ARUN DISTRICT COUNCIL

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737756
www.arun.gov.uk

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Miss
First Name: Helen
Surname: Gagan

Company name: Helen Gagan Solicitor
Street address: Felpham Chambers
60 Felpham Road

Town/City: FELPHAM
Country:
Postcode: PO22 7NZ

Telephone number: [redacted]
Mobile number:
Fax number:
Email address: [redacted]

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 60
Suffix:
House name: Felpham Chambers
Street address: Felpham Road

Town/City: FELPHAM
Postcode: PO22 7NZ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 494942
Northing: 99706

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: ◉ a) Owner ○ b) Lessee ○ c) Occupier ○ d) Other

6. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

7. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

Existing occupation under the flexible A1/A2 Use policy of Arun District Council under GPD Order Sched 2 part 4 (Class D).
The fact is that unfortunately a number of businesses in the village have proved no longer viable and ceased trading in the last few years. The need for retail usage for buildings in Felpham village has steadily declined over the years due to competition both in the regeneration of Bognor town centre, on the Web and from big retailers such as Tescos moving in to the area and providing the prices and services that small retailers cannot compete. There are at present two shop units empty in the parade where the premises is situated, one of which has been empty for over 18 months. The chocolate box newsagents sadly closed in the last couple of years having been in the village for many many years. The need however for small independent professionals to provide a personal, bespoke service to the elderly community is something that has been greatly received in to the community.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one: A1 - Shops

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one: A2 - Financial and professional services

Is the proposed operation or use: ◉ Permanent ○ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Helen Gagan Solicitors office has, over the last 23 months, operated from the premises in question, proven to provide a much needed service to the local community of Felpham village and beyond. The type of legal services provided have been specifically tailored to meet the needs of the majority of the local residents. Many local residents are elderly, do not drive and have mobility issues. The office is situated on the ground floor of the building. It has one small step only to access the building, the interior of which has been specifically designed to accommodate wheelchairs and people with walking aids. The office provides advice and assistance with regard to the preparation of Wills, Lasting Power of Attorney documents and capacity issues together with full Inheritance tax and administration of estate advice following the death of a loved one. There are no other Solicitors firms in the village or immediate surrounding villages providing this service. The nearest alternative for local residents are the minimal number of solicitors offices situated in Bognor Regis town centre or Littlehampton, 6 miles away.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ○ Yes ◉ No

Does the proposal consist of, or include, a change of use of the land or building(s)? ◉ Yes ○ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

The application is for a permanent change of use to A2 professional (for the ground floor only of the building) from A1 retail, following the purchase of the freehold of the whole building by the applicant and the ground floor being substantially refurbished prior to its occupation and used as a Solicitors office since 22nd June 2015. Please note floors 1 and 2 of the building are the subject of a leasehold title and occupied as a residential dwelling by the owner

8. Description of Proposal

of the leasehold title. This application relates to the Solicitors office (situated on the ground floor of the building only). The office has been open since June 2015 standard office hours ie; Monday to Friday from 9am to 5pm; occasionally opening longer a couple of days a week to meet the needs and requests of individual clients.

If Yes, fully describe the existing or the last known use, with the date when this use ceased:

The premises was purchased by the applicant in December 2014. It's prior use was a Gift Shop which ceased trading approximately 6 months prior to the office being sold. It has been occupied by the applicant and used as a Solicitors office since 22nd June 2015 under the GPD Order Sched 2 part 4 (Class D) scheme.

Has the proposal been started? (●) Yes ( ) No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (●) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent (●) The applicant ( ) Other person

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. [✓] Date 18/05/2017

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.