

WA/61/19/PD

STEPHEN JUPP
BA(Hons), LLM, MRTPI

Planning Division
Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF

**CHARTERED
TOWN PLANNER**

Tuesday, 02 July 2019

Dear Sir/Madam:

Re: Prior Approval Notification – Part 3, Class O

Change of use of part of ground floor of building to 1no dwellinghouse.

Stoney Brook Farm, Eastergate Lane, Walberton

I have the pleasure of enclosing the required details for the proposed change of use of part of the ground floor of the existing building from office [B1] to a single dwellinghouse. Three drawings are enclosed – a location plan with the site edged red; an existing floorplan; and an indicative proposed floor plan.

The applicant and developer are The Construction Mangement Corporation. They can be contacted via my contact details.

The amended GPDO provisions make clear that the office use must be taking place on 29 May 2013, or in the case of a building which was in use before that date but was not in use on that date, when it was last in use.

I can confirm that the part of the building subject of this prior notification was in use as offices on 29th May 2013. Attached to this covering letter is a letter from Richard Reynolds which confirms the use of this part of the building as an office since the summer of 1991. Requirement O.1 (b) is hereby satisfied.

Requirements O.1(d) to (g) refer to listed buildings, ancient monuments, military explosives area and safety hazard area. None of these are applicable and therefore these requirements are satisfied.

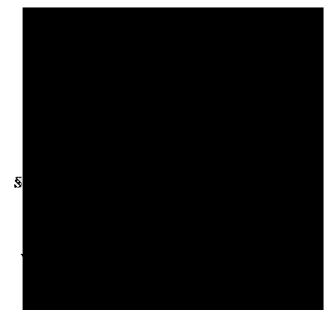
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The amended GPDO provisions require, at O.2(1) the consideration of the following matters:

- a) Transport and highway impacts of the development;
- b) Contamination risks on the site;
- c) Flooding risks on the site; and,
- d) Impacts of noise from commercial premises on the intended occupier of the development.

Dealing with each of these matters in turn, I would make the following submissions:

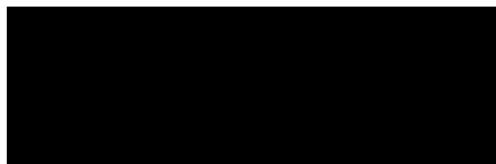
- a) There will be no transport or highway impacts. Parking exists in a car park to the front of the property. The proposed residential use will comprise a 1 bed property generating minimal vehicular movements.
- b) The site has not been subject to contamination.
- c) The site is not within a flood risk area.
- d) There are no activities being undertaken on the site that would give rise to unacceptable noise impacts.

Finally, the provisions of paragraph W apply. Insofar as those provisions are relevant to a Class O Notification W.(2)(ba) requires a statement as to the net increase in dwellinghouses. I can confirm that the net increase in dwellinghouses is 1.

On the basis of the above analysis it is clear that the proposed change of use satisfies all of the criteria as set out in Class O. Prior Approval should therefore be granted by the LPA.

I look forward to receiving confirmation of a validation date of today [since the notification was validly submitted by email], and await a response within the 42 day period.

Yours sincerely,



STEPHEN JUPP
BA(Hons), LL.M., MRTPI
Chartered Town Planner

To: [REDACTED]
Cc: [REDACTED]
Subject: Office Premises @ STONEY BROOK FARM, EASTERGATE LANE, WALBERTON, WEST SUSSEX. BN18 0BA

Stephen,

I write, to confirm the dates of use of the Office Premises, by my company *The Construction Management Corporation*, at the above address. This company undertook work of Project/Construction Management, in both the Domestic and Commercial sectors. It's operating territory was roughly bounded by Dorset, Hampshire, London and Kent, in the South East corner of England.

The date of commencement of use was Summer 1991 until 31.12.18, when I retired and the company closed. I have now stopped using the office, but it remains available as an office, complete with a lot of office equipment therein. Please do not hesitate to ask if I can be of any further assistance.

Regards,

Richard.

Richard J Reynolds

The Construction Management Corporation

Stoney Brook Farm, Eastergate Lane, Walberton, BN18 0BA
[REDACTED]

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