

DECISION NOTICE

Application Ref: FG/25/22/PD

1 To Addressee

Rodway Planning Consultancy Limited
293 Upper Shoreham Road
Shoreham
BN43 5QA

2 Site Address

Village Interiors
9 Ocean Parade
Ferring
BN12 5QG

3 Description of Development

Notification for Prior Approval under Schedule 2, Part 3, Class MA for the change of use from retail (Class E(a)) to residential (Class C3)-conversion of existing retail unit into 2 No self contained residential units.

4 In pursuance of their powers under this Act and related Orders and Regulations the Arun District Council, as local planning authority, hereby confirm that **PRIOR APPROVAL IS NOT REQUIRED** for the above proposal in accordance with the information that the developer provided to the local planning authority.

- 1 Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014 and shall be complied by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan.

- 2 Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the Local Planning Authority for approval and thereafter implemented in accordance with the approved details and the charge point shall thereafter be permanently retained and maintained in good

working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policies QE DM3 (c), T SP1 (f) and ECC SP2 of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.

For the avoidance of doubt the approved details are Existing and Proposed Block Plans 1001 Rev01; Proposed Site Plan, Proposed Ground Floor Plan, Proposed Roof Plan - 2002 Rev01; and Proposed Elevations 2003 Rev01, submitted on 21/02/22.



Neil Crowther
Group Head of Planning

Case Officer:

Obafemi Okusipe

Decision Issued:

19th April 2022

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