

BR/114/17/PD



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Notification for Prior Approval for a Proposed Change of Use of a Building from Shops (Class A1), Financial and Professional Services (Class A2), a Betting Office, Pay Day Loan Shop, Launderette or a Mixed Use Combining Use as a Dwellinghouse with a Betting Office, Pay Day Loan Shop, Launderette, Shops (Class A1) or Financial and Professional Services (Class A2) to a use falling within Class C3 (Dwellinghouses), and for Associated Operational Development

**Town and Country Planning (General Permitted Development) Order 2015
 Schedule 2, Part 3, Class M**

Development is not permitted where the cumulative floor space changing use exceeds 150 square metres.

Development is not permitted where the building is a listed building, or is a scheduled monument, or where the building is located on Article 2(3) land, in a site of special scientific interest, in a safety hazard area or in a military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification 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.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address		2. Agent Name and Address	
Title:	Mr First name: Dave	Title:	Mr First name: Richard
Last name:	Deedmen	Last name:	Hollands
Company (optional):		Company (optional):	Grove Design UK
Unit:	House number: 8 House suffix:	Unit:	House number: 8 House suffix:
House name:		House name:	
Address 1:	Hook Lane	Address 1:	Willowdale Avenue
Address 2:		Address 2:	
Address 3:		Address 3:	
Town:	Pagham	Town:	Aldwick
County:	West Sussex	County:	West Sussex
Country:	England	Country:	England
Postcode:	PO21 3NY	Postcode:	PO21 4AY

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Prior notification under Class M for a change of use from shop (Class A1) to dwelling house (Class C3).

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:	54 A & B	Building suffix:	
Building name:					
Address 1:	Chichester Road				
Address 2:					
Address 3:					
Town:	Bognor Regis				
County:	West Sussex				
Postcode:	PO21 2XJ				

4. Description of proposal

If the building was not in use on 20th March 2013, what date was it last in use? (DD/MM/YY)

31.12.2014

What was the use of the building on 20th March 2013 or the last use before that date?

Last use was for Cycle Accessories which lasted from 30.03.2014 to 31.12.2014 when in folded up and left the owner with a fresh pile of unpaid bills. For previous uses see also attached letter from Solution Consultancy who have managed the property for many years.

Please specify (including any floor space that has already changed use to a dwellinghouse under Class M of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 2015) the cumulative floor space of building which is proposed to change use to a dwellinghouse:

69 sq metres

What is the net increase in dwellinghouses proposed by the development?

1

The number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

Please describe the proposed development, and provide relevant information on transport and highways, contamination and flooding risks on site. A flood risk assessment should be provided with the application where the building is located in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

Conversion of 2No small shop units to one unit for domestic use, comprising 2 Bedrooms, Bathroom, combined Lounge, Study area, Dining Area and Kitchen
Planning Guidance was provided at a meeting with Planning Officer Andrew Wood on 8th March 2017 to cover the basic planning requirements, application forms etc.
Transportation - regular bus service between Bognor and Chichester - bus stops only couple of hundred yards away.
Provision for bicycles in rear yard and car parking if required (no restrictions) in Bersted Street
Provision for wheelie bin storage in rear yard
Contamination - not applicable
Flooding - not applicable
Commercial letting - not successful - see attached letter from Solutions Consultancy dated 03.04.2017
Amendments to external appearance to front elevation to facilitate change of use

4. Description of proposal (Continued)

Please provide a view on the impact of the change of use on the provision of services and an assessment of how likely it is that the building could be occupied by another retail or financial/professional services use:

As property has had many periods when unoccupied, or tenant who only remained for short periods, so little impact on change of use. - see Solutions Consultancy letter for different types of tenants.
Should be noted that nearby convenience store (was Coop) then My Local - property now vacant.
Car Sales Garage moved away and manual car wash in its place
Pub opposite closed and provision for child care
Basically no requirement for this type of commercial property in the immediate location - on main road with no parking layby or similar
Property was totally domestic originally, currently has had a domestic flat at first floor for many years.

Where the building is located in a key shopping area, please provide a view on the impact of the proposed change of use on the sustainability of that shopping area:

Not applicable

Please give a description of any exterior alterations which are proposed to the building, including information of any intended partial demolition reasonably necessary to carry out these works:

Conversion from 54 a & b to one unit ie 54a - remove front door (54b) & adjacent window added some years ago (approx 1998 - BR1798) - and replace with 2No white upvc sliding sash windows to match original ie as 1st floor windows.

Replace window adjacent side passageway with 2No matching white upvc sliding sash windows plus new brick arch soldier course over. Note sash windows to provide means of escape and ventilation as current window units are non-openable.

See attached drawing nos 17-03-GD-202-03-Existing front elevation and 17-04-GD-202-04-Proposed front elevation
Also attached are drawing 17-04-GD-202-1A- Existing GF plan + Block Plan and 17-02-GD-202-02- Proposed floor plan plus Ordinance survey map @ 1:1250

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically). ☒

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. ☒

The correct fee

Plans can be bought from one of our accredited suppliers using

6. Declaration

I/we hereby apply for prior approval as described in this notification 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.

Signed - Developer:

Date (DD/MM/YYYY):

19/04/2017 (date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

8. Agent Contact Details

Telephone numbers

Extension number:

