

PLANNING STATEMENT

APPLICATION FOR PRIOR APPROVAL

BY Michael Wilson

SITE: Gratwicke House, 10 East Street, BN17 6AW



July 2020

1.0 INTRODUCTION

1.1 This statement is submitted in support of the application for prior approval by Mr Wilson relating to the site at Gratwicke House, 10 East Street, BN17 6AW.

1.2 Prior approval is sought for a proposed 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).

1.3 The resultant change of use would provide for 2 new self-contained residential units in the North part of the building would comprise 3 one-bedroom apartments (C3).

1.4 The application is made under Schedule 2, Part 3, Class O of The Town and Country Planning (General Permitted Development) (England) Order (GPDO).

1.5 This statement should be read in conjunction with:

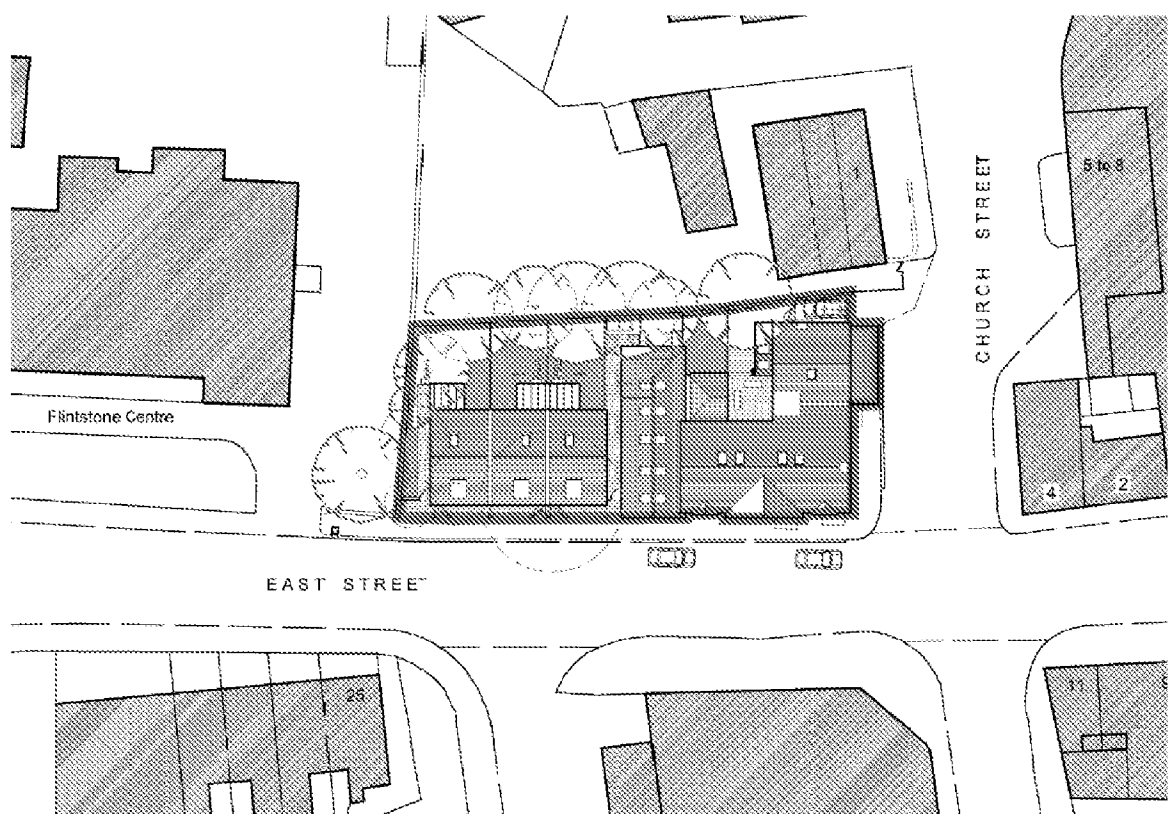
- Application forms
- Drawing 2246.01 Site & Location plans/existing and proposed plans
- Flood Risk Assessment by ARK Ltd

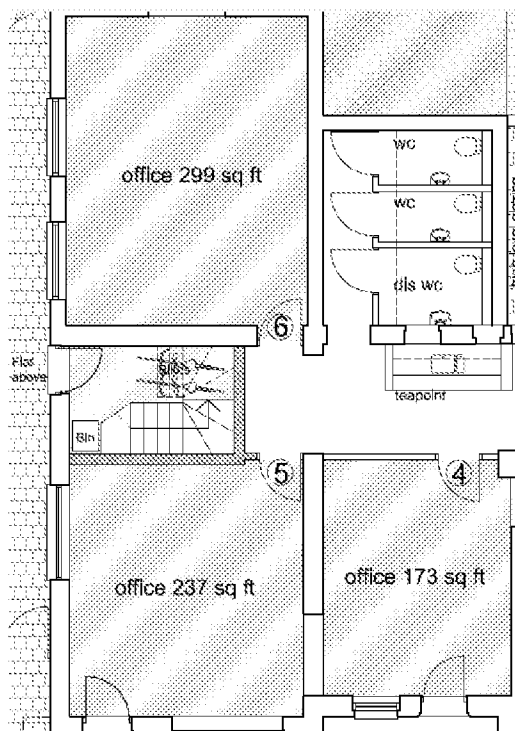
1.6 This statement will demonstrate that prior approval should be granted for the proposed use. It provides an analysis of:

- The site and area
- The proposed use
- Compliance with the GPDO
- Considerations of Class O: transport and highways impacts; contamination risks; flooding risks; and noise impacts from nearby commercial premises.

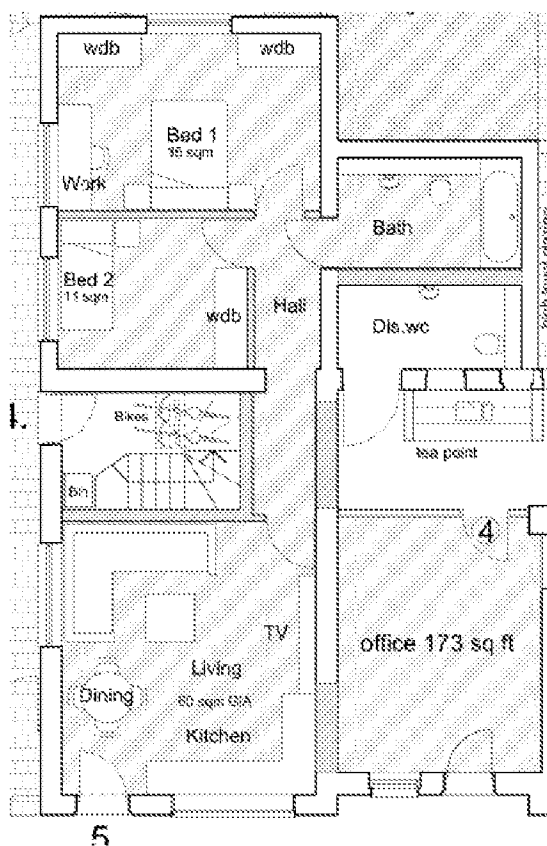
2.0 SITE & AREA

- 2.1 The site is a former public house which was extended and converted in around 2010 to provide ground and part first floor serviced office together with conversion of upper parts and eastern wing to form three new residential units as 2 x 2 bed maisonettes and 1 x 3 bed house. 2. Extension of northern wing, raising the roof by 900mm to provide additional first floor office space. 3. Erection of 3 new 3 bed houses on land to the north of the existing building (LU/364/09) .
- 2.2 This application for prior approval for change of use from offices to residential relates to the ground and first floor of the north wing of the building.
- 2.3 The site is within the built-up area boundary and is within a conservation area.

