

PLANNING STATEMENT

Royal Oak Inn (PH), Pagham Road, Lagness, Chichester, West Sussex, PO20 1LN

Proposed Development: Change of use of the **ground floor only** from former public house (sui generis) to kitchen and bathroom showroom (Use Class E), with internal alterations and replacement of existing above-ground signage on existing fixings only; **no other external works, no groundworks, and no changes to drainage or site levels.**

Applicant: Chris Heller

Agent: John Swain

Date: 10/02/2026

Local Planning Authority: Arun District Council

Application Type: Full Planning (Change of Use)

1. Introduction

1.1 This Planning Statement supports a full planning application for the change of use of the **ground floor only** of the former public house known as the Royal Oak Inn (PH), Pagham Road, Lagness, PO20 1LN, to a **kitchen and bathroom showroom** (Use Class E).

1.2 The upper floor is a **self-contained residential flat** and is **not part of the proposed development**. No alterations are proposed to the upper floor and no future proposals are being advanced within this application.

2. Site and Surroundings

2.1 The application site comprises an **historic two-storey detached brick-built former public house** under a pitched tiled roof with mock-Tudor and exposed brick elevations, together with associated curtilage including an existing car park, external amenity areas and outbuildings/garages.

2.2 The site includes a **car park to the front and right-hand side**, a side patio and rear garden areas, and a service yard area historically associated with deliveries and storage.

2.3 The site is not listed and is not within a conservation area. The property is **not listed as an Asset of Community Value (ACV)**.

3. The Proposed Development

3.1 The proposed development comprises:

- Change of use of the **ground floor only** to a kitchen and bathroom showroom (Use Class E) for display and consultation;
- Internal alterations and fit-out only;
- Replacement of existing above-ground signage on existing fascia/signboards and/or wall-mounted locations using existing fixings only.

3.2 The proposal expressly excludes:

- any extensions or increase in floorspace;
- any excavation, trenching, or below-ground works;
- any new foundations/pads, new posts/totems, or new external cabling routes;
- any changes to site levels, drainage, or impermeable area;
- any resurfacing works or landscaping works involving soil disturbance or habitat removal;
- any external plant, extraction, vents, flues, or mechanical equipment.

3.3 Any “tidying” is limited to **routine maintenance only** (e.g., cleaning, minor repairs, redecoration), with no new external works beyond signage replacement on existing fixings.

4. Existing Situation

4.1 The public house has **ceased trading (January 2025)** and no current trading information is available.

4.2 The building currently presents as tired/underused and does not make a positive contribution in its current state. The proposal seeks to bring the ground floor back into active, managed daytime use with a quieter operational profile.

5. Proposed Use and Operation (Ground Floor Only)

5.1 The proposed use is a **kitchen and bathroom showroom** comprising display and consultation. There will be:

- no manufacturing;
- no fitting works on site;
- no outside working areas.

5.2 Hours of opening:

- Monday to Friday: **08:00 – 17:00**
- Saturday: **09:00 – 16:00**
- Sunday & Bank Holidays: **Closed**

5.3 Staffing and customer flow:

- Approximately **10 staff** employed in total;
- Typically **around 8 staff** present in the showroom at any one time;
- Customer visits are mainly **appointment-led**, with occasional limited walk-ins;
- Footfall is expected to be low and predictable due to the site location.

6. Amenity Considerations

6.1 The proposed showroom use is generally **lower impact** than the former public house use, particularly in respect of late-evening activity and noise.

6.2 The operation will include:

- no music, televisions, or amplified sound;
- no external seating or congregation;

- no proposed smoking area;
- no extraction systems required;
- no external plant or mechanical equipment.

6.3 The proposal is therefore considered acceptable in amenity terms and is expected to reduce potential for disturbance compared to the former pub use.

7. Upper Floor Residential Flat (Not Part of the Development)

7.1 The upper floor remains in existing residential use as a **self-contained flat** and is not affected by the proposal.

7.2 The residential flat benefits from a **separate entrance**, and no alterations are proposed to the upper floor or its access arrangements.

8. Highways, Access, Parking and Servicing (Summary)

8.1 Existing access is retained and no highway alterations are proposed.

8.2 The site benefits from existing on-site parking (see the submitted Parking/Servicing Note). The proposal is appointment-led with predictable footfall, and does not introduce a higher-impact traffic pattern than historic public house activity.

8.3 Deliveries are limited to **standard van-sized vehicles**, undertaken during opening hours only.

9. Flood Risk, Archaeology, and Biodiversity

9.1 Flood risk is addressed through the submitted Flood Risk Statement (including groundwater risk and SFRA Future Flood Zone 3a context). No groundworks, drainage changes, level changes, or impermeable area increases are proposed.

9.2 Archaeology is addressed through the submitted Archaeology Screening Note confirming no excavation or below-ground works, and signage replacement only on existing fixings.

9.3 Biodiversity Net Gain is addressed through the submitted BNG Screening Statement confirming no habitat removal, vegetation clearance, ground disturbance, resurfacing, drainage works, or impermeable area increase.

10. Conditions Approach

10.1 The applicant is willing to accept reasonable and proportionate conditions, if considered necessary, focused on:

- delivery hours;
- waste/bin storage and management;
- parking/site management.

10.2 The applicant is not inviting overly restrictive conditions that are not proportionate to the low-impact nature of the proposal.

11. Conclusion

11.1 The proposal brings the ground floor of a closed former public house back into active daytime use as a kitchen and bathroom showroom (Use Class E), with internal alterations only and limited signage replacement on existing fixings.

11.2 The proposal is lower impact than the former pub use, avoids external works/groundworks, retains the upper floor residential flat unchanged, and is supported by proportionate technical statements.

11.3 Planning permission should therefore be granted.