



## Chichester City Council

### PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 10 OCTOBER 2024 AT 4PM

Weeks 36-37  
No committee items.

Week 38

CC/24/02024/FUL - Case Officer: Freya Divey

Minerva Theatre Broyle Road Chichester West Sussex

Erection of a louvered roof canopy and deck with existing terrace area.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJE44HERKXK00>

#### Key issues:

- The proposal is to enhance the existing terraced seating area, to the rear of the bar, by the erection of a louvered roofed canopy, which would offer some shade or other protection from the weather to patrons using the existing seating area. It would also be available for private hire by groups using the terraced seating area, upon which timber decking would be installed as part of the proposal.
- The site is within the Conservation Area and the Chichester Festival Theatre building is a grade II\* listed building, though the Minerva Theatre building is not included on the listing.
- The proposal is of modest scale and is designed to be unobtrusive in its setting. The canopy would have an aluminium frame, finished in white, with an aluminium louvered roof and glazed panels. It would be positioned on the existing terraced seating area to the rear of the glazed wall of the Minerva bar and brasserie restaurant.
- The proposal would enhance the existing use and would be in keeping with the design and appearance of the existing building. It would not harm the character or appearance of the listed building or the Conservation Area.

Recommendation: No objection.





Week 39

CC/24/01560/FUL and CC/24/01561/LBC - Case Officer: Rebecca Perris  
 57 East Street Chichester West Sussex PO19 1HL

Conversion of 1st and 2nd floor office space to 2 residential units Addition of 1 no. dormer to south-facing roof pitch. Replacement of existing side entrance porch. Replacement of fire exit door. Replacement of rooflights.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SG1Z8GERJRP00>

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Key issues:

- The site is a three-storey building, occupied on the ground floor by Café Nero. It is a grade II listed building within the City Centre Conservation Area.
- The proposal is to convert the first and second floor office space to residential, in the form of three 1-bed flats, as shown on the plans and described in the Planning and Heritage Statements (though the application form and development description state 2 residential units – this discrepancy has been raised with the CDC planning officer so that the matter can be clarified and the description of development corrected).
- A dormer would be added to the south-facing roof slope, also proposed is the replacement of existing timber doors and windows with new timber doors and windows, and replacement of rooflights.
- The ground floor layout would remain as existing. The fire doors and porch would be replaced to be higher quality design, more in-keeping with the building.
- The dormer in the south facing roof slope would provide head space for improved access to the second floor where a bedroom and bathroom are proposed. The dormer is of an appropriate scale and design, and would be reasonably reflective of the design, proportions and appearance of the existing dormer on the north/front of the building.

- No parking or external amenity space would be provided, however, the site is within the city centre, a very sustainable location with parks, shops, services and other amenities nearby, as well as public transport and public car parking.
- The proposal would not harm the vitality and viability of the city centre or the character and appearance of the Conservation Area, and there is no policy objection to the proposal.

Recommendation: No objection in principle. However, it is noted that the living room to unit 2 features no windows and therefore has no outlook, and its natural light would only be from a skylight. Layout changes to the living room, bathroom and kitchen could provide the southern two windows to an open plan kitchen/living room, with an internal bathroom, which would improve the amenity of the future occupants of this space. It is not clear from the plans where the bins would be accommodated on site.







