



Chichester City Council

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 17 AUGUST 2023 AT 4PM

Weeks 28-30

No committee items.

Week 31

CC/23/01207/FUL and CC/23/01208/LBC - Case Officer: Calum Thomas

Flint House 44 South Street Chichester West Sussex

Change of use of bank (Use Class E[c][i]) to residential (Use Class C3) comprising 4 no. new flats. Removal of spiral staircase to rear and addition of infill staircase extension to rear.

Planning Application: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV6A4QERKNU00>

Listed Building Consent Application: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV6A4SERKNV00>

Key issues:

- The application site is a grade II* listed former bank with six parking spaces to the rear, out of use since 2018 and unsuccessfully marketed for rent as a commercial unit since 2020.
- The building was originally a residential dwelling, the change of use to a bank occurred in the 1960s.
- The proposal is to return the building to residential use, in the form of four flats; a 3-bed ground floor and basement flat, two no. 2-bed flats on the first floor and a 2-bed on the second floor.
- To the rear, four parking spaces would be retained, one for each flat, and a small garden area would be provided. A small private courtyard would also be provided for the 3-bed flat.
- A small infill extension is proposed between the main front and rear parts of the existing building to accommodate the staircase. This would not be seen from outside of the site. The external staircase to the rear of the building would be removed.
- The site is in a central, sustainable location with good public transport and nearby amenities.
- The site is within the Conservation Area and just within the primary shopping frontage area.
- Although there may be some impact on the vitality of the city centre from this type of change of use in general, the change would normally be permitted development. In this case, the site does not benefit from permitted development rights because it is a listed building.
- The building has a residential (rather than commercial) character and appearance. The steps to the front do not meet commercial accessibility requirements and there is no shopfront. The return of this specific building to residential use would therefore have little impact on the character of the area.
- The proposal would preserve the character and appearance of the listed building itself and the Conservation Area and would have little effect on the vitality of the city centre due to its residential appearance and layout and its lack of suitability for commercial use.

Recommendation: No objection.