

14 December 2021

**Head of Planning Services
Arun District Council**

--- sent by e-mail to

Your Ref: *FP/246/21/PL*

Dear Ms Willard

3rd Party Representation - 26 Felpham Road, Felpham, West Sussex, PO22 7AZ

We write on behalf of our client who owns the building to the east of the application site (2 Admiralty Road) to object to this application in its present form. The applicant has sought planning permission for the development as set out in the description of the proposal, which includes the 'change of use from retail shop to café'. Whilst both uses would ordinarily fall within class E, it is understood that the reason for the change of use being included within the application description is because of an element of hot food takeaway and/or drinking establishment (both of which are sui-generis uses), or because of a restrictive condition in the planning history of the site.

On the basis that the description of the proposal is correct, and a material change of use is being proposed for which permission is required, we would raise an objection on the following grounds:

1. Noise Disturbance:

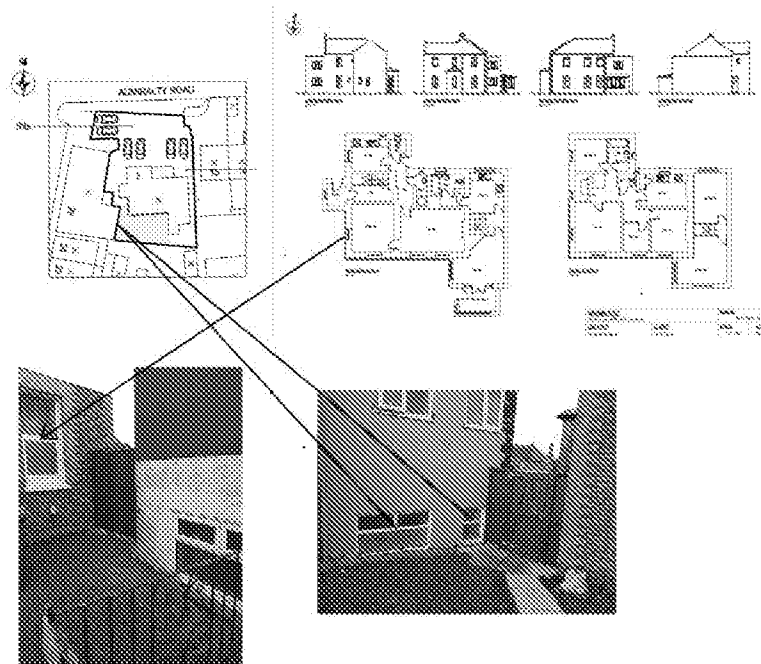
The existing application site is within a retail shop use and the section of the building at the rear of the property, which is closest to 2 Admiralty Road, is used for purposes incidental to the shop. The room at the rear is shown to be empty of any internal features on the survey plan ref SU-01.

The proposed ground floor plan shows the room at the rear of the building being used as the kitchen serving the café. Whilst no new openings are to be created in the north or east elevation of the proposed new kitchen, there are already two windows in place in the east elevation and one window in the northern elevation of this room.

The use of the room will be transformed from a benign retail shop floor area (lightly used during the daytime and only for retail / storage purposes) to a heavily used commercial kitchen serving a café (and prospectively other uses) that will be open from 08:00 to 16:00 on seven days a week (including Sundays and Bank Holidays), and additionally between 18:00 and 23:00 Mondays to Saturdays.

Immediately adjacent to this commercial kitchen and bordering onto the opening windows is the garden amenity area of 2 Admiralty Road. In addition to the outside amenity space for no.2 are bedroom windows at ground floor level less than 2-3m from the windows serving the commercial kitchen. The noise outbreak from the commercial kitchen, through the existing openings within the north and eastern walls of the building, up to 23:00 at night, is likely to cause significant noise and disturbance to the peaceful enjoyment of the residents of 2 Admiralty Road.

