

DECISION NOTICE

Application Ref: BR/50/22/PD

1 To Addressee

Mr R Stefanski
Church House
94 Felpham Road
Felpham
PO22 7PG

2 Site Address

Land to the rear of
27 Station Road
Bognor Regis
PO21 1QD

3 Description of Development

Notification for Prior Approval under Schedule 2 Part 3 Class MA for the Change of Use from Commercial, Business and Services (Use Class E) to Dwellinghouse (Use 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

CONDITION

This development under Class MA is permitted subject to development being completed within 3 years from the date of this decision.

Any building permitted to be used as a dwellinghouse by virtue of class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse

- 1 No part of the development shall be first occupied until covered and secure cycle parking spaces has been submitted and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with TSP1 of the Arun Local Plan and current sustainable transport policies

For the avoidance of doubt the approved details are the Location Plan, Block Plan, Proposed Plans and Elevations submitted on 3.3.22.

INFORMATIVE: In accordance with the requirements of Approved Document - B (AD-B) Volume 1 2019 edition: B5 section 13, vehicle access for a pump appliance should be provided to within 45 metres of every point within each dwelling. The intended dwelling is 60 metres from the main road so fire appliance access to this site is key. Any areas not within 45 metres of a fire appliance will need to be mitigated by the installation of domestic sprinkler or water mist system complying with BS 9251 or BS 8458 standard.



Neil Crowther
Group Head of Planning

Case Officer:

Amber Willard

Decision Issued:

28th April 2022

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