



**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION
WORKING GROUP VIRTUAL MEETING ON 9 DECEMBER 2021 AT 2PM**

Week 44 – 3 November 2021

CC/21/02976/FUL - Case Officer: Rebecca Perris

Mr Peter Bradley

60 & 60A North Street Chichester West Sussex PO19 1NB

Change use of vacant area of retail storage and vacant area of office to C3 dwelling, bin/cycle bin including internal and external alterations at 60 North Street. Refurbishment to the main first floor offices with new front door at 60a North Street.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0NJ31ERGD000>

Key issues

- The application proposes the change of use of the rear building from vacant retail storage/offices to a 1-bed residential dwelling.
- Commercial use is unviable as the building cannot meet commercial fire regulations.
- The character & appearance of the grade II listed building & conservation area would be improved by the works which include replacement of unsympathetic modern windows & doors, to include secondary glazing.
- Parking and a small planted garden area are proposed.

Recommendation: No objection

Week 45 – 10 November 2021

CC/21/03119/ADV - Case Officer: Joanne Prichard

Troia (UK) Restaurants Ltd

89-91 East Street Chichester PO19 1HA

1 no. internally illuminated fascia sign, 1 no. internally illuminated brass menu board, 4 no. lettering on awnings and 3 no. lettering on glazing.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1DTU1ERGT400>

Key issues

- Internally illuminated signage proposed in conservation area.

Recommendation: Objection to the internally illuminated signage and menu board which is contrary to the relevant design guidance and would harm the character and appearance of the conservation area. Suitable external illumination would be more appropriate.

Week 46 – 17 November 2021

CC/21/03118/FUL - Case Officer: Joanne Prichard
Troia (UK) Restaurants Ltd
89-91 East Street Chichester PO19 1HA

Internal and external alterations, including alterations to shopfront, outdoor seating area including awnings and placement of tables/chairs/planters, installation of roof lanterns, installation of plant equipment and installation and display of advertisements.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1DTTXERGT300>

Key issues

- Alterations to the modern shopfront are in keeping with the character of the conservation area and would improve its appearance.

Recommendation: No objection except in respect of the internally illuminated signage detailed in a separate application.

CC/21/03158/FUL - Case Officer: Emma Kierans
Regnum Court Residents Association

Land At Regnum Court North Walls Chichester PO19 1BZ

Proposed gates, fencing and revisions to the bin store to the residential housing block of Regnum Court (previous permission 19/01834/FUL).

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1OSXXERGZK00>

Key issues

- Conservation area and within the setting of the city walls.
- Fence would affect the open character, but is a high quality, open railing design with planting behind.
- Fallback position: Permitted development would allow a 1m high fence of any design. The proposal would have significantly improved visual impact over a closed boarded 1m high fence.

Recommendation: No objection in principle to the high quality fencing and gated proposed, however, given the importance of the setting of the north walls, could the fence height be negotiated to not more than 1.2m, and the gate to 2m if possible.

Week 47 – 24 November 2021

CC/21/03146/ADV - Case Officer: Rebecca Perris
Mr James France

48 East Street Chichester PO19 1HX

New illuminated fascia sign to front and rear of building to replace existing.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1L694ERGYW00>

Key issues

- Internally illuminated signage proposed in conservation area.

Recommendation: Objection to the internally illuminated signage and digital display board. These are unnecessary and contrary to the relevant design guidance, and would harm the character and appearance of the conservation area.

CC/21/03310/ADV - Case Officer: Louise Brace

Mrs Sara Humphries

81-82 East Street Chichester PO19 1HA

2 no. non-illuminated fascia signs, 1 no. non-illuminated projecting sign and 2 digital promotional screens.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2EYJ8ERHNA00>

Key issues

- Listed building in conservation area
- Unsuitable materials including acrylic lettering and digital display screens.

Recommendation: Objection. The fascia and hanging sign materials are unsuitable and contrary to the design guidance. Signage should be hand painted. The signage, as proposed, and the digital display boards would harm the character and appearance of the listed building and conservation area. No objection should the signage be hand painted and the digital display boards be removed.