

An application to determine if prior approval is required for a proposed:

Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -
Schedule 2, Part 3, Class O

Publication of applications on planning authority websites.

Please note that the information provided on this application form 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.

1. Site Address

Number	42
Suffix	
Property name	
Address line 1	Sudley Road
Address line 2	
Address line 3	
Town/city	Bognor Regis
Postcode	PO21 1ES
Description of site location must be completed if postcode is not known:	
Easting (x)	493596
Northing (y)	99284
Description	

2. Applicant Details

Title	Mr & Mr
First name	D & A
Surname	Poole and Ryan
Company name	Downview Developments Limited
Address line 1	98 London Road
Address line 2	
Address line 3	

2. Applicant Details

Town/city	Bognor Regis
Country	
Postcode	PO21 1DD

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Chris
Surname	Moore
Company name	Sussex Building Consultancy Limited
Address line 1	Sussex Building Consultancy Limited
Address line 2	3 NORTHCOTE ROAD
Address line 3	
Town/city	BOGNOR REGIS
Country	United Kingdom
Postcode	PO21 5LZ
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))?

☒ Yes ☐ No

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

☐ Yes ☒ No

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Conversion of the existing office building into 5 x No. self contained units.

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What will be the net increase in dwellinghouses?

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This figure should be 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 provide details of any transport and highways impacts and how these will be mitigated:

Building is sited directly on Sudley Road with parking available to permit holders, likewise car parks are nearby.

The site is located in a highly sustainable area with very close proximity to the mainline railway station (300 metres), and local bus routes. Space available for secure cycle storage in the rear courtyard.

Please provide details of any contamination risks and how these will be mitigated:

No contamination risks are known or expected - previously office use only.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or

- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency)

Check if your site location is in Flood Zone 2 or 3 online.

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Located in flood zone 1 - see attached flood risk map.

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.

Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

The site location is within the established residential/office use road, opposite is the rear of Boots supermarket other offices are further along the road - these uses only provide a marginal impact noise-wise and then only during normal office/shop hours. The closest public house (Hothampton Arms) is further around the corner in London Road.

The Regis Recital Hall is next door with a car park in between, some music events (classical) are sometimes held in the evenings. There may be some minor disturbance when patrons leave the building and use the car park, although with only 5 - 9 spaces, this would be minimal.

6. Declaration

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

Date (cannot be pre-application)

24/01/2020