

STEPHEN JUPP

BA(Hons), LLM, MRTPI

**CHARTERED
TOWN PLANNER**

Planning and Building Control Division
Arun District Council
Maltravers Street
Littlehampton

Wednesday, 04 July 2018

Dear Sir/Madam:

Re: 137 Bayford Road, Littlehampton

**Continuation of use of property as a house in multi occupancy
as 8no bed sits**

I write in connection with the above case and have the pleasure of enclosing my clients' planning application.

Planning permission LU/135/78 was granted on 10 May 1978 for change of use of the property from private dwelling house to guest house.

It is an end of terrace two-storey property with painted brickwork and a red tiled roof. There is a single storey extension to the rear of the property with a detached storage building in the garden area to the rear of the property with access from Clifton Road.

On 19 April 2018 the current use of the property as 8no bed sits commenced and is currently occupied by the Council on a 12 month block booking.

The only change arising from this change of use has been internal decoration. The number of bedrooms is identical to that of the previous use.

The bedsits provide a bed and living area. Two of the rooms have ensembles, whilst the remaining 6 rooms share 2 bathrooms. There is a shared kitchen and dining area. A caretaker has use of the rear ground floor room.

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PO21 5BX**

A previous application – LU/180/06 was submitted for “Proposed conversion of first and second floors to 2no self-contained flats with minor improvements to 2no existing ground floor bedsits”. This implies that the B&B use was not continuing at this time, although there is a lack of detail provided in this application.

In this application WSCC Highways did not object on the basis of its town centre location close to shops, bus and rail services. It was recommended that cycle storage be provided at the rate of 1 space per unit.

The existing outbuilding can facilitate such provision if it is considered necessary.

In this previous application no FRA was submitted and the EA objected on the grounds of its absence and the fact that it was not clear if there would be an increase in occupancy. The application was refused for these reasons.

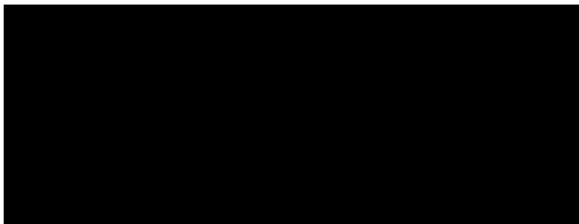
The current application is accompanied by an FRA and that report along with this covering letter make clear that the previous lawful B&B use had 8 bedrooms and the current bedsit use has 8 bedrooms. On this basis there is no increase in the occupancy of the building.

I therefore consider that the application is acceptable on all counts and I therefore trust that officer support will be forthcoming.

However, can I ask that if there are any queries concerning the application that the case officer, prior to any formal recommendation being formulated, contacts me?

Finally as an aside the Council has queried the status of tow side windows in the property. Attached to this statement is a declaration from the previous owner indicating that these windows were inserted in July 2006.

Yours sincerely,



STEPHEN JUPP
BA(Hons), LLM, MRTPI
Chartered Town Planner

STATUTORY DECLARATION

I, **RAJNIKANT BABULAL SHAH** of Woodlands Lodge
Woodlands Road, Littlehampton, West Sussex, BN17 5PP
solemnly and sincerely declare as follows:

1. I acquired the property known as the Seabreeze Bed and Breakfast, 137 Bayford Road, Littlehampton, West Sussex, BN17 5HW and registered under title number WSX57389 on 16th March 2001 ("the Property").
2. I sold the property to IMPERIAL PORTFOLIOS LIMITED on 29th January 2018.
3. From July 2006 the property was used as Bed and Breakfast.
4. The installation and insertion of two windows to the second floor side (south) elevation of the property was carried out in July 2006.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declaration Act 1835.

Declared by the above named deponent

AT 15 Beach Road, Littlehampton

This 21st day of June 2018