

DECISION NOTICE

Application Ref: LU/126/22/PD

1 To Addressee

Lewis and Co Planning
2 Port Hall Road
Brighton
BN2 5PD

2 Site Address

43 High Street
Littlehampton
BN17 5EJ

3 Description of Development

Prior notification under Schedule 2, Part 3, Class MA for the change of use from shop (use class E) to dwelling (use class C3) on first floor.

- 4** In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

This development under Class MA is permitted subject to development being completed within 3 years from the date of this decision.

Any building permitted to be used as a dwellinghouse by virtue of class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Prior to occupation of the flat hereby approved, the following items relating to ventilation shall be submitted and approved in writing by the Local Authority;
(this condition is to be read in conjunction with the consultee comments from Environmental Health (Private Housing Sector))

- Details of the openable areas of windows to habitable rooms provide the equivalent to 1/20th of the floor area, to the outside air to provide adequate ventilation.

Reason: To protect the amenity of occupiers in accordance with Policy QE SP1 of the Arun Local Plan.

- 3 Prior to occupation of the flat hereby approved, the following items relating to fire risk/spread shall be submitted and approved in writing by the Local Authority;
(this condition is to be read in conjunction with the consultee comments from Environmental Health (Private Housing Sector))

- A summary of the appropriate fire precaution facilities and equipment must be provided of such type, number and location as are considered necessary. Guidance on fire safety is contained in the LACORS guidance document - "Housing - Fire Safety, Guidance on fire safety precautions for certain types of existing housing"

- Measures to protect any 'sensitive' areas within 1.8m (horizontally) of the external staircases serving the flat, i.e. openings.

- Details to overcome an 'inner inner room' situation, either the repositioning of the entry door or provision of a Means of Escape (MOE) from the bedroom.

- Details of the fire separation details between the retail unit and the flat hereby approved. A minimum of 60 minutes fire resistance is required or an appropriate alarm system.

- A Grade D, LD2/3 fire alarm and detection system (dependent on internal escape route provision),

- interlinked mains wired smoke alarms with integral battery back-up located throughout the escape route.

- Interlinked heat alarms with integral battery back-up are recommended for the kitchen area.

Reason: To protect the amenity of occupiers in accordance with Policy QE SP1 of the Arun Local Plan.

- 4 No part of the development shall be first occupied until details of the secure cycle parking provision have been submitted and approved in writing by the Local Planning Authority, and have been provided on site in accordance with plans and details submitted to and approved by the Local Planning Authority. For details of cycle parking provision please consult the Supplementary Planning Document for Parking Standards.

Reason: To provide alternative travel options to the use of the car in accordance with policies T SP1 of the Arun Local Plan.

- 5 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location 2021-29-05

- Proposed First Floor Plan 2021-29-06

- Existing/Proposed Elevations 2021-29-03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.



Neil Crowther
Group Head of Planning

Case Officer:

Miss K Welch

Decision Issued:

28th June 2022

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF