



Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development)
Order 2015 Schedule 2

Application for Prior Notification for Change of Use

DECISION NOTICE

Application Ref: LU/138/17/PD

1 To Addressee

Nash and Partners Limited
 60A North Street
 Chichester
 West Sussex
 PO19 2NB

2 Site Address

9A Beach Road
 Littlehampton
 BN17 5HZ

3 Description of Development

Prior notification under Class O for change of use from B1(a) office to 1No. 2 Bed flat (C3)

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

1

INFORMATIVE:

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards; including sufficient ventilation and natural lighting to all habitable rooms.

Room Sizes

- Room sizes should meet the minimum standards for houses in multiple occupation if the flats are intended to be rented.

Fire Safety

- 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"

2

INFORMATIVE:

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application we recommend that due consideration by the Local Planning Authority is given to the issue(s) below and consultation be undertaken with the relevant experts where necessary.

Issues are:

- Provision of and adequacy of a temporary refuge
- Details and adequacy of an emergency plan
- Adequacy of rescue or evacuation arrangements
- Whether insurance can be gained or not

INFORMATIVE:

Arun District Council Environmental Health Team - I refer to the Acoustic Report provided by Acoustical Control Engineers and Consultants: Residential Acoustic Assessment Ref B4633 2017 0411R, 11 April 2017. This Department has no objection to this development in so far as double glazing together with suitable trickle vents shall be provided, to allow ventilation of the lounge with the windows shut.

Case Officer:

Andrew Wood

Date of Decision:

26 June 2017



Neil Crowther
Group Head of Planning

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

