

An application to determine if prior approval is required for a proposed:

Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops or Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3), and for building or other operations for the provision of facilities for ventilation, extraction and the storage of rubbish.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -
Schedule 2, Part 3, Class C

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	1 Marsh House
Address line 1	The Square
Address line 2	
Address line 3	
Town/city	Angmering
Postcode	BN16 4EA

Description of site location must be completed if postcode is not known:

Easting (x)	506874
Northing (y)	104353

Description

--

2. Applicant Details

Title	Mr
First name	Justin
Surname	Cannons
Company name	
Address line 1	Juna home and garden
Address line 2	1 marsh house

2. Applicant Details

Address line 3	The square
Town/city	Angmering
Country	West sussex
Postcode	BN164EA

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Eligibility

Will the total combined floor space in the building (previously and in this proposal) changed under this permitted development right exceed 150 square metres?

☐ Yes ☒ No

Is any part of the land, site or building:

- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building);

☐ Yes ☒ No

5. Description of Proposed Works and Impacts

Please describe the proposed development:

We are currently a retail outlet in the heart of Angmering village selling home and garden wares. We are looking to add an area within the shop for the sale/consumption of coffee/tea/smoothies/homemade cakes/pastries and traybakes. All foodstuffs will be made offsite so there will be no cooking within the shop. We have the permission of the current landlord/owner to remove some stud walls to create more space and a kitchen area and to create a toilet in what is the current kitchen, there is already drainage in place for this, so no major work will be necessary. We will be looking for seating for upto 15 people. There are currently two fire exits within the shop, one to the front and one to the rear.

Are there any associated building works or other operations required to make this change?

☐ Yes ☒ No

Note that such works are restricted to provision of following facilities in regard to the new use:

- Ventilation and extraction (including provision of an external flue)
- The storage of rubbish

Please provide details of any noise impacts and how these will be mitigated:

We believe there will be no noise impacts as there will be no more customers in the shop than there currently can be at any one time.

Please provide details of any odour impacts and how these will be mitigated:

We have permission from the current owner to put ventilation/extraction in if needed. This can be done to the left handside of the building, which leads out to a side alleyway and will in no way affect the appearance of the shop.

Please provide details on how waste will be stored and handled:

All waste will be disposed of using a waste management company, we have access to the side and the back of the shop for the appropriate waste bins to be stored.

Please provide details of any transport and highways impacts and how these will be mitigated:

There will be no affect on transport or highways.

Please provide details of the impact on the adequate provision of services based on the loss of the building's current use.

For example:

- Would there be a reasonable prospect of the building being used under its current use class going forward?
- Would a unique shop, professional or financial service be lost from the area if the use is changed?

5. Description of Proposed Works and Impacts

We have been in the shop for four and a half years and are not looking to completely change what we currently do. With the addition of the seating area and the sale of coffee etc we feel we will be providing something many of our customers have been asking for. Whilst we currently have a tea room in the village, it is very small and is currently up for sale.

Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

We believe there will be no undesirable impact

Please either state the proposed opening hours; or tick the box below to confirm they are unknown at this time

☐ Hours of opening unknown

Start Time: Monday to Friday (HH:MM)

09:00

End Time: Monday to Friday (HH:MM)

17:00

Start Time: Saturday (HH:MM)

09:00

End Time: Saturday (HH:MM)

17:00

Start Time: Sunday and Bank Holiday (HH:MM)

09:30

End Time: Sunday and Bank Holiday (HH:MM)

13:00

Please provide details of any impacts based on the hours of opening and how these will be mitigated:

These are our current opening hours so there will be no change in impact.

6. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

08/06/2020