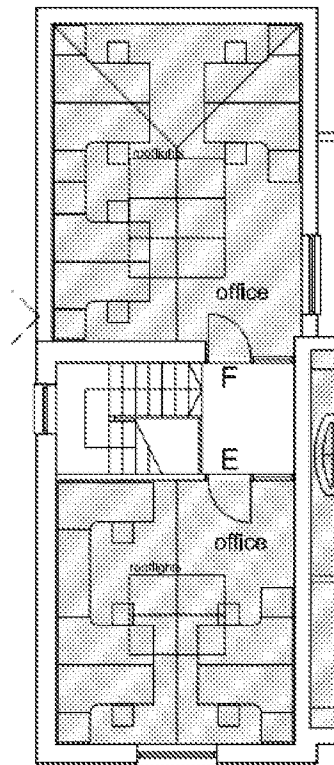




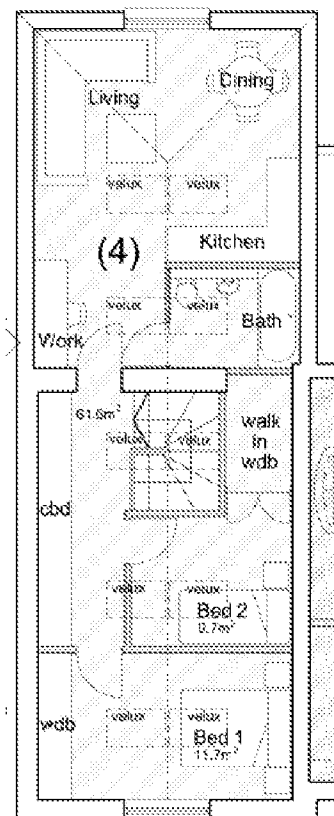
Existing Ground floor plan (office rooms 5&6)



Proposed Ground floor plan (flat 5)



Existing first floor plan (suites E&F)



Proposed First floor plan (flat 4)

3.0 PROPOSED USE

- 3.1 The proposed use for which prior approval is sought is the conversion of part of the B1 office building to two apartments (use class C3). Illustrative proposed plans are submitted with the application to show the proposed layout of the building. The plans show that the proposed units will provide a good standard of residential accommodation that provide internal floorspace of 60sqm for the ground floor flat and 61sqm for the first floor flat.
- 3.2 No alterations are proposed to the exterior of the building as part of this development.

4.0 COMPLIANCE WITH GPDO

- 4.1 To demonstrate the proposed change of use is permitted development for which prior approval should be granted the conditions of Schedule 2, Part 3, Class O of the GPDO (as amended) will now be addressed. The relevant extract detailing the permitted development right from the GPDO is included *in italics* below with comments following in blue. The further conditions relating to the prior approval process of Class O will be analysed in section 5.0 of this statement.

Class O – offices to dwellinghouses

Permitted Development

O. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.

“O.1 Development is not permitted by Class O if—

- (a) the building is on article 2(5) land and an application under paragraph O.2(1) in respect of the development is received by the local planning authority on or before 30th May 2019;”***

The site is not on Article 2(5) land as it is not within the designated Central Activities Zone.

(b) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order—

- (i) on 29th May 2013, or*
- (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use;”*

The site was in lawful B1a office use on 29th May 2013.

(c) Item C is deleted under the 2016 amendments to the GPDO.

(d) the site is, or forms part of, a safety hazard area;

The site is not located in a safety hazard area.

(e) the site is, or forms part of, a military explosives storage area;

The site does not form part of such an area.

(f) the building is a listed building or is within the curtilage of a listed building; or

The building is not listed and is not within the curtilage of any listed building.

(g) the site is, or contains, a scheduled monument.

The site does not contain any Scheduled Monuments.

