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www.planningportal.gov.uk/localauthoritysearch

Prior Approval of Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and for Associated Operational Development*

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

* A building qualifies for this permitted development right only if it is currently used for a purpose falling with use class A1 (shops) or A2 (financial and professional services) or if it is in mixed use combining residential use with an A1 or A2 use. Development is not permitted where the cumulative floor space changing use exceeds 150 square metres. Development is not permitted where the building is listed, or is a scheduled monument, or where the building is located on Article 1(5) land, in a site of special scientific interest, in a safety hazard area or in a military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	MR.	First name:	GORDON
Last name:	FERAELL		
Company (optional):			
Unit:		House number:	28
		House suffix:	
House name:			
Address 1:	NEW ROAD		
Address 2:			
Address 3:			
Town:	LITTLEHAMPTON		
County:			
Country:			
Postcode:	BN17 5AX		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	A	Building number:	49	Building suffix:	
Building name:					
Address 1:	HONSHAM RD.				
Address 2:					
Address 3:					
Town:	LITTLEHAMPTON				
County:					
Postcode:	BN17 80B				

4. Description of proposal

If the building was not in use immediately before 20th March 2013, what date was it last in use? (DD/MM/YY)

What was the use of the building immediately before 20th March 2013 or the last use before that date?

OFF-LICENCE - SEE ATTACHED.

Please specify (including any floor space that has already changed use to a dwellinghouse under Class 1A of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564) the cumulative floor space of building which is proposed to change use to a dwellinghouse:

Please describe the proposed development, and provide relevant information on transport and highways, noise, contamination and flooding risks on site. A flood risk assessment should be provided with the application where the building is located in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

SEE ATTACHED.

Please provide a view on the impact of the change of use on the provision of services and an assessment of how likely it is that the building could be occupied by another retail or financial/professional services use:

TRIED Re-LETTING, BUT 2 OTHER CONVENIENCE STORES NEXT TO IT
X OFFERED TO LARGE & SMALL RETAILERS WITHOUT SUCCESS DUE
TO LACK OF CUSTOMER PARKING. OFFICE USE SAME. ALWAYS
SAME REASONS. WRONG AREA & NO CUSTOMER PARKING DUE TO
PELICAN LIGHTS & BAD STOP.

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering transport and highways impacts of the development; contamination risks on the site; and flooding risks on the site.

Change of use from off-license to Residential 2 bedroom Flat with a internal area of 74.38sqm

The property is at present a shop on the ground floor with a 2 bedroom maisonette on the upper levels.

There is a driveway and garages at the rear of the property

There is also a bus stop to the front of the property with frequent buses as it on a main bus route

The property is situated within easy walking distance to the town and sea front, with schools very close by.

This property is not in a flood zone.

There is 1 convenience store adjoined to this property which has been shortened and a studio flat added to the rear part of the shop and another 3 doors away, with a public house within 40m walk. This area would not miss an off-license being closed as at least 1 of the convenience stores sell alcoholic beverages. All these properties struggle to survive.

This shop is not a going concern as it has serious debt building up, so it will not survive. The existing tenant has already given notice to leave in August 2014. The shop has been offered to other off-license companies with no success due to lack of business, no parking for customers and wrong area.

The business losses potential custom as there is no parking and pelican lights outside stopping anyone from stopping for a few minutes, meaning the business cannot expand. people congregate outside in the evenings and not good for local residents.

The property is no use for an office either due to lack of parking.

The area is mostly housing, with little custom to these shops. Some school pupils use the convenience stores.

As more housing is required, then putting this property to its best optimum use as a large 2 bedroom flat would benefit the area more than an empty shop, making it more sustainable to the area

There has been no re-lease options due to lack of customer parking and location.

Most local residents use the out of town shopping opportunities.

If the building was not in use immediately before 30th May 2013, when was it last in use?

Date (DD/MM/YYYY)

What was the use of the building immediately before 30th May 2013 or the last use before that date?

The property is being used as an off-license at present until the tenant leaves in August of this year

There has been no interest for re-letting

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).