**EXISTING EAST**  
elevation



**EXISTING SOUTH**  
elevation



**PROPOSED EAST**

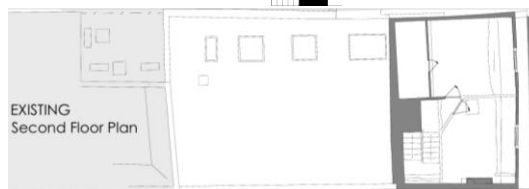


**PROPOSED SOUTH**  
elevation

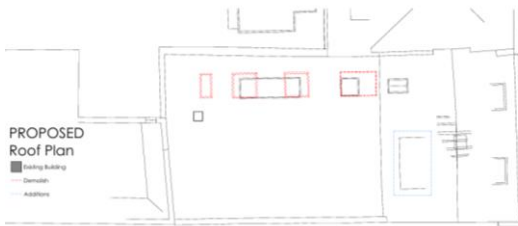
Elevations 1:1



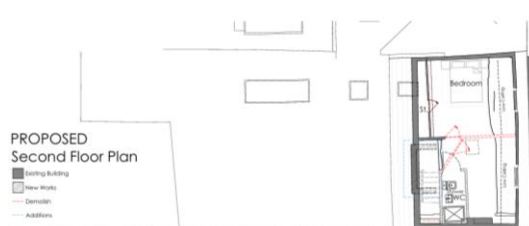
**EXISTING**  
Roof Plan



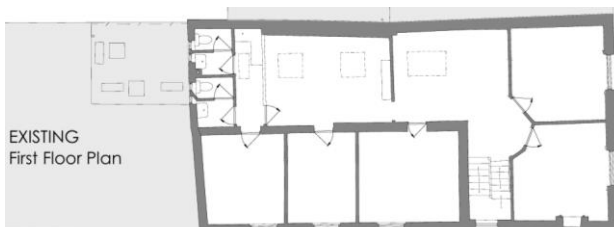
**EXISTING**  
Second Floor Plan



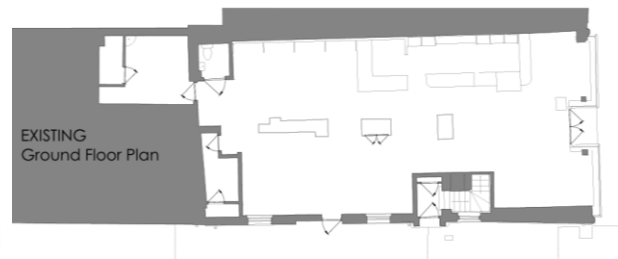
**PROPOSED**  
Roof Plan



**PROPOSED**  
Second Floor Plan



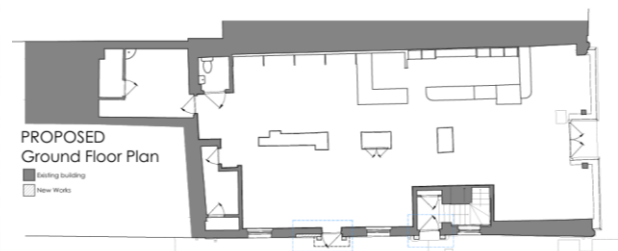
**EXISTING**  
First Floor Plan



**EXISTING**  
Ground Floor Plan



**PROPOSED**  
First Floor Plan



**PROPOSED**  
Ground Floor Plan

**Note:**

Last committee, Members requested that the Planning Adviser consider possible amendments to the following application by Chichester City Council for a Memorial Garden Plaque, following comments from the CCAAC. The original design for the plaque and the proposed amended design are shown below. This has been submitted to CDC for approval.

CC/24/01698/LBC - Case Officer: Miruna Turland  
 Mr Andrew Watson  
 21 West Street Chichester West Sussex PO19 1QW  
 Erection of an A3 sized (420mm x 297mm) information plaque on the outside of the east side wall of 21 West Street which forms the west side boundary within the memorial garden.  
 To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SH2MUMER0ZU00>

Welcome to the

## Garden of Remembrance

This War Memorial was instituted by Canon Godfrey Wells of the former St Peter the Great Church after the Second World War. Canon Wells worked tirelessly throughout the war to support service men and women, and after the war he continued to support them as they returned home.

St Peter the Great Church was built in 1848-1852. The parish of St Peter was one of the largest in the old city of Chichester, initially worshipping in the cathedral and then in the fine church behind you. It was closed in 1979.

This garden haven still remains, offering tranquility to all who come and remembrance for the men of the Royal Sussex Regiment.

***Be refreshed in peace***

***Remember all who served  
and gave their lives for us***

This Garden of Remembrance  
is cared for by the

**WEST WALLS  
RESIDENTS ASSOCIATION**

**Winner of a 2023  
Chichester Community Award**  
*generously supported by*

<p>The Chichester City Council</p> 	<p>The Royal Sussex Regimental Association</p> 
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