



Chichester City Council

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 18 JULY 2024 AT 4PM

Week 24

CC/24/01028/FUL and 24/01029/LBC - Case Officer: Emma Kierans
38 South Street Chichester West Sussex PO19 1EL

Change of use from office to 6 no. apartments (use class C3), associated internal alterations and conservation repair works.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SD4F7NERIMS00>

Key issues:

- The proposal is for the change of use of the building from offices to six 1-bed flats.
- The proposal site is a grade II listed building in the city centre Conservation Area.
- There are permitted development rights for changes of use from office to residential (under Class O, Part 3, Schedule 2 of the General Permitted Development Order) however, these do not apply to Listed Buildings, therefore planning permission is required.
- The site is within Chichester Primary Shopping Frontage area, but the proposal would have no impact upon this, as the existing offices have no shop frontage, and the building already has a residential appearance (commensurate with its original use) which it would retain.
- The proposal includes the restoration and refurbishment of the original front steps and iron railings, front balcony railings and shutters to the front windows.
- Replacement of the timber windows is proposed only in the modern part of the rear extension. The replacements would be double glazed aluminium framed windows. A small single storey extension to the ground floor is proposed, to accommodate a new staircase. This would be sited in the small courtyard area at the rear and would feature a green roof. Solar panels are proposed on the rear flat roof. These alterations would not be visible from the public realm.
- One new window is proposed in the side elevation of the central part of the building, which is an older extension to the rear of the original dwelling. This would be a timber sash window, reflecting the style of the existing in this part of the building. There would be no additional overlooking as a result of the proposal, as the new window would serve a bathroom.
- The ground floor flats would have private outdoor amenity areas; Flat A would have a small courtyard garden and Flat B would have the rear garden. The flats are all 1-bed, city centre flats, and a private amenity area is not a requirement.
- In 1999, planning and listed building consents were granted, under reference CC/99/00677/FUL and CC/99/00678/LBC, for conversion to 5 flats and retention of some office space on the ground floor, these were never implemented. The adjacent building, the semi-detached pair to the proposal site, has been converted back to residential use.
- No parking spaces are proposed, but the site is in a very sustainable city centre location with public transport links as well as shops, services and public car parks all nearby. One cycle space per dwelling is provided within the building on the ground floor.
- Policy 26 of the Local Plan aims to retain buildings in employment use, and therefore requires evidence of marketing of employment buildings to demonstrate that there is no demand or reasonable prospect of their continued use for employment purposes. However, the proposal building is a converted town house, its nature, scale, and

appearance is suited to residential use and it is not the type and scale of employment building which Policy 26 is likely to be aimed at conserving for economic purposes. Nevertheless, the applicant has submitted evidence of 13 months' marketing to demonstrate the lack of commercial interest in the building for office use. The proposal would not conflict with Policy 26.

- The proposal would preserve or enhance the character and appearance of the Conservation Area.
- The alterations to the building mainly involve fenestration and non-structural internal changes, and largely affect the more modern parts of the building. The proposal would restore the building to residential use, albeit as flats rather than a single dwelling. It does not appear that there would be significant harm to the fabric or appearance of the building. Any harm must be identified and assessed against the public benefits of the scheme, which would be the restoration of some original parts of the building (steps and railings), the return to residential use, the provision of an economic and social use for the building (rather than leaving it empty and at risk of deterioration), and the provision of housing in the area, for which there is a need. The public benefits of the proposal are therefore likely to outweigh any minor, less than substantial harms in this case, subject to Conservation Officer advice.

Recommendation: No objection, subject to the comments of the Conservation Officer.





Weeks 25-26
No committee items.

Week 27

CC/24/01317/FUL - Case Officer: Martin Mew

Chichester Art Centre Chichester West Sussex PO19 3DQ

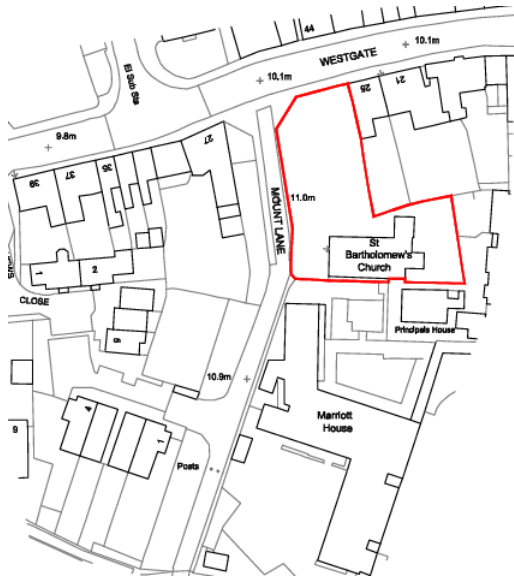
Change of use to a flexible commercial, educational, cultural and community use including dance studio and ancillary office, use class E(d), class F1(a-f) and F2(b) and associated works including 2 no. additional circular windows on East Elevation - **Variation of Condition 6 of planning permission CC/21/02511/FUL - amendment to the wording relating to the proposed revised operation hours.**

