

Planning Statement to Support Prior Notification Application for Change of Use from Office B1(a) Use to C3 Use At:

Site Address: First Floor, 11 Sea Lane,
Ferring, West Sussex, BN12 5DR

Applicant: Red Lynch Properties

Date: 11th November 2020



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The Site and its Surroundings

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The Property

The site is situated at the eastern end of a two-storey building which wraps around the corner of Ferring Street and Sea Lane, situated within the village centre.

There are a variety of retail, other commercial uses and residential within the village centre.

It is not situated within the Ferring Conservation Area and the building is not listed.

The Proposal

This is a Prior Notification Application to change the use of the first floor of the building from office B1(a) Use to a conversion of the first floor into

four self-contained flats (C3 Use Class) under Class O of Permitted Development Change of Use from Office to Dwellinghouse.



Permitted Development

Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.

Development is not permitted by this Class, if:

- a) The building is on article 2(5) land and an application under paragraph O.2(1) in respect of the development is received by the local planning authority on or before 30th May 2019;*
- b) The building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order –
 - I. On 29th May 2013; or*
 - II. In the case of a building which was in use before that date but was not in use on that date, when it was last in use;**
- c) The site is, or forms part of, a safety hazard area;*
- d) The site is, or forms part of, a military explosives storage area;*
- e) The building is a listed building or is within the curtilage of a listed building; or*

f) The site is, or contains, a schedule monument.

It is considered that the proposal conforms to the requirements of Permitted Development.

The site is not within Article 2(5) land.

The application relates to the first floor of the building which has been in Class B1(a) office use prior to the 29th May 2019.

The site does not form a safety hazard.

The site is not part of a military explosives' storage area.

The building is not a listed building and is not within the Ferring Conservation Area.

The site does not contain a scheduled monument.

Transport Highway Impacts

Pedestrian access to the proposed residential units will be formed via the existing ground floor entrance doors onto Sea Lane.

The site is in a sustainable location within Ferring Village Centre with all local amenities including shops, doctor's surgery, dentists and leisure facilities within short walking of distance. Bus stops are nearby with regular services linking Worthing and Brighton to the east and Rustington to Portsmouth to the west.

With regard to parking there is an area within the to the front for six car parking spaces.



It is considered that due to the site's sustainable and accessible location the proposal will have no adverse impact with regard to transport and highway issues.

Contamination

The premises have been used as offices for many years and there is no history of any use that could lead to contamination issues.

Flood Risk

Copied below is the result of a Flood Map for Planning search on the Environment Agency's website which shows that the site is in Flood Zone 1 an area with a low probability of flooding.

The Environment Agency's map also states that it is in an area of low risk for surface water flooding. The flats will be situated on the first floor of the building.



Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	509593/102829	22 Oct 2020 10:51

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Noise Impact

It is proposed that the ground floor of the building will be converted into three individual shop units for occupation under Use Class E, although the landlord is excluding any use relating to food and drink.

Sound proofing between the floors will be provided as set in the specification details plan 06.

It is not considered that the ground floor use of the building or nearby sites will be sufficient to warrant a reason for refusal for noise impact.

Space Standards

The internal floor area of the proposed flats are as follows:

SCHEDULE OF UNITS			
	Accommodation	Size	No.
1	1 bed studio	37 sq m	1
2	1 bed studio	37 ½ sq m	1
3	1 bed flat	54 sq m	1
4	1 bed studio	37sq m	1
TOTAL NO. OF UNITS			4

The overall floor area conforms to the Government's Nationally Described Space Standards for studio and one bedroom, two persons, flats as listed above.

Daylight

The two flats (No's 3 & 4) to the front of the building both have large south facing windows which will provide good levels of natural daylight, sunlight, outlook and ventilation, as the living rooms of these two flats face south they will benefit from solar gain, potentially reducing heating requirements. Flat 3 has a roof light to the bedroom.

The studio flats to the rear benefit from existing windows plus each have rooflights which together will provide a good standard of natural daylight, sunlight, outlook and ventilation.

Conclusion

This statement demonstrates that the proposal has no adverse issues relating to transport and highways, contaminated land, flood risk and noise impact.



The standard of accommodation conforms to the Government's Nationally Described Space Standards.

Each flat will have good levels of natural daylight, outlook and ventilation.