditions more akin to a regulated slum than the high quality, low-cost home HMO regulations aim to provide for individuals requiring this type of accommodation. The layout together with a HMO approved use would effectively result in the loss of a much needed and ideally located family home from the area, immediately adjacent to a play park. Hospital staff using such accommodation may be more likely to be car owners than the WSCC parking standards calculation accounts for, particularly as the WSCC representation states they have counted this modest (albeit extended) 3-bed mid-terrace, likely to be inhabited by a young family, as a 6-bed family house; as such the proposal in this location would likely have a detrimental impact on highways and parking locally.**

CC/21/01847/ADV - Case Officer: Alicia Snook  
TSB

66 East Street Chichester PO19 1HL

1 no. non-illuminated TSB Projecting Sign, 1 no. non-illuminated TSB ATM surround and 1 no. non-illuminated double sided A frame.

O.S. Grid Ref. 486236/104785

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QUJ4EMERJF000>

Key issues:

- The proposal is within the city centre conservation area and proposes the addition of an internally illuminated frame for the existing ATM, a projecting hanging sign and an A frame advertising board.
- This would not conform to the advertisement design guidance and would harm the character and amenity of the area.

**Recommendation: Objection. The proposed advertisement signs and ATM illumination would harm the character and appearance of the conservation area.**

Weeks 26-27

**No committee items.**