



DESIGN AND ACCESS STATEMENT

13A Oving Road, Chichester, West Sussex, PO19 7EG

Change of Use of existing retail unit from Suis Generis to Class E

Introduction

13A is situated on Oving Road, adjacent to, Chichester and is currently vacant. The premises was previously occupied by a hot food takeaway offering jacket potato s. The existing building is a modest retail unit with a floor area of 25.50m² and is thought to have been initially constructed as a coach house. The external elevations are painted grey with black painted timber window and door frames, set under a slate tiled roof.

During the COVID-19 pandemic, many local businesses have been adversely affected by current economic uncertainty, and non-more so than the hospitality sector. Subsequently, many local businesses who are unable to adapt to the current situation have suffered a loss of trade often resulting in closure.

This application proposal has been considered and informed by the relevant policies of the Chichester Local Plan 2-14-2029 considering the promotion of vitality and viability within the city centre. Oving Road and the wider Hornet has a range of venues with varying hours of opening, the change of use at 13A would have no impact on the character of the Chichester Conservation Area.

This application is to be considered in the context of recent planning history of the above address, and in particular the following planning applications:

21/01773/PA3C

Change of use from A1 to A3

Withdrawn

21/02491/FUL

Change of use from A1 to A5

Permit

Proposal

The proposal is for a change of use, associated external alterations and advertisement consent to allow the building to be occupied within a new use class. In turn, it is proposed to replace a haphazardous arrangement of flat roofing at the rear of site seen in Figure 2. below.

The existing arrangement is such that a series of interventions and adaptations have resulted in an incongruous series of flat roofing elements. Figure 2. below illustrates the connected buildings as

viewed from Green Lane. It is proposed to replace the series of roofs with a new flat roof spanning from the existing building to outbuilding. The roof and subsequent new external walls will be constructed to contemporary standards and aspire to match the materials and appearance of the existing.

13A Oving Road has a short but significant planning history with respect to successful change of use applications. The site has previously operated as a sweet shop, hairdressers and at present a hot-food takeaway. This application will allow the owners to diversify their offering and continue to operate whilst future proofing their business and the occupation of the site. The aim is to take a discreet commercial unit and convert it to office space for the introduction of a high-end estate agents.

Economic Context

Chichester has several estate agencies in an extremely competitive market. The existing building has been vacant for some time and would benefit from further use, ensuring essential maintenance and the long-term maintenance of the building. The applicant tends to deal mostly with properties at the upper end of the market and consequently the number of visitors will always be modest.

Scale and Use

The site area is 51.0m². The current property exists as a modest 25m² building with an outbuilding to the rear of the site. As evidenced on the accompanying drawings, the two buildings have always been interconnected by a lean-to roof – at present consisting of timbers and corrugated sheet material. It is proposed to create a permanent connection via the introduction of a link between the two buildings occupying the space within the courtyard.

The current property is in Suis Generis (hot food takeaways) use which had been established in February 2022. This application proposes to alter the planning use class associated with the site to Class E to facilitate the introduction of an estate agent's office.

Amount and Layout

The existing building occupies a plot with an area of 51.0m². The unit offers 20.0m² gross internal area with a further 8.40m² floor area in its associated outbuilding. The courtyard area presently covered by the temporary roof is 4.50m².

In replacing the roof and constructing an enclosed envelope within the courtyard, a modest uplift of 15% of floor area to the site.

The proposed change of use and subsequent adaptation to the building's layout is minor. It is proposed to overhaul the existing outbuilding and bring it in line with current building regulations. The building will retain a WC accessible off the courtyard and the converted outbuilding will provide a break-out space for staff.



Landscaping

The proposals do not impact any existing trees or planting.

Appearance

The existing building comprises a simple rectangular form of a traditional construction faced in grey painted render. The street facing elevation features a large window and front door with a parapet wall and pitched slate roof behind. The building occupies a corner position on Oving Road and can be seen from Green Lane.

There are no proposed external alterations as part of this application. It is intended to display signage as detailed in the accompanying drawings and consent for advertisement is sought in connection to the change of use. The applicants have adopted a sensitive approach to the conversion of the site and as such the appearance of the building is largely retained.

Access

Vehicular access to the site utilises the existing highway. Oving Road is an arterial route in and out of the town centre though busy the road offers some free parking in close proximity to the site.

The building is accessed via a raised concrete plinth with a further step at the entrance threshold. Though it is proposed to lay a new paved terrace the existing levels and access arrangements will not be affected.

Proposed Opening Hours

The existing opening hours and proposed hours as a result of the change of use application are listed below.

	Existing Suis Generis Hours of Opening	Proposed Class E Hours of Opening
Monday	17:30 to 19:30	09:30 to 18:00
Tuesday	17:30 to 19:30	09:30 to 18:00
Wednesday	17:30 to 19:30	09:30 to 18:00
Thursday	17:30 to 19:30	09:30 to 18:00
Friday	17:30 to 19:30	09:30 to 18:00
Saturday	17:30 to 19:30	10:00 to 16:00 (by appointment only)
Sunday (inc. bank holidays)	Closed	10:00 to 16:00 (by appointment only)

Employment

No. full time employees: 4

No. part time employees: n/a

Conclusion

We believe the proposal for a change of use and the construction of a small passage connecting the two buildings improves the viability of the site as an asset to the retail offering of Chichester town centre without harmful impact to the Chichester Conservation Area.

The proposal for a change of use will enable the occupation of the premises and introduction of an estate agents which will add to the vibrancy of this part of the city centre. The proposed Class E use offers a complimentary addition in line with other recent developments in the locality helping to promote the vitality and viability of the main shopping centre of Chichester.

In considering the above, we trust that this application warrants officer support.



Figure 1. South Elevation as viewed from Oving Road



Figure 2. Part east Elevation as viewed from Oving Road



Figure 3. East Elevation as viewed from Green Lane

[End]

B Newton Architecture
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