

Application for Prior Notification

DECISION NOTICE

Application Ref: BR/24/20/PD

1 To Addressee

Sussex Building Consultancy Ltd
3 Northcote Road
Bognor Regis
PO21 5LZ

2 Site Address

42 Sudley Road
Bognor Regis
PO21 1ES

3 Description of Development

Notification for Prior Approval under Class O for change of use from an office (Class B1) to a dwelling (Class C3) - Conversion of existing office building into 5 x No. self contained units

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

CONDITION

This development permitted under Class O must be completed within a period of 3 years starting with the date of this decision.

- 2 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 to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

For the avoidance of doubt the approved details are the Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Elevations (Side and Rear) and Proposed Elevations (Side and Front), all received 27/01/2020.

INFORMATIVE: Please note that this decision relates solely to the change of use of the office building to the five dwellings. This decision does not authorise the any proposed external alterations shown on the

proposed drawings. The applicant is advised they may need a separate planning permission for these.

INFORMATIVE: The applicant is advised that, in accordance with Environmental Health legislation, and in order to protect the amenity of occupants, a copy of the property's asbestos register and a remedial strategy (where appropriate) must be provided in writing to the Local Planning Authority prior to the works commencing.

INFORMATIVE: The applicant is advised that the granting of this prior approval does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Department on (01903) 737555.

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

INFORMATIVE:INFORMATIVE: The applicant will also need to comply with current Housing Legislation. This is separate to Planning permission and Building Regulations. The applicant should contact the Private Sector Housing Department at Arun District Council should they not be aware of the requirements of the current Housing Legislation.

Please be advised that the Council adopted the Arun Community Infrastructure Levy(CIL) Charging schedule on 15 January 2020. The CIL charging schedule will come into effect on 1 April 2020 and any works commenced after this date may be CIL liable.

If your development is permitted under a general consent you must submit a CIL Form 5: Notice of Chargeable Development (link to form below) to the Council before you commence development (if you commence the development on 1 April 2020 or any time after that date). The only exception to this requirement is where the development is less than 100 square metres of additional floorspace and no new dwelling or ancillary dwelling is created, or if the CIL rate for the use is £0 per square metre in the Arun District CIL Charging Schedule.

Please familiarise your self with the CIL charging processes at:

<https://www.arun.gov.uk/cil>

https://ecab.planningportal.co.uk/uploads/1app/forms/form_5_notice_of_chargeable_development.pdf



Neil Crowther
Group Head of Planning

Case Officer:

Ms Myer

Decision Issued:

31st March 2020

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