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building

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Group Head of Planning
Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton

31. 07. 2017

Dear Neil Crowther, Re: 90/91 South Terrace. Littlehampton. Sussex.
Alterations, Extension and Change of Use

In response to your letter which I found on your website dated 26.07 2017 and which incorporated the written objection from Littlehampton Town Council, I wish to make the following observations.

1. The closure of the existing club use by way of the recent planning consents is retained in the current application. The private members club use has ceased and cannot be revived if the change of use is consented to as already consented to in the earlier approvals referred to in the application. See also item 2 below.
2. The lower ground floor level cannot be used for residential use as this is against Environment Agency recommendation and has to remain as a leisure use within the range of options allowed in that use class.
3. Parking requirements will be less than that which has been required to date for the private members and staff of the club and there will be no commercial deliveries associated with the club and bar use or vehicles associated with live and disco music as in the past. The current parking provision has already been approved by the two existing planning consents.
4. The club use was of concern to local residents who had voiced objections over loud music and noisy drinkers when earlier applications were being considered, the club use is now discontinued as intended and the recent approvals mean that this use cannot be revived. Such objections were submitted during the consultation process of the earlier consents. Far from increasing the impact of the leisure use on local residents this change of use will significantly reduce it.

5. The suggested noise issue regarding the leisure use of the lower ground floor has already been discussed by the current and previous applicants. They do not want any use which would be detrimental to the approved residential use, only a quiet leisure use will be considered from within the list of permitted uses in that class. The acoustic separation of the floor separating these uses will more than comply with the Building Regulations which are mandatory for such a change of use in any case.
6. The two existing planning consents combined together allow the applicant to proceed with a very similar scheme with the omission of the new lift shaft which formed part of those consents and the introduction of one additional dwelling.

Yours sincerely

Graham Nicolls Limited