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEPU5ZERJ9200>

Key issues:

- The proposal site is a listed building in the Conservation Area. No changes are proposed to the building itself, which has a community use granted under ref CC/21/02511/FUL.
- The proposal is to vary Condition 6 of CC/21/02511/FUL which restricts the hours of use of the community building, as follows: 6) The premises shall operate as a general community venue only between the hours of 08:00 and 22:00 from Monday to Saturday and only between the hours of 8:00 and 20:30 on Sunday and Bank Holidays. The Dance School shall operate only between the hours of 1600 and 2200 Monday to Saturday and at no time on Sundays or Bank Holidays.
- The proposal is to change the condition to read: 6) The premises shall operate as a general community venue only between the hours of 08:00 and 23:30 from Monday to Saturday and only between the hours of 08:00 and 22:00 on Sundays. The Dance School shall operate only between the hours of 08:00 and 22:00 Monday to Sunday.
- The applicant states that, in order to remain a viable business, it is essential to bring their operational hours into line with similar businesses nearby, such as the Graylingwell Chapel, The Assembly Rooms, The Crate & Apple in Westgate and Chichester Inn public houses, which operate until 23:00 or 23:30 and are also in residential areas.
- Although the site is close to the city centre and has a community use, it is sited in a quiet residential area, in close proximity to surrounding dwellings. The original operating hours were imposed in order to protect the amenity of surrounding residents. The benefits of the extended hours of use to the wider community, and to the evening and night time economy, must be assessed against the potential harm to the nearby residents from noise from the venue itself until 11.30pm and shortly after that time while users of the venue leave the building.
- No Noise Assessment has been submitted in support of the application.

Recommendation: No objection to the extension of the permitted Dance School hours. Concern is raised over the extension of the community use until 23:30, particularly as this is not supported by a Noise Assessment. The site is outside of the city centre, within a residential area and has a number of nearby residential properties which may be affected by late night use of the venue as well as by patrons leaving the venue at closing time.



From: PlanningPolicy <PlanningPolicy@southdowns.gov.uk>
Sent: Monday, July 8, 2024 12:48 PM
Cc: PlanningPolicy <PlanningPolicy@southdowns.gov.uk>
Subject: South Downs Local Plan Review - how you can get involved

Dear Consultee

South Downs Local Plan Review is underway – you can get involved

We have begun work on reviewing the South Downs Local Plan to make sure it's up to date and addresses important issues including nature recovery, climate change and supporting local communities to thrive.

From **8 July to 16 September** we are undertaking an early participation stage on the Local Plan Review by inviting feedback on the scope of the review and how people would like to be involved in preparing the new Local Plan.

There are three project documents we are inviting comments on at this stage:

- **Project Initiation Document (PID)** – this defines the scope and issues for the plan, the resources needed to deliver it and the risks associated with the project.
- **Local Development Scheme (LDS)** – this includes a timetable for the preparation and adoption of the Local Plan.
- **Statement of Community Involvement (SCI)** – this sets out how we will consult with all stakeholders, including local communities, business, and public bodies, on planning matters. We are proposing changes to the SCI on how we consult on draft plans, including key principles and introducing the preparation of bespoke 'Community Involvement Plans' for separate planning policy consultations.

These documents are available to view and comment on at:

<https://sdnpalocalplanreview.commonplace.is/> Here you can also complete the **Local Plan Review survey**. This asks for feedback on the scope of the Local Plan Review and what important issues it should address. We are also seeking feedback on the National Park Vision 2050, which will be considered as part of the Partnership Management Review later this year.

There is also a "youth survey" for 13 to 25-year-olds, with the chance to enter a prize draw for a £50 gift voucher.

We anticipate that the formal (Regulation 18) consultation on the Local Plan Review will begin early next year.

The planning policy team will be attending events within and around the National Park throughout the summer. If you have an event or can distribute our Local Plan Review postcards or posters, do get in touch and we will send these to you. Please do share the [consultation hub and surveys](#) on your social media and via your networks.

We look forward to receiving your feedback,

Planning Policy Team
South Downs National Park Authority

South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH
www.southdowns.gov.uk | [facebook](#) | [SDNPA twitter](#) | [Ranger twitter](#) | [youtube](#)





Have your say about electric vehicle chargepoints in your area.

West Sussex  chargepoint network
Powered by 



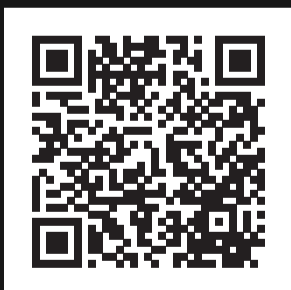
In 2035 the sale of new petrol and diesel vehicles will be banned.

Around 40% of drivers are without off-road parking, so a network of public chargepoints is required so people without driveways can charge their EVs easily and conveniently.

The West Sussex Chargepoint Network is proposing to install electric vehicle (EV) chargepoints in the areas opposite.

Proposed Chichester locations

Riverside, PO19 7LW
Stocks Lane, PO20 8NR
Highfield Lane, PO20 2DL
The Leys, Singleton, PO18 0HP
Crooked Lane, PO20 7HA
Lower Culvers, GU31 5LE
Peerley Close, PO20 8PB



Have your say.

Please submit your views and comments before **24 July 2024** by scanning the QR code or visiting yourvoice.westsussex.gov.uk/ev-chargepoints



Alternatively you can call the West Sussex EV Team on **0330 222 7770** or email evchargingpoints@westsussex.gov.uk

To view the proposed locations, please scan the QR code or visit the Connected Kerb website connectedkerb.com/westsussexresidents

Important information about electric vehicle chargepoints coming soon near you.

West Sussex
chargepoint
network
Powered by Connected Kerb



What is the West Sussex Chargepoint Network?

West Sussex County Council along with its district and borough partners in Adur, Arun, Chichester, Crawley, Horsham, Mid-Sussex and Worthing are working together to provide a network of publicly available EV chargepoints both on-street and in district & borough car parks.

We are installing electric vehicle (EV) chargepoints near you.

The West Sussex Chargepoint Network is working with Connected Kerb to install electric vehicle chargepoints across West Sussex. You are receiving this information leaflet to inform you about plans to install chargepoints in your area as part of the third phase of the project.

Proposed locations in Chichester:

Riverside, PO19 7LW	Stocks Lane, PO20 8NR	Highfield Lane, PO20 2DL
The Leys - Singleton, PO18 0HP	Crooked Lane, PO20 7HA	Lower Culvers, GU31 5LE
Peerley Close, PO20 8PB		

How have these locations been chosen?

The proposed locations above have been selected because either a member of the public has requested one in the area, or it has been identified that there is a need as there is little or no residential access to off-road parking and a lack of nearby public chargepoints.

Have your say.

Public consultations for these sites will start on 26 June. Please submit your views and comments before 24 July 2024 by scanning the QR code or visiting:

<https://yourvoice.westsussex.gov.uk/ev-chargepoints>

If you are unable to complete the survey online, please call the West Sussex EV Team on **0330 222 7770**. Alternatively, please email evchargingpoints@westsussex.gov.uk.

To view the proposed locations or suggest one for future installation, please scan the QR code or visit the Connected Kerb website:

www.connectedkerb.com/westsussexresidents



Your questions answered.

Why do we need to install EV chargepoints?

In 2035, the sale of new petrol and diesel vehicles will be banned to support the move to more environmentally friendly options and reduce our reliance on fossil fuels. Around 40% of drivers are without off-road parking therefore a network of public chargepoints is required so people without driveways can charge their EVs easily and conveniently.

I don't have an EV, will I still be able to park my car?

We're not proposing to change any of the parking restrictions at the moment, so other cars will still be able to park as before, although we hope people will be considerate & allow EV drivers to charge. Any future change to parking restrictions would go through the normal consultation process.

Why switch to an electric vehicle?

EVs boast lower running & maintenance costs with an easier & more convenient drive. With a growing second-hand market & increasing numbers of workplace car leasing schemes, long-term lease options & vehicle tax exemptions, EVs are becoming more affordable for more people. Lower emissions from EVs means cleaner air for everyone.

What will the chargepoints look like?

The discreet 'Gecko' 7kW chargepoints (pictured below) have been designed to be small and unobtrusive. Each chargepoint has two sockets, to allow two EVs to charge at the same time. Renewable energy sources will power 100% green electricity.

Who is funding the installation and maintenance of the chargepoints?

The contract with Connected Kerb is a concession contract, meaning that West Sussex County Council and its district and borough partners are not required to contribute any funding towards this project. The project is also supported by the Office for Zero Emission Vehicles (OZEV) funding as and when available.

Where do I find a chargepoint location in the network?

You can download the Connected Kerb app via the Appstore or Google Play or visit www.zap-map.com.

