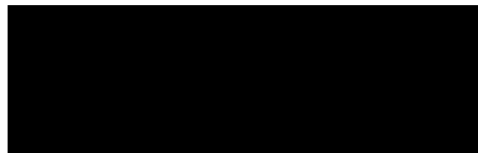


scan
BR/242/13
DAVID HARRIS BTP. MRTPI.

**Chartered Town Planner
Planning & Development Consultant**

45, Langley Grove,
Aldwick,
Bognor Regis,
West Sussex,
PO21 4LJ.



My Ref. PD/BR/13/A

24th September 2013.

Dear Sir/Madam,

Planning Statement - Proposed change of use from offices (A2) to a single one bedroom flat (C3) at 2, Sidlaw Terrace, Clarence Road, Bognor Regis, West Sussex.

I refer to the above and enclose herewith the completed application forms together with drawings showing the existing and proposed floor plans. It will be noted that there are no changes proposed to the elevations.

Cheques to the value of £385 and £200 are enclosed being the required planning application fee and the Council's legal fee respectively. The signed Unilateral Undertaking in relation to contributions towards affordable housing and monitoring is also enclosed.

The proposed flat would comprise an entrance hall with living room and kitchen, bedroom and bathroom with a small store at the rear. Access would remain as at present, up the frontage steps from Clarence Road.

The premises the subject of the application have been vacant for four years and were previously occupied by an A2 user being a firm of Chartered Accountants.

Whilst Clarence Road is not within the town centre shopping area it is nevertheless within a town centre location and is therefore close to transport links, shopping, employment and leisure facilities. Medical facilities are also within the town centre.

As will be seen from a site visit Clarence Road is predominantly residential by way of flats and terraced houses with a Church and Council Offices also being in the vicinity.

Cont.....

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Given the town centre location, car parking would not normally be required, however in this case there is parking at the rear in a shared parking area with access from Belmont Street.

Please let me know should you require any further information.

Yours faithfully,

A large black rectangular box redacting the signature of David Harris.

David Harris.