

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

Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3).

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

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	15 Royal Parade, Offices Rear Of
Address line 1	Central Avenue
Address line 2	
Address line 3	
Town/city	Bersted
Postcode	PO21 5AJ
Description of site location must be completed if postcode is not known:	
Easting (x)	492317
Northing (y)	100544
Description	

2. Applicant Details

Title	Mr
First name	C
Surname	Mortlock
Company name	
Address line 1	15 Royal Parade
Address line 2	North Bersted
Address line 3	

2. Applicant Details

Town/city	Bognor Regis
Country	
Postcode	PO21 5AJ

Are you an agent acting on behalf of the applicant?

Primary number

Secondary number

Fax number

Email address

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Chris
Surname	Moore
Company name	Sussex Building Consultancy Limited
Address line 1	Sussex Building Consultancy Limited
Address line 2	3 NORTHCOTE ROAD
Address line 3	
Town/city	BOGNOR REGIS
Country	United Kingdom
Postcode	PO21 5LZ
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))?

☒ Yes ☐ No

Is any part of the land, site or building:

- ☐ 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, Impacts and Risks

Please describe the proposed development:

Conversion of the office use to residential apartment.

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What will be the net increase in dwellinghouses?
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

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

The property is located within a parade of shops/offices fronting Central Avenue with off road and on road parking available. The site is located in a sustainable area close to local shops and supermarkets and bus routes operate from less than 100 metres away. Bognor mainline train station is approximately 2 km away. There is a courtyard area for the apartment with space for secure cycle storage.

Please provide details of any contamination risks and how these will be mitigated:

No contamination risks are envisaged - office use only.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online.

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Located within Flood Zone 1 - see attached flood map.

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.

Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

Immediately locally is an Indian Takeaway premises to the front of 15 Royal Parade which has been separated with Building Regulation permission a while ago, there is ample sound insulation between the two uses. To the rear of the site is an existing carpentry workshop which is used by the applicant. Further away there are a number of shops open during normal working times. The site is within an established residential area with an existing flat above the ground of the building and a house immediately next door (5 Central Avenue). It is thought that there may be some disturbance associated with the nearby commercial uses not nothing above what existing residential properties already experience.

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) 08/04/2020