20/05/13.

SITE VISIT DETAILS

ADDRESS:

TOPOGRAPHY:

TREES:

BOUNDARY TREATMENT:

* VACANT UNIT
* DOCTOR OPPOSITE, CHEMIST ADJACENT, OTHER PRECINCT USES INC. DENTIST, VETS,
* LOOKS FINE
* PLENTY OF PARKING.

SITE CHARACTERISTICS:

Storeys: 1/ 2/ 3

Semi-/ Detached/ Terraced

Walls:

Roof:

Other:

CHARACTER OF LOCALITY:

Residential/ Rural

Main Road/ Residential Road/ Cul-de-sac

Style of Dwellings:

Size of Plots:

Neighbouring windows:

Other:

Richard Stubbs MRTPI

Planning and Development Consultant

10 Newhall Close
Bognor Regis
West Sussex.
PO21 5RG

Planning Registrations
Development Control
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT
7 MAY 2013
ACTION.....
(of 5)

My Ref: RLS/04/13/AR

3rd May 2013

Dear Sir(s)

Change of use in respect of Existing Offices: Land Rear of 1 The Precinct, West Meads, Bognor Regis.

I write to you regarding the above and enclose herewith my client's amended planning application promoting the change of use of the above premises.

I note from the planning records to this property that planning permission was granted under planning application reference number AW/2848/05 for use of these premises as self-contained offices on land to the rear of number 1 The Precinct. My client's proposal is to utilise this space in connection with his existing dental practice at number 3 The Precinct and therefore proposes internal alterations to make the connection through from one property to the other and provides details of an internal layout of the premises showing the minimum changes that are required by him to implement this change of use.

I would stress that no external alterations are shown to the premises at all regarding this change of use.

I am satisfied, having gone through the relevant history of this site and also that of number 2 The Precinct, that there should be no material issues raised by this proposed change of use that would bring forward matters for concern and in particular I refer to the issue of car parking and the views by officers that there was ample car parking available to serve these premises. I do not believe there will be any change to the car parking requirement between their use as self-contained offices and their alternative use as extension to the existing dental practice. In any event I am also satisfied that there is also ample parking on street which could be used in the alternative and in any event this proposed change of use should not bring about any objective concerns regarding the provision of car parking.

Nevertheless, should any matters arise that require officer's consideration in respect of these proposals then no doubt someone will contact me whilst the application is on deposit should it be necessary to make any changes or to rehearse these matters with you again. In the event that you should need to contact me please do not hesitate to do so. I would stress that there could be a slight difficulty in arranging to secure an internal view of the premises and I would be pleased to receive ample notice of this so that arrangements can be made through my client, Mr. Raj Deol

[redacted]

ARUN DISTRICT COUNCIL AW/1

should it be necessary. I would again welcome an early response from the case officer please on this matter.

Should you require any further information then please do not hesitate to contact me otherwise I look forward to receiving notification from you that the application has been received and registered.

Yours faithfully,

[redacted]

R. L. Stubbs