

L-1246 / 12 / P3

Graham Nicolls Limited  
building design+technology

21 King Street Arundel

mobile: [REDACTED]

West Sussex BN18 9BJ

e/mail:

For the attention of Peter Cleveland

Planning Department  
Arun District Council  
Civic Centre  
Maltravers Road  
Littlehampton

11. 07. 2013

Dear Peter Cleveland,     Re: 3 and 5 Church ~~Street~~ Road, Littlehampton.     SUSSEX  
Proposed Permitted Development Offices to Residential

On the instructions of my clients and our telephone conversations I am writing as agreed to advise you that we intend to effect a change of use of the existing Office space at this address to Residential use. The property already contains a two storey maisonette within number 5 and the whole of the Ground Floor area of numbers 3 and 5 were until recently occupied by a charity providing transport for disabled people. The upper parts of number 3 were occupied as offices until recently by a charity providing services for vulnerable children. It seems that the overall use of the property, apart from the existing residential use was predominantly class B1 and this use was active until very recently

On that basis we believe that change of use is within the new legislation and in accordance with the guidelines we enclose information to enable you to assess the proposal under these four headings:

1. Flood Risk
2. Highways
3. Transport
4. Contamination

I understand that the process will take no longer than 21 days and that there is currently no fee due to your authority, if any additional information is required please let me know.

Yours sincerely

Graham Nicolls Limited  
Enclosed Four Statements listed above.

Graham Nicolls Limited  
building design+technology  
21King Street Arundel

West Sussex BN18 9BJ

e/mail:

TO: Planning Department  
Arun District Council  
Civic Centre  
Maltravers Road  
Littlehampton

11. 07. 2013

### CHANGE OF USE STATEMENT

~~Street~~  
3 and 5 Church Road, Littlehampton, Sussex  
Proposed Alterations and Change of Use

1.01 FLOODING: Flood map attached shows the site within a flood zone. New flood defences along the River Arun are now fully funded and works to raise defences scheduled for commencement. Later this year. This will alleviate flood risk in central Littlehampton.

1.02 HIGHWAYS: Access point onto Church Road will be unchanged from the existing, it is anticipated that traffic flows in and out will decrease from the levels experienced during the previous commercial uses including when the housing site behind 3 and 5 Church Road is developed.

1.03. TRANSPORT: Existing adjacent public transport services will remain available. The bus Station is within two minutes walk, the Train Station is about ten minutes walk. Shops are available in the town centre immediately opposite the site.

1.04 CONTAMINATION: Searches during the legal procedures found no evidence of contamination and Littlehampton Town Council as previous owners were unaware of any contamination either except for some asbestos in the dairy buildings, mainly roofing sheets but not in 3 and 5 Church Road.

Graham Nicolls Limited