



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: LU/201/18/PL

1

To Addressee

Mr S Jupp
 Sally Field Lodge
 Rotten Row
 Sidlesham
 Chichester
 PO20 7QB

2

Site Address

137 Bayford Road
 Littlehampton
 BN17 5HW

3

Description of Development

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

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions

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The development hereby approved shall be carried out in accordance with the following approved plan:

- Location plan - Drawing 1
- Block Plan - Drawing 2
- Original B & B layout plan
- Existing internal layout Floor Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

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Within three months of permission hereby granted details of covered and secured cycle parking spaces must be submitted to, and approved by the Local Planning Authority. Agreed details will thereafter be permanently retained.

Reason: To provide alternative travel options to the use of the car in accordance with policies T DM1 and T SP1 of the Arun Local Plan.

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Within two months of permission hereby granted the two windows on the north elevation serving Room 7 and Room 8 on the second floor of the building shall at all times be glazed with obscured glass and fixed shut below 1.7m above the internal floor level. These shall thereafter be permanently maintained as such.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: All HMOs within Arun District must conform to Arun District Council's "Houses in Multiple Occupation Standards" (available at <https://www.arun.gov.uk/hmo>), as well as the Housing Act 2004 (and associated legislation including HHSRS and be free of Category 1 and significant Category 2 Hazards), and where applicable the Management of Houses in Multiple Occupation Regulations 2005, 2006.

INFORMATIVE: Fire Safety - Appropriate fire precaution and detection 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."

INFORMATIVE: You should be aware that the assessment at this time does not prevent the Council from taking future enforcement action in relation to any hazards identified now or at a future date, including once construction or conversion has taken place or with changes in legislation, regulations, guidance or standards.

INFORMATIVE: Any rented property with five (5) or more unrelated occupants forming 2 or more households who share cooking and/or bathing and/or WC facilities will require a mandatory HMO Licence.

INFORMATIVE: Room Sizes - In respect of this application specifically, it is considered that due to the size of the kitchen and dining room, the bedrooms are of sufficient size to be occupied by:

Room 1 - 2 Persons

Room 2 - 1 Person

Room 3 - 1 Person

Room 4 - 2 Persons

Room 5 - 3 Persons (En suite)

Room 6 - 1 Person

Room 7 - 2 Persons

Room 8 - 2 Persons (En Suite)

(Private room) - occasional use for caretaker

Total occupation of premises for 14 people.



Neil Crowther
Group Head of Planning

Case Officer: Stuart Corbey

Date of Decision:

16 January 2019

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

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated).

This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).

