



Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development)
Order 2015 Schedule 2

Application for Prior Notification for Change of Use

DECISION NOTICE

Application Ref: BR/161/17/PD

1 To Addressee

Mr P Brown
 Sloane & Brown Ltd
 3B Woodhorn Business Centre
 Woodhorn Lane
 Oving
 Chichester
 PO20 2BX

2 Site Address

6 York Road Chambers
 York Road

PO21 1LT

3 Description of Development

Notification for prior approval under Part O for change of use from office (ClassB1(a)) to 14 No. residential apartments (Class C3)

4 In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

- 1 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The secure cycle storage so approved shall be implemented in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing with the local planning authority.

Reason: To provide alternative travel options to the use of the car in accordance with the National Planning Policy Framework.

For the avoidance of doubt the approved details are the: Site Location and Block Plans - 589/08 Rev A; Proposed Ground Floor Plan - 589/09 Rev A; Proposed First Floor Plan - 589/10 Rev A; and Proposed Second Floor Plan - 589/11 Rev A - all submitted on 26 May 2017.

INFORMATIVE: Please note the following Private Sector Housing Comments:

Fire Safety

- Appropriate fire precaution facilities and equipment must be provided of such type, number and location as are considered necessary. Guidance on fire safety is contained in the LACORS guidance document - "Housing - Fire Safety, Guidance on fire safety precautions for certain types of existing housing"
- The external staircase which is serving as a means of escape from the flats should be protected from the effects of fire along its length. The sensitive area is 1.8m horizontally therefore any windows in this region should be fire resisting construction and if possible fixed shut and any doors should be fire resisting and self-closing.
- A room where the only escape route is through another room is termed an "inner room" and poses a risk to its occupiers if a fire starts unnoticed in the outer room. The escape routes from the bedroom in the first floor studio flat is via the kitchen, this can be overcome by ensuring that an escape window is provided and adequate fire protection within the flat.
- There should be adequate fire separation between the commercial unit on the ground floor and the residential flats above.

Ventilation

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.

Room Sizes

- Room sizes should meet the minimum standards for houses in multiple occupation if the flats are intended to be rented.

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards; and
- Access to the flats 1,2,3 and 4 appear to be through the office this is not an acceptable arrangement.



Neil Crowther
Group Head of Planning

Case Officer:

Mr S Davis

Date of Decision:

31 July 2017

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

