



Our ref: KY/20/2559/Cheung  
05/05/2020

(By online planning portal)  
Arun District Council  
Planning Department

Dear Sirs,

**Re: Regal Fish Bar at 231 Chichester Road, Bognor Regis, West Sussex  
PO21 5AQ**

We act for Mrs Cheung in respect of her proposed sale of the abovementioned business at the above address.

We understand that the above property is currently use as a Fish and Chips Takeaway for many years. Mrs Cheung bought the business from the previous owner in 2014 and is only able to provide Business Rates and other utilities bills from 2014 as supporting documents. However, we have obtained the previous owners, Ma Po Chung's and Mrs Belinda Chung's statutory declarations confirming that they had been operating as a Fish and Chips takeaway during their ownership from 2001 to 2014. The Council is aware of its existing use since 2001 and the property has the benefit of an existing lawful use. Our client now wishes to formalise the existing use as a Hot Food Takeaway (A5) by applying for a Certificate of Lawfulness.

We enclose the following documents for your attention:-

1. the completed application form together with the application fees;
2. the Site Location Plan at metric scale of 1:1250 with the premise edged in red;
3. Mr Ma Po Chung's and Mrs Belinda Chung's Statutory Declarations;
4. various council tax and utilities bills;
5. various suppliers' invoices.

We trust the above information will suffice for your consideration of Mrs Cheung's application; however, should you have further queries, please do not hesitate to contact us.

We look forward to hearing from you soon.

Yours faithfully

Ms Keng Yin Lam (Solicitor)  
**Paradigm Solicitors LLP**  
Enc.

**REPLY TO:  
CHINATOWN  
OFFICE**

2nd Floor (Rear)  
36 Gerrard Street  
London  
W1D 5QA

**OFFICES  
Head Office**

Unit B,  
17 Downham Road  
London  
N1 5AA