- 4.2 The above has demonstrates that the proposed change of use is eligible under Class O of the GPDO. In addition, paragraph O.2 of the amended GPDO states that before carrying out development permitted under Class O, the developer must apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required with regard to:

- a) transport and highways impacts of the development,
- b) contamination risks on the site,
- c) flooding risks on the site, and
- d) impacts of noise from commercial premises on the intended occupiers of the development.

and the provisions of paragraph W (prior approval) apply in relation to that application. Further, (2) development under Class O is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

5.0 CONDITIONS OF CLASS O

- 5.1 The additional considerations of Class O will now be addressed to show the proposed use is acceptable on these grounds. We trust that prior approval will not be required for the following reasons:

Transport & Highways

- 5.2 The site benefits from very good transport links. It is located within a 10-minute walk of Littlehampton Mainline Station and there are several bus stops in the immediate vicinity of the site which serve the wider town and beyond. The existing cycle spaces will be retained at the rear of the building.
- 5.3 This availability of non-car borne transport options will encourage the use of sustainable transport modes. As such the proposed use is unlikely to have an adverse impact on local transport or highways network.
- 5.4 In any case, it is unlikely that the proposed use would generate significantly increase trips over the existing use. The current lawful use as offices necessitates a similar level of people coming to and from the site on a daily basis in comparison to that which would occur through the proposed use as two small dwellings.

Contamination Risk

- 5.5 The previous use of the site is very unlikely to have caused land contamination at the site. There are no known or no obvious sources of contamination at the site.

Additionally, no ground would be broken through the development, which consists only of internal alterations to an existing building and the replacement of a window. It is therefore not considered there would be any issues with contaminated land that warrant refusal of this application.

Flooding Risk

5.6 The site is in a very Low -Low risk flood zone for surface water flooding and for flood risk from rivers or the sea as confirmed by the Flood Risk Assessment (FRA) by ARK Ltd.

5.7 As set out in the FRA:

“Scheme is categorized as “More Vulnerable” development in FZ3, in accordance with the NPPF classifications the NPPF Exception test does need to be passed. Given the residual risk flood setting, the level, extent and depth of flooding on the site can be managed in terms of resilient measures, the EA Tidal Flood warning and easy and safe evacuation to areas in Flood Zone 1 for the lifetime of the development. Compliant with council Policies: site can operate safely in the unlikely event of a flood reaching the site & scheme addresses residual risk of flooding, as per NPPF / PPG & local policy.

*Based on the likely flooding risk and small scale of the proposed development, it is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere; it is therefore considered appropriate development in accordance with the NPPF/PPG”.
(May 2020 FRA by ARK Ltd)*

5.8 This demonstrates that risk of flooding should not be a reason to withhold approval under the prior approval procedure.

Noise Impacts

5.9 The site is in a relatively quiet part of the town centre and is surrounded by predominantly residential dwellings.

5.10 As such, no adverse impacts relating to noise from nearby commercial premises would arise to future residential occupiers of the development. Sound proofing

between floors will be required by building regulations and the existing double-glazed windows will be retained.

6.0 CONCLUSIONS

- 6.1 Prior approval is sought under Schedule 2, Part 3, Class O of the GPDO for the proposed change of use of the site from B1a – offices to C3 single dwellings.
- 6.2 The proposal has been shown above to be eligible for conversion to dwellings under Class O.
- 6.3 The further considerations of the prior approval process have also been shown to be acceptable. These considerations are: transport and highways; contamination; flood risk; and noise impacts from commercial premises.
- 6.4 With regard transport the residential conversion would create minimal, if any, additional vehicular trips over the existing B1a use. Furthermore, is very well located in terms of public transport options which makes it feasible that future occupiers would not need a private car.
- 6.5 There is a low risk of land contamination at the site and no ground would be broken in any construction phase of the development.
- 6.6 In terms of potential it is unlikely that any undue noise impacts would be caused from adjacent commercial or other premises to future residential occupiers.
- 6.7 The proposed development therefore satisfies all considerations of Class O of the GPDO.
- 6.8 In light of the above Arun District Council is respectfully requested to grant prior approval for the proposed use without undue delay.

Lewis & Co Planning
July 2020