

DECISION NOTICE

Application Ref: LU/211/25/PD

1 **To Addressee**

PR Architecture
120 Pinner Road
Harrow
HA1 4JD

2 **Site Address**

80-82 High Street
Littlehampton
BN17 5DX

3 **Description of Development**

Prior approval under Schedule 2, Part 3, Class MA for the change of use from a business (Class E (g) (i)) to 3 No flats (C3).

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 under Class MA is permitted subject to development being completed within 3 years from the date of this decision.

Any building permitted to be used as a dwellinghouse by virtue of class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse

1 The development hereby permitted must be completed within 3 years from the date of this prior approval.

Reason: To comply with the provisions of Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 The development hereby approved shall be carried out in accordance with the submitted flood risk assessment produced by 'STM Environmental' (Dated: 30 September 2025) and the following mitigation measures it details:

- All sleeping accommodation shall be at first floor level or above.
- Finished floor levels shall be set no lower than 5.97 metres above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to occupation 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 .

- 3 This application is subject to the Community Infrastructure Levy (CIL) as levied under Arun District Councils CIL Charging Schedule as adopted on 15 January 2020. Please complete Form 5 Notice of Chargeable Development. This form should be submitted (along with 'in use' proof) when a development is granted by way of general consent. Shortly after, if applicable, you will receive a Liability Notice informing you of any amount payable and any further forms required, prior to commencement.

For the avoidance of doubt the approved details are the:

- Location Plan (Accepted: 10/10/25)
- Existing & Proposed Site Plans 60B
- Proposed Ground Floor Plan 65E
- Proposed First Floor Plan 66E
- Proposed Elevations 68C
- Proposed Front and Rear Elevation, Inner Elevations 1 & 2 67B.



Neil Crowther
Group Head of Planning

Case Officer:

Harry Chalk

Decision Issued:

3rd December 2025

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