

DECISION NOTICE

Application Ref: LU/82/22/PD

1 To Addressee

Whaleback Planning
91
hove

2 Site Address

38/40 High Street
Littlehampton

3 Description of Development

Prior notification under Schedule 2, Part 3, Class G for the change of use of upper floors to 2 No flats.

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

Where some or all of the parts of the building being used for a use within, as the case may be, article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of, or Class E of Schedule 2 to, the Use Classes Order is situated on a floor below the lowest part of the building used as a flat;

Where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or part as a flat;

A flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence)

(i) by a single person or by people living together as a family, or

(II) by not more than 6 residents living together as a single household (including a household where care is provided for residents)

1 The total number of occupants in each flat shall not exceed 6.

Reason: To ensure compliance with the provisions of Schedule 2, Part 3, Class G of the General Permitted Development Order (GPDO) 2015 (as amended) and to prevent an over intensive use of the site..

- 2 Prior to occupation of the flats hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014 which shall be complied by a competent acoustician on sound insulation and noise reduction for buildings, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The development shall proceed in accordance with the works specified in the approved scheme and be retained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan.

For the avoidance of doubt the approved details are the Block Plan, Proposed Floor Plans, Elevations, Sections 03

Existing Sections and Elevations 02 submitted on 23-03-2022.

INFORMATIVE: The applicant should consider the comments of the HMO Officer and to have regard to the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020), the requirements of The Management of Houses in Multiple Occupation (England) Regulations 2006, the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended) and the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site.



Neil Crowther
Group Head of Planning

Case Officer:

Mrs A Gardner

Decision Issued:

27th May 2022

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