

An application to determine if prior approval is required for a proposed:

Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -
Schedule 2, Part 3, Class O

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. Site Address

Number	44
Suffix	B
Property name	First Floor Office
Address line 1	Summerley Lane
Address line 2	
Address line 3	
Town/city	Felpham
Postcode	PO22 7HX
Description of site location must be completed if postcode is not known:	
Easting (x)	495759
Northing (y)	99872
Description	

2. Applicant Details

Title	Mr
First name	Rashmi
Surname	Maru
Company name	RMJ PartnersLLP
Address line 1	10 Oak Tree Close
Address line 2	Stanmore
Address line 3	

2. Applicant Details

Town/city	
Country	
Postcode	HA7 2PX

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mrs
First name	mandana
Surname	Ghajar
Company name	mandana ghajar architects
Address line 1	Old School House, Broad Walk,
Address line 2	Forestside
Address line 3	
Town/city	Rowlands Castle
Country	
Postcode	PO9 6EE
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))?

☒ Yes ☐ No

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

☐ Yes ☒ No

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

The Change of use of the existing 1st Floor Office located in 44B Summerlay Lane, PO22 7HX to a self contained Studio Apartment - Class B1 to C3

5. Description of Proposed Works, Impacts and Risks

Due to the sale of the premises, there is no longer a need for an office within the building. The previous owner will no longer be using the space. As the area is predominantly Residential and Holiday accommodation is use, there is no need for Office space.

The existing layout lends itself to a simple conversion into a Studio Flat. It has Gas, Electricity and Water services and two allocated car parking spaces in the car park.

As a result there is minimal impact on the retail unit on the ground floor and the existing 2 bed Flat which is also on the 1st Floor.

Where necessary separation (fire and sound) can be achieved either through additions to the underside of the ground floor ceiling or within the first floor interior of 44B. All works will be carried out to meet Statutory Approvals.

What will be the net increase in dwellinghouses?
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

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Please provide details of any transport and highways impacts and how these will be mitigated:

Existing Office parking (2 spaces) will be reallocated to Studio Apartment Resident Parking at rear of site. Cycle Parking space on ground floor.

Please provide details of any contamination risks and how these will be mitigated:

Not applicable (Existing building with no known contamination risk). All works will be considered by Contractor in terms of risks before commencement of works. A full risk assessment will be carried out before commencement of works.
All Works will be carried out to meet Statutory Approvals

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
 - is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
- Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Not in area of flood risk or drainage problems (to Clients knowledge).

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.
Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

The existing use of 44B as an office space is not impacted by any noise issues from the Retail Unit below. 44B is located in the corner of the building. The existing 2 Bed Flat which neighbours the Office on the First Floor of the building is not impacted by noise issues from the retail unit below.
Works to provide fire and sound proofing between uses may be required as directed by building control. Where necessary separation (fire and sound) can be achieved either through additions to the underside of the ground floor ceiling or from the first floor interior of 44B.
All works will be carried out to meet Statutory Approval.

6. Declaration

I/we hereby apply for prior approval 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 (cannot be pre-application) 30/07/2020