

O'NEILL ARCHITECTURAL SERVICES

16 Grosvenor Road, Donnington, Chichester, West Sussex, PO19 8RX


Peter A. O'Neill M.B.I.A.T.
J. A. O'Neill

My ref: 2017
21st September, 2020.

Dear Sir/Madam,

PRIOR APPROVAL NOTIFICATION – CHANGE OF USE FROM A1 (SHOP)
TO C3 (DWELLING UNIT) AT 23a FELPHAM ROAD, FELPHAM. PO22 7DA.

This letter accompanies the above application made pursuant to Class O of Schedule 2, Part 3 of the GPDO 2015 that permits the change of use of a building and any land within its curtilage from a use falling within Use Class A1 (shop) to a use within Use Class C3 (Dwelling unit).

The following documents and plans are submitted in support of the application and in accordance with the requirement of the act.

1. Completed prior Notification form.
2. Existing floor plan & elevations, scale 1:50 & 1:100 :- Drg. No. 2017/01.
3. Proposed floor plan & elevations, scale 1:50 & 1:100:- Drg. No. 2017/02
4. Site plan, scale 1:500 :- Drg. No: 2017/03
5. Location plan. Scale 1:1250 :- Drg. No. 2017/04.

BACKGROUND: The premises has been used solely for A1 (shop) since 1987

MATTERS FOR CONSIDERATION:

TRANSPORT AND HIGHWAY IMPACTS.

The site has no on site parking provision. Parking is permitted on road adjacent to the property and there is a free car park within walking distance. The site is close to Felpham village with all its facilities and is on a bus route to nearby towns.

It is submitted that the the change of use from shop to residential would not result in any material highway or transport issues.

CONTAMINATION:

The issue does not arise as at no time have any uses or activities that might give rise to contamination taken place either on the site or on surrounding properties/land.

FLOOD RISK:

The applicant confirms that to his knowledge, since 1987, that flooding has never been an issue on the application site. Furthermore, drainage has not presented any problems. Details of any flood resilience and resistance techniques will be included in accordance with 'Preparing for floods' (ODPM 2003) as the site lies in a low flood risk area.

NOISE:

Adjoining properties are residential and so noise is not an issue.

CONCLUSION:

It is submitted that the above information given in relation to the specific matters referred to provides evidence to the affect that the Council's Prior Approval is not required in this instance.

I trust that the above information is sufficient for your purpose, but should you require any further information then please let me know.

Yours faithfully,

A solid black rectangular box used to redact the signature of P. A. O' Neill.

P. A. O' Neill