☐

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service www.planningportal.gov.uk/buyaplan

☒

The correct fee

☒

4. Description of proposal (Continued)

Where the building is located in a key shopping area, please provide a view on the impact of the proposed change of use on the sustainability of that shopping area:

Please give a description of any exterior alterations which are proposed to the building, including information of any intended partial demolition reasonably necessary to carry out these works:

REPLACEMENT OF FRONTAGE BACK TO DOOR & 2 WINDOWS
WITH WALL BELOW INSTEAD OF 95% WINDOWS

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The correct fee. ☒

Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)

6. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Developer:

Or signed - Agent:

Date (DD/MM/YYYY):

7 6 14

(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

8. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

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Or signed - Agent:

Date (DD/MM/YYYY):

7/6/14

(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address:

8. Agent Contact Details

Telephone numbers

Country code:

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Country code:

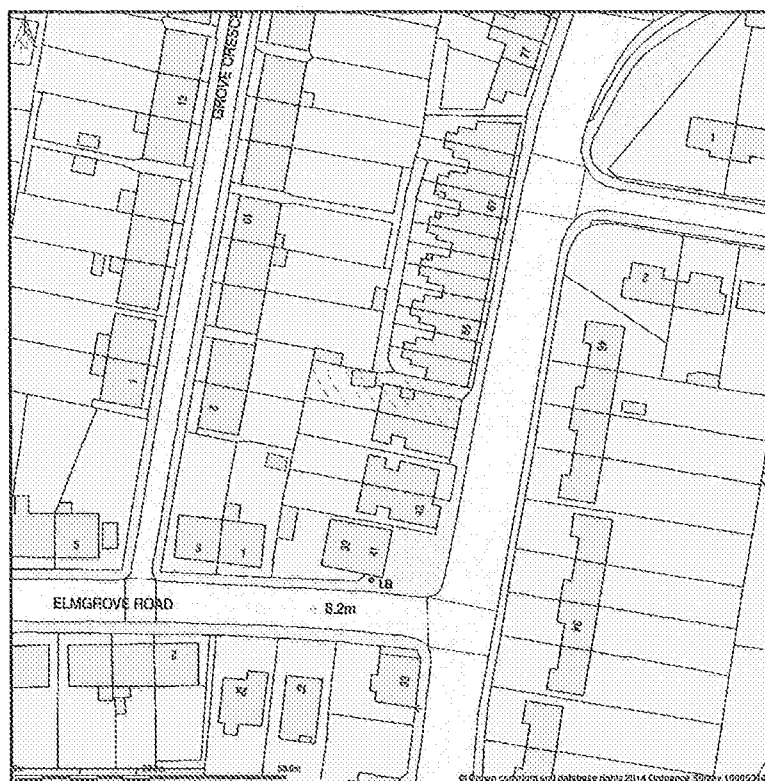
Mobile number (optional):

Country code:

Fax number (optional):

Email address:

49 Horsham Road, Littlehampton, BN17 6DB



Site Plan shows area bounded by: 503526.2893,102550.2893 503667.7107,102691.7107 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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49 Horsham Road, Littlehampton, BN17 6DB



Block Plan shows area bounded by: 503552.0,102576.0 503642.0,102669.0 (at a scale of 1:500). The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

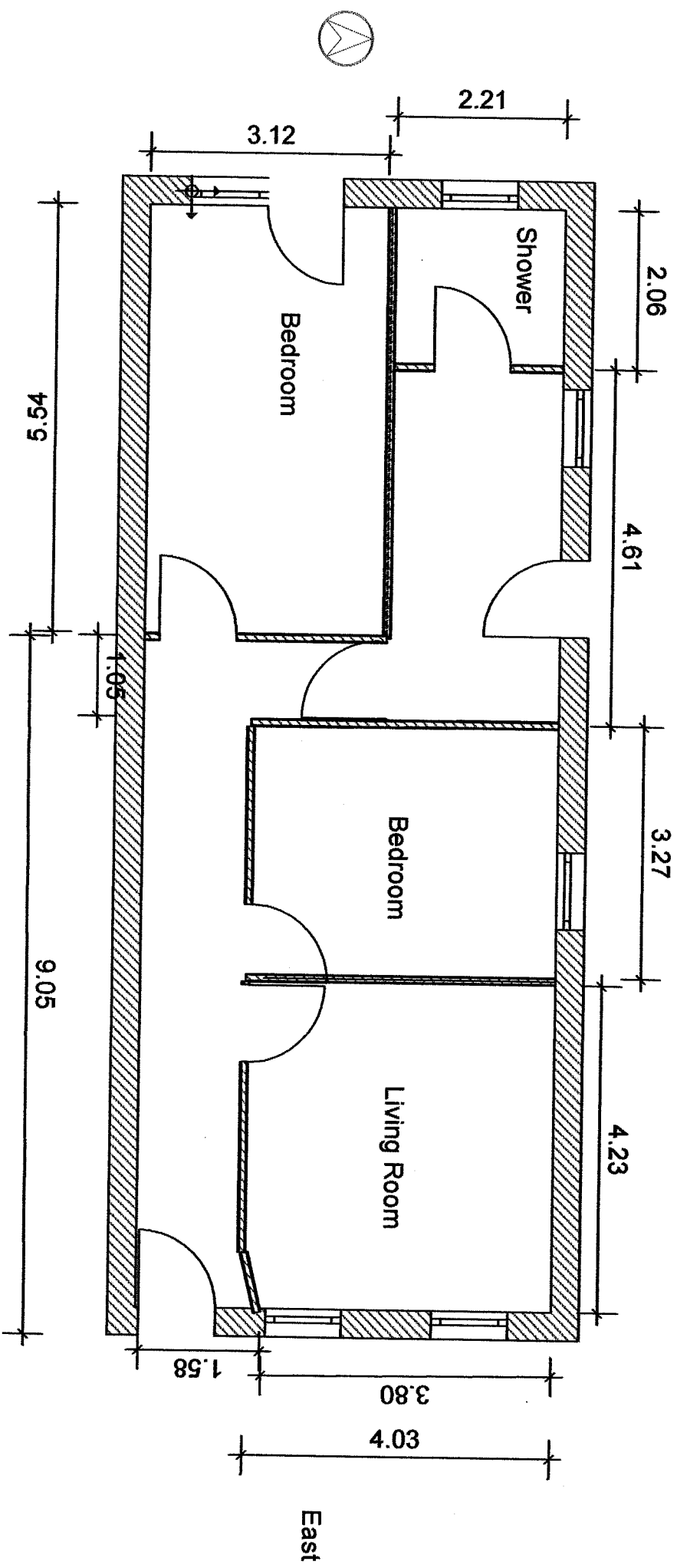
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Proposed

