

Recommendation Report for Lawful Development Certificate for a Proposed Use or Development

REF NO: BR/96/13/CLP

LOCATION: 2 Linden Road
Bognor Regis

PROPOSAL: Application for Certificate of Lawfulness for a proposed change of use from A2 (Financial & Professional services) to A1(Shops) use as a hairdressing salon

DESCRIPTION OF APPLICATION

As above.

DESCRIPTION OF SITE AND SURROUNDINGS

Site occupied by 3 storey building with commercial use at ground floor level and residential units above. Mix of commercial and residential uses within the locality.

RELEVANT SITE HISTORY

BR/87/02/	Change of use from offices to self contained flat on first floor.	Approve Conditionally 31-05-2002
BR/161/07/A	2 No Non Illuminated fascia signs (joined by a mitre)	Approve Conditionally 13-07-2007

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

LEGISLATIVE BACKGROUND

Principle

Section 192(2) of the Town and Country Planning Act 1990 states:-

if, on an application under this section, the Local Planning Authority are provided with information

satisfying them that the development described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that affect; and in any other case they shall refuse the application.

CONCLUSIONS

The proposal is for a lawful development certificate to seek confirmation that the change of use of the ground floor to No.2 Linden Road from an A2 Financial Services Use to an A1 Retail Use is considered to be a permitted change by virtue of the Town and Country Planning (Use Classes) Order 1987 (as amended) and Part 3 of the Town and Country (General Permitted Development) Order 1995 (as amended) the proposed change of use can be accepted as a permitted change of use.

RECOMMENDATION

PP NOT REQUIRED

The Arun District Council hereby certify that on 15h April 2013 the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged black on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:

The proposed change of use complies with the criteria set out Town and Country Planning (Use Classes) Order 1987 (as amended) and Part 3 of the Town and Country (General Permitted Development) Order 1995 (as amended), accordingly the proposed change of use can be accepted as a permitted change of use.

FIRST SCHEDULE

The proposed relates to the ground floor of the premises only for a A1 retail use within the which is to used as a Hairdressing Salon.

SECOND SCHEDULE

2 Linden Road, Bognor Regis, PO21 2AN

EXTENT OF USE

The 'development' proposed is for the change of use of a premises from an A2 Financial Services use to an A1 Retail use.



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