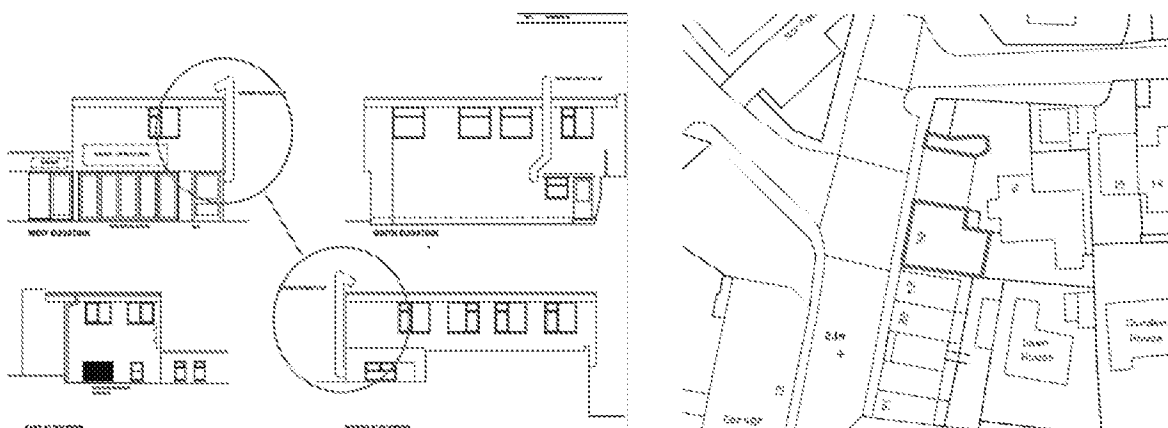
There are three residential flats at 2 Admiralty Road (as shown on the floor plans below and attached) and our client lets these properties to residents that have learning difficulties and other medical conditions including lung problems. The direct and unattenuated noise outbreak from the kitchen will cause a substantial impact on the living conditions for these neighbouring properties.



We would therefore request that the Local Planning Authority seek amendments before granting any planning permission to require that the windows serving the commercial kitchen to be blocked up or fitted with appropriate noise attenuating glazing that must be fixed shut at all times. In any other respect, it would be unreasonable to grant planning permission with windows opening onto a neighbour's garden and directly within 2-3m of bedroom windows.

2. Position and Functionality of the Flue

We would firstly point out that the flue is shown incorrectly on the proposed elevations. The flue is shown on the south side of the building on the west elevation, and the east side of the building on the north elevation. This leads to ambiguity in terms of the position of the flue. The ambiguity is also not resolved because the redline of the application site has excluded the flue (the redline is clearly shown running along both the south and east walls and not jutting out to include the flue notwithstanding the fact that the flue projects approximately 500mm from the wall).



Secondly, even were the flue to be located on the southern elevation of the building (with just the north elevation being incorrect), our client has tenants that live within 2 Admiralty Road which have respiratory conditions that would make them very sensitive to any air pollution. This is particularly the case as the flue would be positioned south-west of the residential receptors and affected by the prevailing wind. We would therefore expect that the Environmental Health Dept be consulted on the application and that they stringently assess the quality of the specification of equipment being used.

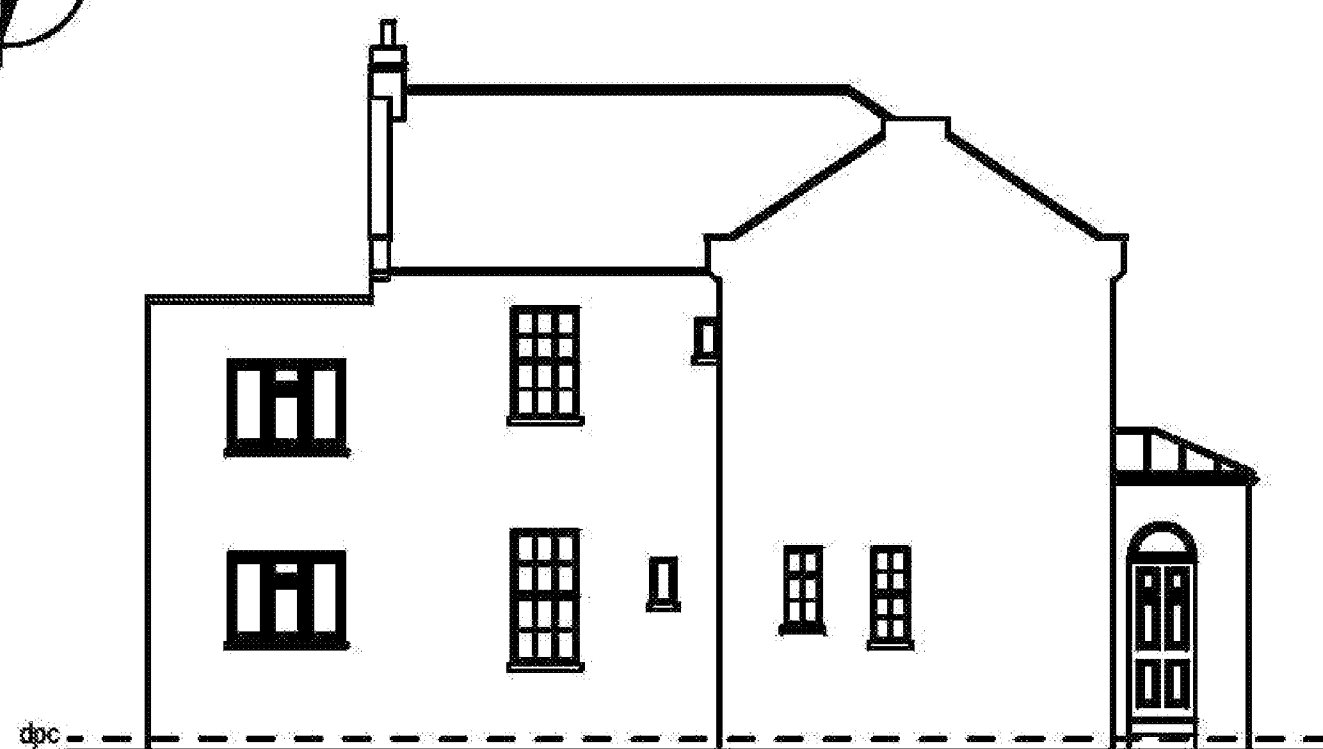
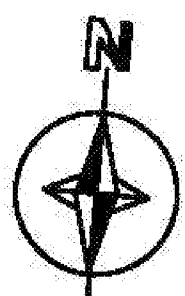
We trust these comments will be taken into account in your consideration of the application, and should officers wish to visit our client's property then we would be happy to facilitate access.

