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PRIOR APPROVAL 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 but the applicant is not aware of any history of flooding affecting the upper floors. The new residential use will, in any case, be limited to the first and second floor levels.

SECTION 9 / Transport and Highways:

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