

Application for Prior Notification

DECISION NOTICE

Application Ref: LU/202/20/PD

1 To Addressee

Lewis and Co Planning SE Ltd
2 Port Hall Road
Brighton
East Sussex
BN1 5PD

2 Site Address

Gratwicke House
10 East Street
Littlehampton
BN17 6AW

3 Description of Development

Notification for Prior Approval under Class O for change of use of part of the building from a use falling within Class B1(a)(offices), to a use falling within Class C3 (dwellinghouses) - conversion of existing office to 2 No. self contained units. This application is Not CIL Liable as flats within Zone 4.

- 4** In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

This development permitted under Class O must be completed within a period of 3 years starting with the date of this decision.

- 1 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

- 2 The development shall be carried out in accordance with the submitted flood risk assessment (submitted May 2020 by ARK Ltd) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than existing
- Flood resilience measures shall be implemented as set out in section 10.3 of the flood risk assessment, with special importance for the 600mm high floodgates

These mitigation measures shall be fully implemented prior to occupation of the dwellings and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, especially to those with bedrooms on the ground floor.

For the avoidance of doubt the approved details are the Block and Site Location Plan TA 1224/01 rev X received 29/07/2020.

INFORMATIVE: Please note that this decision relates solely to the change of use of the office building to two dwellings. This decision does not authorise any associated external alterations which may require the submission of a separate application for planning permission.

INFORMATIVE: The applicant will need to comply with current Housing Legislation. This is separate to Planning permission and Building Regulations. The applicant should contact the Private Sector Housing Department at Arun District Council should they not be aware of the requirements of the current Housing Legislation.



Neil Crowther
Group Head of Planning

Case Officer:

Mrs A Gardner

Decision Issued:

16th September 2020

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