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www.planningportal.gov.uk/localauthoritysearch

Prior Approval of Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and for Associated Operational Development*

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

* A building qualifies for this permitted development right only if it is currently used for a purpose falling within use class A1 (shops) or A2 (financial and professional services) or if it is in mixed use combining residential use with an A1 or A2 use. Development is not permitted where the cumulative floor space changing use exceeds 150 square metres. Development is not permitted where the building is listed, or is a scheduled monument, or where the building is located on Article 1(5) land, in a site of special scientific interest, in a safety hazard area or in a military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	Mr	First name:	ANTHONY
Last name:	MOORE		
Company (optional):			
Unit:	House number:	House suffix:	
House name:	LITTLE DREWSTON		
Address 1:	CANONS CLOSE		
Address 2:			
Address 3:			
Town:	BOGNOR REGIS		
County:	WEST SUSSEX		
Country:	ENGLAND		
Postcode:	PO21 4EB		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:	House number:	House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:	2	Building suffix:	
Building name:					
Address 1:	ORCHARD CRESCENT				
Address 2:	ARUNDEL ROAD				
Address 3:	FONTWELL				
Town:	WALBERTON				
County:	WEST SUSSEX				
Postcode:	BN18 0SD				

4. Description of proposal

If the building was not in use immediately before 20th March 2013, what date was it last in use? (DD/MM/YY)

What was the use of the building immediately before 20th March 2013 or the last use before that date?

- THE PROPERTY WAS BUILT TO BE SHOP WITH RESIDENTIAL INCORPORATED
- THE SHOP WAS BEING USED AS A VILLAGE STORES / OWNERS RESIDENCE AT THAT TIME

Please specify (including any floor space that has already changed use to a dwellinghouse under Class 1A of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564) the cumulative floor space of building which is proposed to change use to a dwellinghouse:

24 sq m

Please describe the proposed development, and provide relevant information on transport and highways, noise, contamination and flooding risks on site. A flood risk assessment should be provided with the application where the building is located in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

- TO HAVE A CHANGE OF USE OF THE SHOP ROOM AT THE FRONT OF THE PROPERTY FROM A1 TO C3. THIS WOULD CREATE A LOUNGE FOR THE PROPERTY.
- THERE SHOULD BE NO EFFECT ON TRANSPORT, HIGHWAYS, NOISE OR CONTAMINATION
- THE PROPERTY IS NOT AT RISK OF FLOOD.

Please provide a view on the impact of the change of use on the provision of services and an assessment of how likely it is that the building could be occupied by another retail or financial/professional services use:

- THE PROPERTY HAS BEEN ADVERTISED FOR USE AS A SHOP FROM FEB 17 WITH LITTLE INTEREST
- THE VILLAGE STORES (PREVIOUS SHOP) CLOSED LARGELY DUE TO LACK OF TRADE
- THE SOON TO BE FONTWELL ESTATES/DANDARA DEVELOPEMENT WILL PROVIDE 500 sqm OF NON RESIDENTIAL & 5000 sqm OF LIGHT INDUSTRIAL FLOOR SPACE ONLY A FEW BLOCKS AWAY FROM ORCHARD CRESCENT. THIS WILL "RE-CENTRE" FONTWELL

VILLAGE AND MAKE THIS PROPERTY EVEN LESS DESIRABLE FOR RETAIL, POTENTIALLY

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4. Description of proposal (Continued)

With the building located in a key shopping area, please provide a view on the impact of the proposed change of use on the sustainability of that shopping area:

- THE PROPERTY IS IN A ROW OF 4 SIMILAR PROPERTIES.
- THERE IS VERY LITTLE FOOT FALL FOR TRADE
- TWO OF THE CURRENT SHOPS ARE LARGELY INTERNET BASED
- THE OTHER PROPERTY IS CURRENTLY APPLYING TO THE COUNCIL FOR THE SAME CHANGE OF USE (SHOP → LIVING SPACE) (PLEASE SEE WA/50/18/PL) AS SHE HAS FOUND THAT IT IS NOT FINANCIALLY PROFITABLE FOR HER TO REMAIN A SHOP
- OUR PROPERTY HAS NOT BEEN FUNCTIONING AS RETAIL FOR 1½ YEARS

Please give a description of any exterior alterations which are proposed to the building, including information of any intended partial demolition reasonably necessary to carry out these works:

