

13 Washington Street, Chichester,
West Sussex PO19 3BN

Planning Department
Arun District Council
Civic Centre
Maltravers Street
Littlehampton
Sussex
27.10.2020

FULL PLANNING APPLICATION STATEMENTS:

RE: FORMATION OF TWO SELF-CONTAINED FLATS FROM OFFICE PREMISES
15 BEACH ROAD, LITTLEHAMPTON.

SECTION 1 / Proposal:

Permitted change of use from office use to flats.

The current office use extends to all three floors, it is proposed to reduce this use to the Ground Floor only and alter the upper two floors to form 1 No. two bedroom flat and 1 No. two bedroom flat. There is a known need in the area for this type of accommodation. A small extension to the Ground Floor office will be formed within the rear yard.

The change of use falls within current guidelines for change of use above shops and offices, the property is not located within conservation area or National Park.

NOTE: This is a re-application following withdrawal of two recent applications, all matters raised prior to withdrawal of those have been addressed and incorporated in this new application

SECTION 2 / Scale:

No extensions are required in order to create these flats, the visible changes to windows and doors will affect only the rear and side elevation as shown on the drawings.

SECTION 3 / Appearance:

The exterior of the property will not require changes to the external finishes, new or replacement windows, which will need to be double glazed, will be selected to closely match those existing.

SECTION 4 / Use and Access and Waste Bins:

The use will be mixed office/residential

Pedestrian access to the flats will be a new door in Beach Road, the office access will remain as existing

There will be separate office and flat bin areas at the rear.

There is immediate access to a wide range of shops and both bus and train provision is within very easy walking distance.

SECTION 5 / Contamination:

There is no known contamination, this proposal is in any case a change of use and no new excavations are required.

SECTION 6 / Flood Risk Assessment:

This site is situated within a Flood Risk Zone Code 3 [see attached flood map]

Residential escape in case of local flooding will be refuge on the upper floor level and await tidal retreat or rescue.

Ground Floor retail/office use escape would be as current office use.

Any new electrical intake and meter location to be on upper floors for the new residential use or as high as possible within the area of the ground floor use.

All occupants will be advised to arrange advance warning with The Environment Agency.

SECTION 7 / Transport, Highways and Parking:

The proposed change of use is considered unlikely to affect existing traffic movements.

The existing offices employees use adjacent car parks, some on street parking is also available and this will provide for the new residential use also.

SECTION 8 / Sound Testing:

A detailed acoustic assessment of the adjoining restaurant extract system has been carried out and is attached. The conclusions advise that the suggested mitigating measures as set out therein will meet current requirements.

SECTION 9 / Drainage:

The existing combined drain in the rear yard will be adapted to suit the new proposals.

SECTION 10 / Building Regulations Generally:

A Building Regulations application will be made and a completion certificate obtained. Current regulations will be met and will include the following matters:

1. Floors will be inspected and will be enhanced to meet fire separation and acoustic isolation.
2. Separating walls will be inspected and enhanced to meet requirements. New walls will meet current requirements.
3. Fire doors will be provided where indicated with a star thus: ' * '
4. Double glazing will be provided to windows marked on the drawings as ' DG ' and fitted with acoustic baffles. Ventilation to current standards. NOTE: See also Section 10 above.
5. Guarding to Balustrades to the rear terrace will exceed 1100 mm in height and meet structural engineers requirements.
6. Fire escape routes will be provided with emergency lighting, fire call points and alarms as required by the fire officer and building inspector.
7. The inner faces of external walls will be dry lined with insulated plasterboard.
8. Gas fired heating and hot water systems will be provided to current standards.
9. All new electrical installation also to current standards.
10. The letter ' W ' on the plans indicates possible Wardrobe space

REVISED 22.10.2020