

DECISION NOTICE

Application Ref: LU/376/19/PD

BY FIRST CLASS RECORDED DELIVERY

1 To Addressee

Luke and Co Planning SE Ltd
2 Port Hall Road
Brighton
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 building from an office (Class B1a) to dwellings (Class C3) - conversion of existing offices into 2 x No. self contained units

4 In pursuance of their powers under this Act and related Orders and Regulations the Arun District Council, as local planning authority hereby **REFUSE PRIOR APPROVAL** for the above development for the reasons stated below:

- 1 In the absence of an acceptable Flood Risk Assessment (FRA), there is an objection with regard to the flooding risks on the site. As such, the proposals fail to comply with Schedule 2, Part 3, Class O, paragraph O.2 (c) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). It is recommended that Prior Approval is withheld and the application refused on this basis.

INFORMATIVE: If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Please be advised that the Council adopted the Arun Community Infrastructure Levy(CIL) Charging schedule on 15 January 2020. The CIL charging schedule will come into effect on 1 April 2020 and any works commenced after this date may be CIL liable.

If your development is permitted under a general consent you must submit a CIL Form 5: Notice of Chargeable Development (link to form below) to the Council before you commence development (if you commence the development on 1 April 2020 or any time after that date). The only exception to this requirement is where the development is less than 100 square metres of additional floorspace and no new dwelling or ancillary dwelling is created, or if the CIL rate for the use is £0 per square metre in the Arun District CIL Charging Schedule.

Please familiarise your self with the CIL charging processes at:

<https://www.arun.gov.uk/cil>

https://ecab.planningportal.co.uk/uploads/1app/forms/form_5_notice_of_chargeable_development.pdf



Neil Crowther
Group Head of Planning

Case Officer:

Ms Myer

Decision Issued:

26th March 2020

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

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse prior approval, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).