- VERY LITTLE WOULD CHANGE - (NO EXTERNAL DIMENSIONS EXTENDING BEYOND CURRENT BUILDING)
- NEW WINDOWS - NEW FRONT DOOR
- A BRICK RETURN TO REPLACE GLASS RETURN FROM FRONT WINDOW TO DOOR.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically). ☒

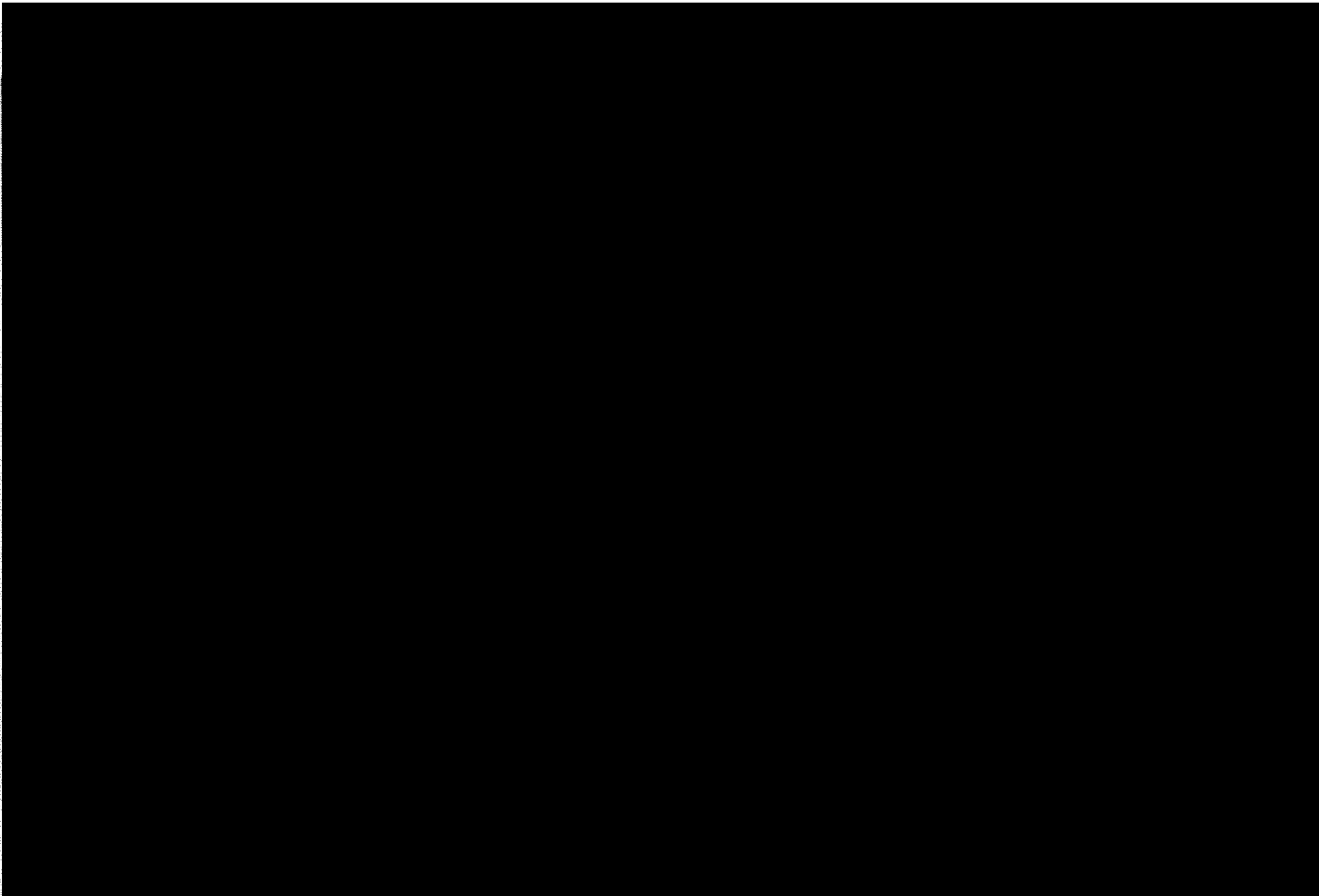
A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. ☒

The correct fee. ☐

Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)

COULD YOU PLEASE CONTACT US

WITH REGARDS TO FEE AS
WE DONT KNOW HOW MUCH
IT IS.



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