From:
Sent:
To:
[redacted]
03 February 2015 13:45
[redacted]
Subject: NOTICE/0017/14 - Change of use from offices to residential at
Broadway Court, Lancing
Attachments:
Dear [redacted],

This notice is assessed against Schedule 2, Part 3, Class IA of the Town & Country (General Permitted Development) Order 1995 (as amended), I have attached a copy for your reference.

The reference to the floor area corresponds to Class IA.1 C (I apologise for missing the 1 out in my previous email). As the planning unit would exceed this floor area limitation then prior approval would be required and a full planning application would be required to be submitted to the Council for consideration. Please find a link to the planning application forms, fee schedule and plan guidance on the Council's website http://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms/

As the decision is due on the 13th February, I am obliged to make a decision on this type of application by this date and therefore I will not be able to accept amended plans in respect of the Environment Agency requirements.

I would be grateful if you could confirm how you would like to proceed with this notice application.

Many thanks,

[redacted]
RE: NOTICE/0017/14 - Change of use from offices to residential at
Broadway Court, Lancing
Class IA of GPDO.pdf
[redacted] – Senior Planning Officer Development Management, Adur District
Council and Worthing Borough Council
Location: 2nd Floor (West Wing), Portland House, Richmond Road, Worthing, West Sussex,
BN11 1HA.
Internal: [redacted] | External: [redacted] | E-mail: [redacted]
Please note that my working days are [redacted]
[redacted]

From: [redacted]
Sent: 03 February 2015 12:54
To: [redacted]
Subject: RE: NOTICE/0017/14 - Change of use from offices to residential at Broadway Court, Lancing

Dear [redacted]
Good to speak with you earlier.
I have now had a chance to properly consider your emails and have the following comments (please excuse bullets points)

 As the premises were previously A-Z Offices, the change is from B1 to C3 and I therefore do not believe Class 1Ac has any relevance to this application and therefore the size of the unit is not material to granting Permission.
 Regarding the Environment Agencies feedback, of which the concern is for escape routes for residents – I propose the addition of escape doors to the rear of the units.

I would like your feedback on these points and would a layout to show escape doors satisfy the Environment Agency for the currently submitted application?

I look forward to hearing from you
Regards
[redacted]

From: [redacted]
Sent: 26 January 2015 16:08
To: [redacted]
Subject: NOTICE/0017/14 - Change of use from offices to residential at Broadway Court, Lancing

Dear [redacted]

I write with regard to the above prior approval application for change use of the ground floor of part of the building from offices to flats, I recently visited the site and have been looking to see whether the proposal complies with Class IA of the Town & Country (General Permitted Development) Order 1995 (as amended).

Under Class IA c) the cumulative floor space of the existing building changing use requires planning permission if it exceeds 150 square metres. I have measured the ground floor area of the planning unit and this equates to approximately 170.88 square metres and therefore exceeds the 150 square metre limit. As this does not meet all of the requirements of Class IA I can confirm that I will be looking to refuse this notice on the basis that Prior Approval would be required from the Local Planning Authority.

You may therefore wish to consider withdrawing this notice application and applying for full planning permission for a change of use from offices to residential.

Please also note that the site is located within a Flood Risk Area and I have therefore consulted the Environment Agency, yet have not currently received a response from them.

If you would like to discuss this further please either email me or phone me on the number below.
Many thanks,
[redacted] – Senior Planning Officer Development Management, Adur District Council and Worthing Borough Council
Location: 2nd Floor (West Wing), Portland House, Richmond Road, Worthing, West Sussex, BN11 1HA.
Internal: [redacted] | External: [redacted] | E-mail: [redacted]
Please note that my working days are [redacted] mornings
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