



Development Management
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF

Chapman Lily Planning Ltd
Unit 5 Designer House
Sandford Lane, Wareham
Dorset
BH20 4DY

Date 19th April 2018

Dear Sir/Madam,

RE: 107 FELPHAM WAY, FELPHAM, PO22 8QB

I refer to the application for a Lawful Development Certificate for a proposed use at the above site and write to set out the background to the proposals.

No.107 Felpham Way is a retail unit with parking space to the rear. The building is predominantly of single storey height but with a two-storey section to the rear. The first floor has previously been utilised as ancillary space for the retail space but is now redundant for that role, and the applicants therefore intend to convert the space to a self-contained flat.

Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 refers to changes of use from retail to mixed use. The Order permits the change of use of a shop (use class A1) to a mixed use for any purpose within use class A1 and as up to two flats.

The conditions on class G set out that some or all of the parts of the building used as a shop must be situated on a floor below the lowest part of the building used as a flat, and that where there is a display window no part of the ground floor may be used as a flat. This application proposes to convert the first floor space of the building only to a single flat and therefore meets the conditions set out in class G. We therefore conclude that the change of use constitutes permitted development as set out in the order.

Yours faithfully

Matthew Holmes BA (Hons) MA MRTPI

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