Scale 1:75

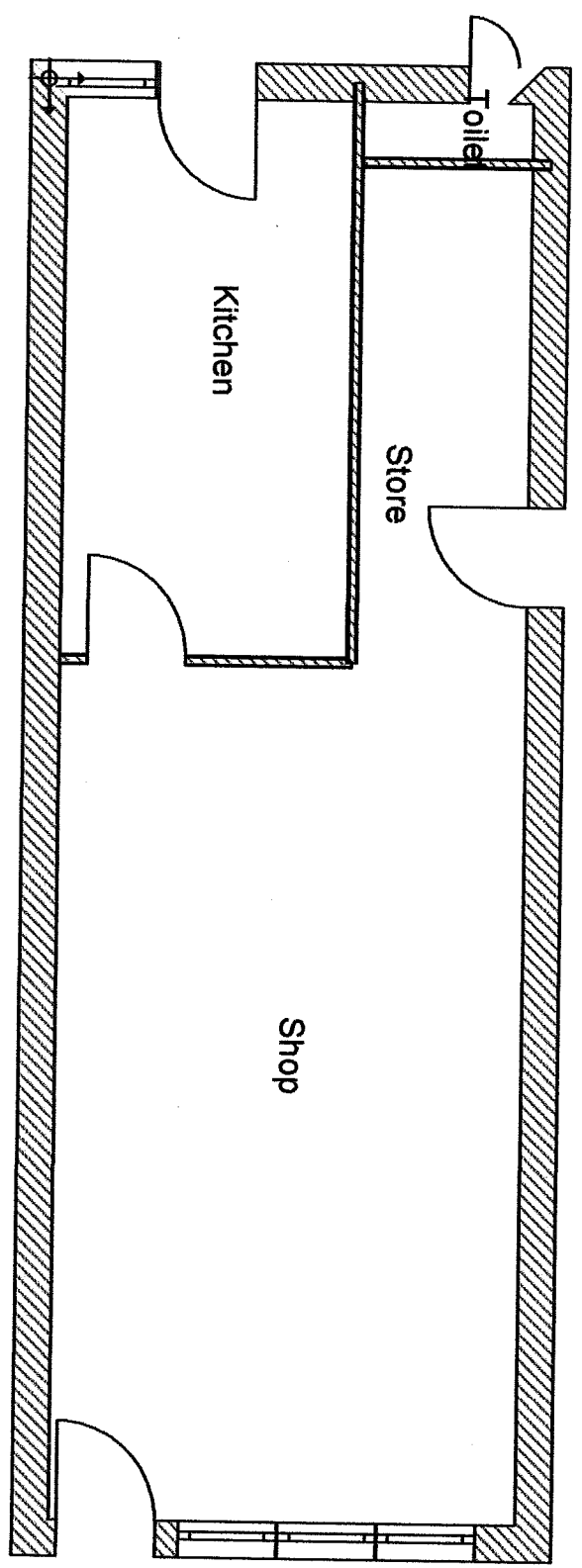
North



Scale 1:75

Existing

North



East