Yours sincerely,

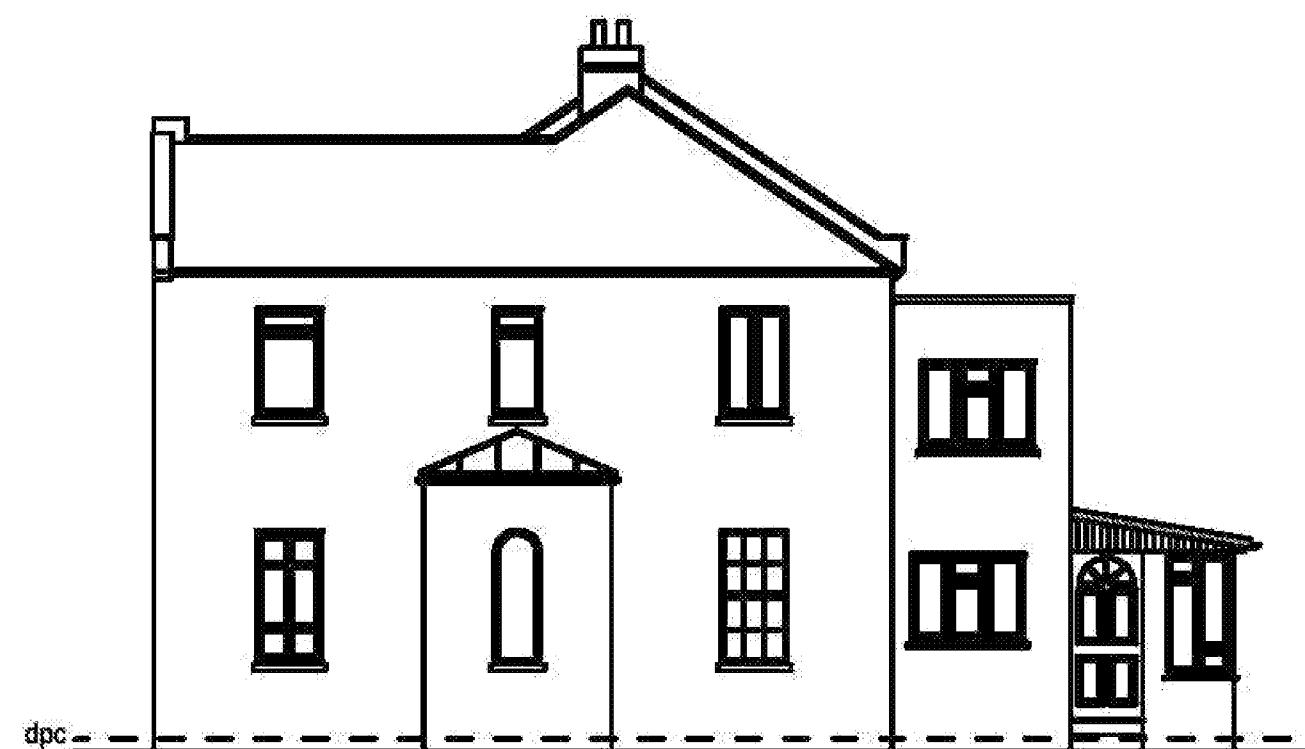
James Hutchison

James Hutchison MRTPI
Planning Director

Corbil Estates & Planning Ltd



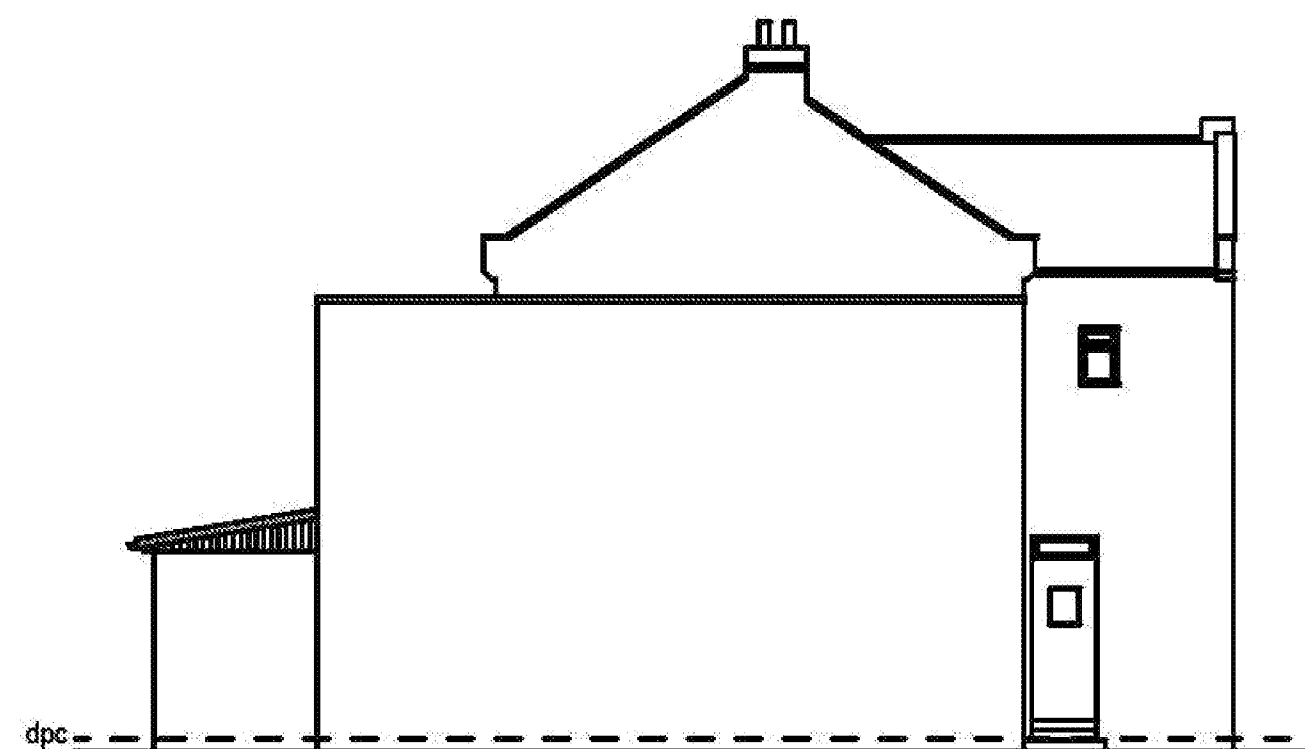
Existing North Elevation
Scale 1:100



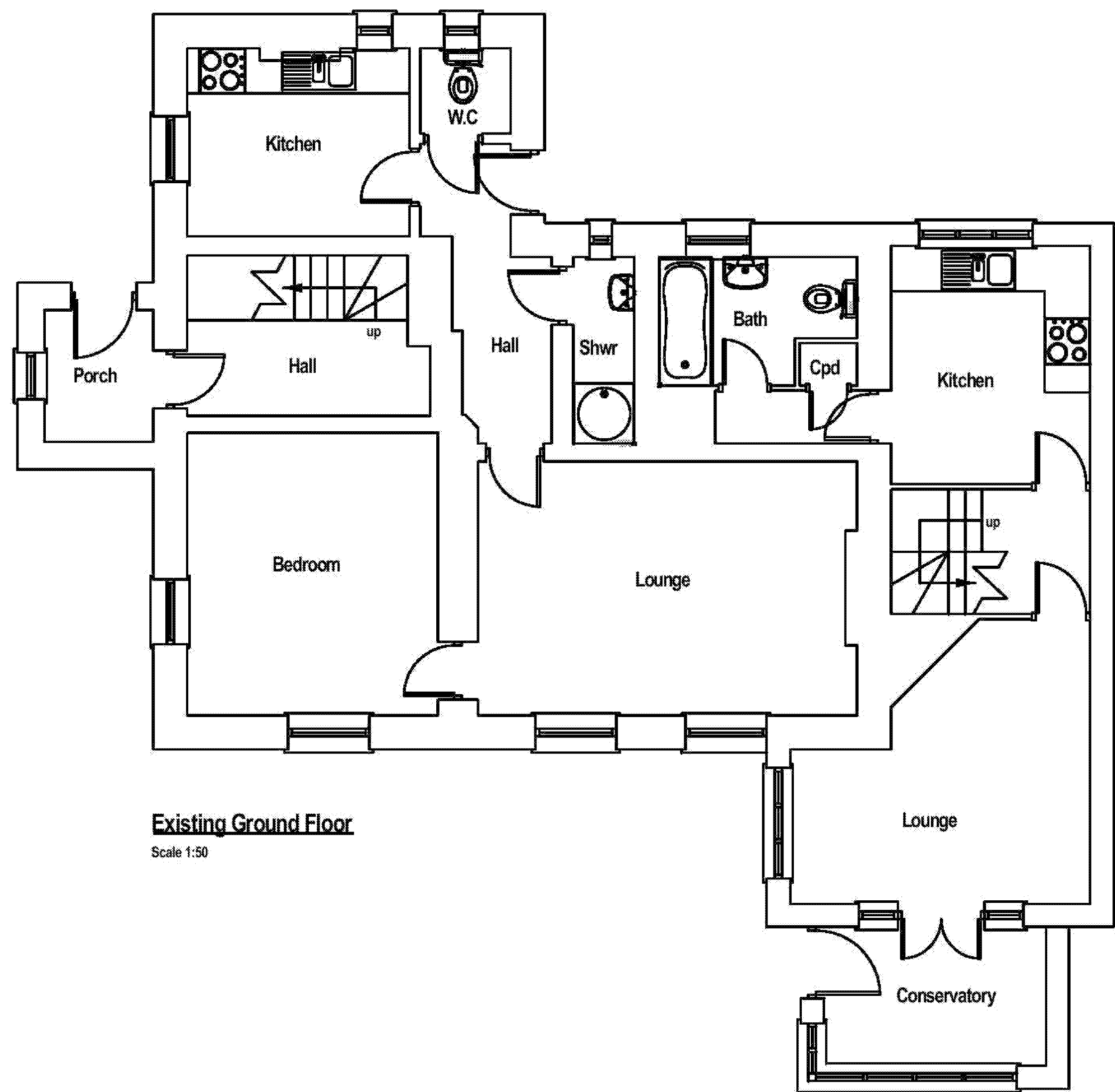
Existing West Elevation
Scale 1:100



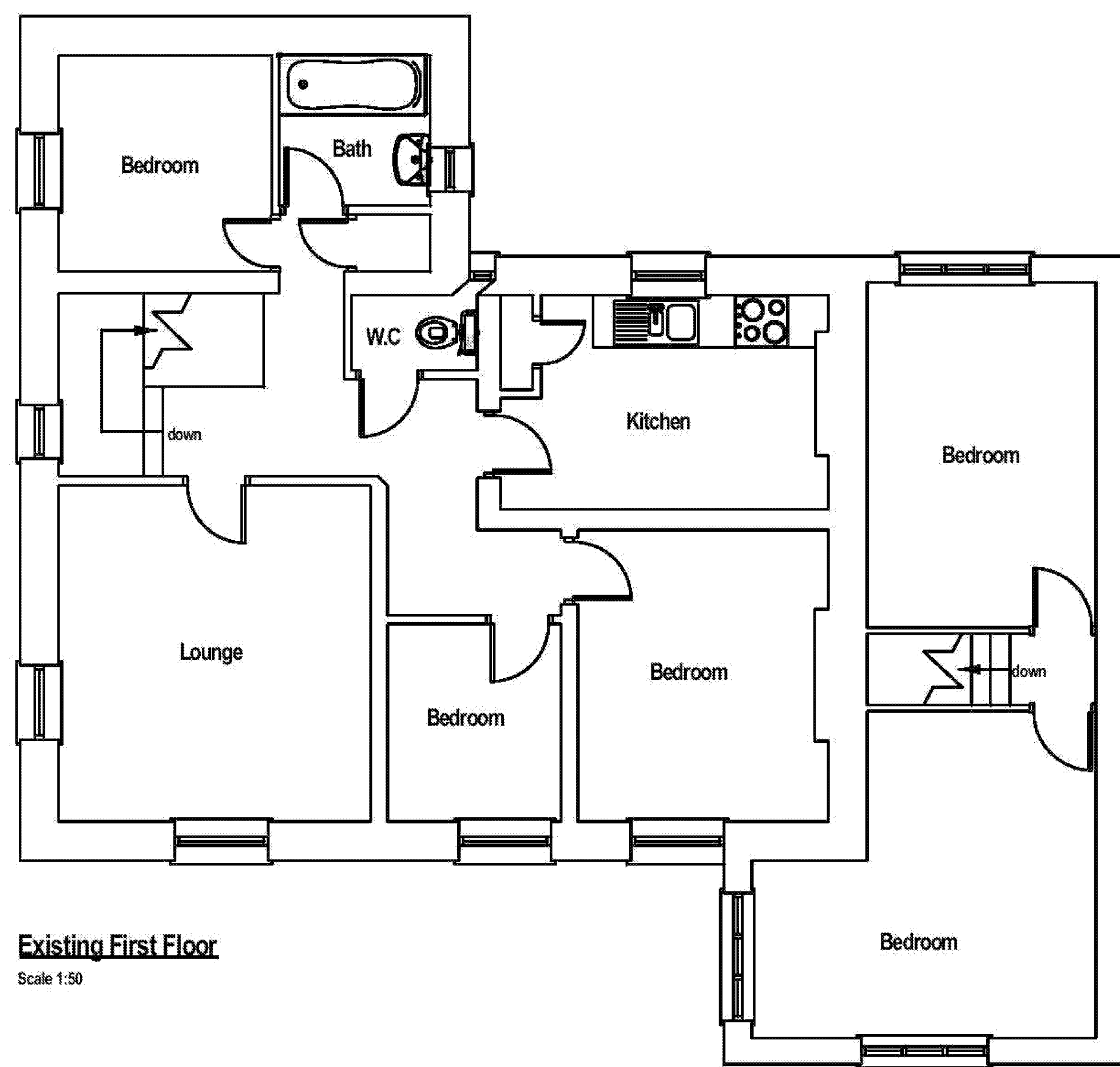
Existing South Elevation
Scale 1:100



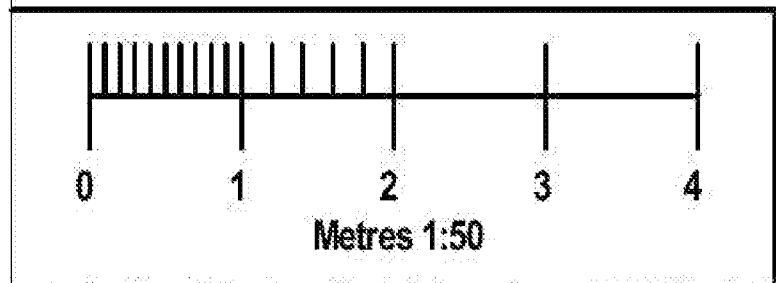
Existing East Elevation
Scale 1:100



Existing Ground Floor
Scale 1:50



Existing First Floor
Scale 1:50



<u>DRAWING TITLE:</u> Existing Layout Plans & Elevations		<u>Drawn By:</u> Arun Plans - LH	
<u>JOB TITLE:</u> Proposed Extension Admiralty House 2 Admiralty Road Felpham Bognor Regis West Sussex. PO22 7DJ.	<u>CLIENT:</u> Mr S Royall 96 The Street Rustington West Sussex BN16 3NJ	<u>SCALE:</u> 1:50, 1:100	<u>DATE:</u> August 2008
		 www.arunplans.co.uk	
		<u>DRG No.</u> 01a	<u>Rev No.</u>
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