

Graham Nicolls Limited

building design+technology

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Planning Department
Arun District Council
Civic Centre
Maltravers Street
Littlehampton
Sussex
06.05.2020

PLANNING STATEMENT

RE: FORMATION OF TWO SELF-CONTAINED FLATS FROM OFFICE PREMISES
15 BEACH ROAD, LITTLEHAMPTON.

SECTION 1 / Proposal:

The current office use extends to all three floors, it is proposed to reduce this use to the Ground Floor only and alter the upper two floors to form 2No. self-contained two bedroom flats. There is a need in the area for this type of accommodation.

The change of use falls within current guidelines for change of use above shops and offices, the property is not located within conservation area or National Park.

SECTION 2 / Scale:

No extensions are required, the visible changes to windows and doors will affect only the rear and side elevation as shown on the drawings.

SECTION 4 / Appearance:

The exterior of the property will not require changes to the external finishes, new or replacement windows, which will need to be double glazed, will be selected to closely match those existing.

SECTION 5 / Use and Access:

The use will be mixed office/residential

Pedestrian access is from the side driveway off Beach Road.

There will be a shared bin area at the rear.

There is immediate access to a wide range of shops and both bus and train provision is within very easy walking distance.

SECTION 7 / Contamination:

There is no known contamination, this proposal is in any case a change of use and no new excavations are required.

SECTION 8 / Flood Risk Assessment:

This site is situated within a Flood Risk Zone Code 3 [see attached flood map]

Residential escape in case of local flooding will be refuge on the upper floor level and await tidal retreat or rescue.

Ground Floor retail/office use escape would be as current office use.

Any new electrical intake and meter location to be on upper floors for the new residential use or as high as possible within the area of the ground floor use.

All occupants will be advised to arrange advance warning with The Environment Agency.

SECTION 9 / Transport, Highways and Parking:

The proposed change of use is considered unlikely to affect existing traffic movements.

The existing offices employees use adjacent car parks, some on street parking is also available and this will provide for the new residential use also.

SECTION 10 / Sound Testing:

An existing extract duct from the adjoining restaurant is situated on an adjacent flat roof. Currently the restaurant is closed due to Corona Virus regulations and therefore no acoustic tests can be carried out. It is proposed to undertake tests as soon as possible and then to implement any requirements by way of mitigation as may be agreed with the Environmental Health officer. This might include increased acoustic glazing and trickle vent baffles to adjacent windows.

In the circumstances the applicant requests a condition which requires agreement prior to commencement of works.

SECTION 11 / Drainage:

The existing combined drain in the rear yard will be adapted to suit the new proposals.

SECTION 12 / Building Regulations:

A Building Regulations application will be made and a completion certificate obtained. Current regulations will be met including sound separation, thermal upgrades and fire separation, alarm system, emergency lighting and escape routes. Guarding of new terrace railings will meet regulations for residential use.

REVISED 13.05.2020