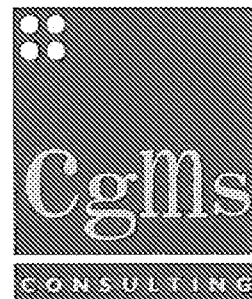


Our Ref: GB/MR/13124



Planning Services
Arun District Council
Arun Civic Centre
Maitravers Road
Littlehampton
West Sussex
BN17 5LF

5th March 2012

Dear Sir/Madam

**FORMER RISING SUN PUBLIC HOUSE, 349 CHICHESTER ROAD
BOGNOR REGIS PO21 5AN**

**PLANNING APPLICATIONS FOR ALTERATIONS TO THE FORMER
RISING SUN PUBLIC HOUSE AND ADVERTISEMENT CONSENT FOR
EXTERNALLY ILLUMINATED FASCIA SIGN, GANTRY SIGN AND CAR
PARK SIGNAGE**

On behalf of our client Tesco Stores Ltd, please find enclosed seven planning applications and two advertisement consent applications associated with the introduction of an Express convenience store at the above site.

Background to the Application Proposals

The ground floor at the application site has a lawful planning Use Class A4 (drinking establishments) and as such planning permission is not required to change its lawful use to Class A1 (retail). Consequently, the floorspace can be used as a Tesco Express without the need for planning permission. In association with the introduction of the Express format, minor development works are proposed which require the following consents:

- i) Planning permission for alterations to the ground floor frontage and creation of ramped access;
- ii) Planning permission for the installation of an ATM;
- iii) Planning permission for the installation of plant equipment;
- iv) Planning permission for installation of bollards to front of property;
- v) Planning permission for installation of chiller and freezer to rear of property;
- vi) Planning permission for erection of canopy to side of property;
- vii) Planning permission for erection of small single storey extension to rear of property to house staff welfare facilities;
- viii) Advertisement consent to display externally illuminated fascia signs; and
- ix) Advertisement consent to display gantry sign and car park signage.

Content of Applications

Planning Application I - Alterations to ground floor frontage and creation of ramped access

Submitted via Planning Portal:

- The relevant application form with certificate B completed;
- Site Location Plan at 1:1250 scale showing the development area outlined in red – F9D11-211 (00) 40;
- Planning, Design and Access Statement;
- Application fee - £170;
- Drawings:
 - Block plan – F9D11-211 (00) 41
 - Existing site plan – F9D11-221 (00) 07
 - Existing ground floor plan – F9D11-221 (00) 03
 - Existing elevations 1 – F9D11-221 (00) 05
 - Existing elevations 2 – F9D11-221 (00) 06
 - Proposed ground floor plan – F9D11-211 (00) 42
 - Proposed elevations 1 – F9D11-211 (00) 44
 - Proposed elevations 2 – F9D11-211 (00) 45

Planning Application II - Installation of an ATM

Submitted via Planning Portal:

- The relevant application form with certificate B completed;
- Site Location Plan at 1:1250 scale showing the development area outlined in red – F9D11-221 (00) 70;
- Planning, Design and Access Statement;
- Application fee - £170;
- Drawings:
 - Block plan – F9D11-211 (00) 71
 - Existing site plan – F9D11-221 (00) 07
 - Existing ground floor plan – F9D11-221 (00) 03
 - Existing elevations 1 – F9D11-221 (00) 05
 - Existing elevations 2 – F9D11-221 (00) 06
 - Proposed ground floor plan – F9D11-221 (00) 72
 - Proposed elevations – F9D11-221 (00) 74

Planning Application III - Installation of plant equipment

Submitted via Planning Portal:

- The relevant application form with certificate A completed;
- Site Location Plan at 1:1250 scale showing the development area outlined in red – F9D11-221 (00) 60;
- Application fee - £335.00;
- Planning, Design and Access Statement;
- Noise Impact Assessment by KR Associates;
- Drawings:
 - Block plan – F9D11-221 (00) 61

- Existing site plan – F9D11-221 (00) 07
- Existing ground floor plan – F9D11-221 (00) 03
- Existing elevations 1 – F9D11-221 (00) 05
- Existing elevations 2 – F9D11-221 (00) 06
- Proposed plan – F9D11-221 (00) 62
- Proposed elevations – F9D11-221 (00) 64

Planning Application IV - Installation of bollards

Submitted via Planning Portal:

- The relevant application form with certificate B completed;
- Site Location Plan at 1:1250 scale showing the development area outlined in red – F9D11-221 (00) 110;
- Planning, Design and Access Statement;
- Application fee - £170;
- Drawings:
 - Block plan – F9D11-211 (00) 111
 - Existing site plan – F9D11-221 (00) 07
 - Existing ground floor plan – F9D11-221 (00) 03
 - Existing elevations 1 – F9D11-221 (00) 05
 - Existing elevations 2 – F9D11-221 (00) 06
 - Proposed plan – F9D11-221 (00) 112
 - Proposed elevations 1 – F9D11-221 (00) 114
 - Proposed elevations 2 – F9D11-221 (00) 115

Planning Application V - Installation of chiller and freezer

Submitted via Planning Portal:

- The relevant application form with certificate B completed;
- Site Location Plan at 1:1250 scale showing the development area outlined in red – F9D11-221 (00) 80;
- Planning, Design and Access Statement;
- Application fee - £335;
- Drawings:
 - Block plan – F9D11-211 (00) 81
 - Existing site plan – F9D11-221 (00) 07
 - Existing ground floor plan – F9D11-221 (00) 03
 - Existing elevations 1 – F9D11-221 (00) 05
 - Existing elevations 2 – F9D11-221 (00) 06
 - Proposed plan – F9D11-221 (00) 82
 - Proposed elevations – F9D11-221 (00) 84

Planning Application VI - Canopy

Submitted via Planning Portal:

- The relevant application form with certificate B completed;
- Site Location Plan at 1:1250 scale showing the development area outlined in red – F9D11-221 (00) 90;
- Planning, Design and Access Statement;
- Application fee - £170;

- Drawings:
 - Block plan – F9D11-211 (00) 91
 - Existing site plan – F9D11-221 (00) 07
 - Existing ground floor plan – F9D11-221 (00) 03
 - Existing elevations 1 – F9D11-221 (00) 05
 - Existing elevations 2 – F9D11-221 (00) 06
 - Proposed plan – F9D11-221 (00) 92
 - Proposed elevations 1 – F9D11-221 (00) 94
 - Proposed elevations 2 – F9D11-221 (00) 95

Planning Application VII - Rear Single Store Extension

Submitted via Planning Portal:

- The relevant application form with certificate B completed;
- Site Location Plan at 1:1250 scale showing the development area outlined in red – F9D11-221 (00) 100;
- Planning, Design and Access Statement;
- Application fee – £170;
- Drawings:
 - Block plan – F9D11-211 (00) 101
 - Existing site plan – F9D11-221 (00) 07
 - Existing ground floor plan – F9D11-221 (00) 03
 - Existing elevations 1 – F9D11-221 (00) 05
 - Existing elevations 2 – F9D11-221 (00) 06
 - Proposed plan – F9D11-221 (00) 102
 - Proposed elevations 1 – F9D11-221 (00) 104
 - Proposed roof plan – F9D11-221 (00) 103

Advertisement Consent Application I - Installation of externally illuminated shopfront fascia.

Submitted via Planning Portal:

- The relevant application form;
- Site Location Plan at 1:1250 scale showing the development area outlined in red – F9D11-221 (00) 50;
- Planning, Design and Access Statement;
- Application fee – £95.00; and
- Drawings:
 - Block plan – F9D11-211 (00) 51
 - Existing elevations – F9D11-221 (00) 05
 - Proposed elevations – F9D11-221 (00) 54
 - Coloured elevations – RISELE1A

Advertisement Consent Application II – Gantry sign and car park signage

Submitted via Planning Portal:

- The relevant application form;
- Site Location Plan at 1:1250 scale showing the development area outlined in red – F9D11-221 (00) 120;
- Planning, Design and Access Statement;
- Application fee - £95.00; and
- Drawings:
 - Block plan – F9D11-211 (00) 121
 - Existing elevations - F9D11-221 (00) 05
 - Existing plan – F9D11-221 (00) 07
 - Proposed plan – F9D11-221 (00) 54
 - Coloured elevations – RISCPS1A

The submitted Planning, Design and Access Statement demonstrates the works are considered appropriate as they comply with national and local planning policy and will enhance the appearance of the existing building and surrounding area by introducing low impact subtle alterations.

I look forward to confirmation of validation of the application. If, in the interim, you have any queries please do not hesitate to contact me or Matthew Roe at this office.

Yours faithfully,



Gemma Brickwood
Senior Planner