# APPLICATION REF: BR/136/15/PL

## Economic Development Statement

**No. 48 London Road, Bognor Regis**

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**Application summary:**
The proposal seeks to reduce the amount of commercial area (A1) from 129 sqm to 53 sqm. This change in area is due to the first floor accommodation being converted back to a single residential unit (C3). By re-instating a front door and access route off of Bedford Street, a small amount of commercial area (A1) will also be lost at ground floor.

The Co-operative travel agents were the previous tenants and the first floor accommodation was used as back of house staff facilities, which comprised of a kitchen, living room, office and storage space. The ground floor was used as a front of house retail space.

The estimated number of people employed by the previous tenant was between 6-8 people. It is estimated that the number of people employed with a new tenant taking the ground floor retail space only would be smaller and is estimated at 3-4 people.

The property is currently being marketed as a whole, but difficulties are anticipated finding a tenant who would want both floors as an A1 unit. Currently the shops are vacant and there are zero people in employment.