



## Chichester City Council

### PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 15 AUGUST 2024 AT 4PM

#### Week 28

No committee items.

#### Week 29

CC/24/01581/FUL and CC/24/01582/LBC - Case Officer: Emma Kierans

15 Southgate Chichester West Sussex PO19 1ES

Change of use from former (now revoked) A2 use to residential C3 use including associated works of conversion and alteration.

Link to planning application documents: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGARTEERJUJ00>

Listed Building Consent application documents:

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGARTHERJUK00>

#### Key issues:

- The proposal is for a change of use of the former office building to a two-bed dwelling.
- The proposal site is a grade II listed building in the city centre Conservation Area.
- The site was previously used in association with the adjacent restaurant. In 2003 planning permission was granted to return the building to a dwelling. In 2004, planning permission was granted for a change of use for B2 offices, and in 2014 a further change of use was granted to a solicitor's office (use class A2).
- The site is within the Secondary Shopping Frontage area but the existing building is not in retail use and does not feature a shop front, there would therefore be no effect on retail frontage and no conflict with Policy 27 of the adopted Local Plan.
- The building already has the appearance of a dwelling, which was its original purpose when constructed, and it lends itself to this use with minimal internal or external changes proposed. The building is not of a scale or design particularly suited to offices or other commercial or employment uses.
- The proposal includes like-for-like replacement of the windows which would not harm the listed building or conservation area. There are also minimal internal changes; a new stud wall to provide a second bedroom on the first floor is proposed.
- There is a private amenity space/rear garden to the property with appropriate domestic storage capacity, e.g. for bins, bikes.
- No parking spaces are proposed, however, the site is in a very sustainable, city centre location with nearby public transport, as well as shops, services and public car parks.
- The existing external appearance of the building would be retained. The proposal would therefore preserve or enhance the character and appearance of the listed building and the Conservation Area.
- The public benefits of the proposal include the return to the building's original use as a residential dwelling, the contribution to housing need in the area, and the provision of an active use for the building (rather than leaving it empty and at risk of deterioration).

Recommendation: No objection.

Plan extracts:



Existing/Proposed Elevations and Floor Plans:



Weeks 30-31  
No committee items.