Planning and Design & Access Statement for:

CM Wood Body Repair, Gloucester Road,
Littlehampton, BN17 7BJ



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[redacted]

Planning Statement

The Site and its Surroundings

The site is at present occupied by single storey workshop buildings and yard area. It has an established use under B1 classification and has been operating for some years as a car bodywork repair workshop.

There are adjoining commercial premises to the south and west of the site, with residential properties opposite in Linden Park and Linden Road. To the north it is bounded by a recreation/playground.

The area generally is a mix of Victorian and pre-war terraced and semi-detached housing with some modern infill development of three storey flats.

It is situated a short distance north of Littlehampton mainline railway station and is within level walking distance of Littlehampton Town Centre and bus routes. It is therefore in an accessible and sustainable location.

Context and Planning Policies

This is an outline application to redevelop the site from B1 commercial premises to a residential development of 9 No. flats. Matters that will be reserved will be choice of materials, final design, landscaping etc.

The application should be considered in the context of Arun District Council's response to a pre-application enquiry. This pre-application advice was given in the form of a letter dated the 20th February 2012 by Mr P Cleveland.

Following the pre-application written advice, the applicants architect has had further discussions with the Planning Officer and the drawings that accompanied the pre-application enquiry have now been revised to take into consideration the Officer's concerns and the amended drawings therefore form the basis of this outline planning application.

The main changes from the original drawing are as follows:

- Buildings moved back on site and parking brought forward. The parking arrangement was discussed and shown to Highways and adjustments made to their advice. 8 parking spaces shown also in coordination with Highways – this is less than the usual required number but this is close to train, bus, town centre, schools.
- Southerly block moved back slightly to improve vision splay. Vision splay shown in blue on plan showing car reversing within site so leaving in forward gear.
- External patio/balcony areas added to flats on Northerly block with acoustic walls
- Front fence introduced between parking and Northerly building. Suggested contemporary style.

- Same fence would be used to the North boundary.
- Ground floor garden area behind Southerly block is now for 3 bed maisonette.

The application has also been considered in the context of relevant Local and National Planning Policies as follows.

Arun District Council Local Plan Policies

GEN2: Built Up Area Boundary

The site is within the built up urban area of Littlehampton where the principle of development is considered acceptable.

GEN7: The Form of New Development

This proposal makes efficient and effective use of redeveloping an existing brownfield site. Its distinctive contemporary design will add architectural features that will enhance the appearance of the area in general and this part of the Gloucester Road/Linden Park streetscenes.

With regard to neighbour amenity, the orientation and siting of the two flat blocks within the site have been sited to minimise any overlooking to adjoining properties or their amenity spaces. The distance between buildings means that there will be no loss of daylight, sunlight or an overbearing presence to any neighbouring residential properties. I consider that the development as indicated on the application drawings complies to the guidelines of this policy in terms of design, layout, scale and appearance.

DEV17: Affordable Housing

The applicant is aware that the application if approved, will require a commuted sum to be paid in accordance with the Council's Affordable Housing Policy and it is noted that the contribution in this case will be £1286. The applicant will therefore enter into a legal agreement with the Local Planning Authority during the application process and will be responsible for the council's legal fees in this respect of £450.

GEN12: Parking in New Development

Following the architect's discussions with West Sussex County Council Highways Department it has been agreed that in view of the sites close proximity to the town centre and station eight car parking spaces will be provided within the development as shown on the layout plan.

National Planning Policy Framework

The proposal relates well to the aims of the recently published National Planning Policy Framework, which replaces previous Government planning guidelines.

Paragraph 17: Core Planning Principles

This policy states that development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and encourage the efficient and effective use of land by reusing land that has been previously developed, providing it is not of high environmental value.

This development will make good use of an existing brownfield site that will add to the visual appearance of this urban area.

Section 4: Promoting Sustainable Transport

Safe and suitable access to the site can be achieved for both motorists and pedestrians with safe level access and thresholds for those with mobility difficulties. There is good access for pedestrians and cyclists and the site is within easy level walking and cycling distance to the town centre and mainline railway station.

Paragraph 49

This policy states that applications should be considered in the context of the presumption in favour of sustainable development. This site is in a highly accessible and sustainable location and although being an outline application final choice of materials and designs will be dealt with under reserved matters, it is anticipated that the modern contemporary design will incorporate a high level of insulation and energy saving features and the construction process will be carried out with a view to minimising on site waste.

I consider that this proposal will provide a development of high quality design which is a key aspect of sustainable development.

Paragraph 51

This policy states that Local Planning Authorities should normally approve planning applications for change to residential from commercial buildings currently in the 'B' use classes.

Design and Access Statement

Use

The site at present has a B1 planning use and has for some years been used as car repairs and re-spraying/bodyworks premises. The proposal is to redevelop the site with a total of nine flats. The site area is approximately 621 square metres.

The site maybe subject to some land contamination and I understand that the Local Planning Authority are agreeable to deal with this by way of a suitably worded planning condition.

The site is not in an area of Flood Risk as shown on the Environment Agency map therefore no separate flood risk assessment should be required with this application.

Amount

The site will be redeveloped by 9 No. flats totalling 462.3 square metres of accommodation. As can be seen from the layout plans, eight car parking spaces will be provided on site for residents together with areas of private and communal garden/amenity spaces with separate bin storage and secure cycle storage.

Scale

It is proposed that there will be one two storey and one three storey block of flats with mono pitch roofs to minimise the height impact upon the skyline.

Layout

The schedule of accommodation is as follows:

Flat 1: Studio/2 person – 38.8 Square Metres
Flat 2: 2 Bed/3 person – 41.3 Square Metres
Flat 3: 2 Bed/3 person – 58.2 Square Metres
Flat 4: 3 Bed/5 person maisonette – 85 Square Metres
Flat 5: 2 Bed/3 person – 41.3 Square Metres
Flat 6: Studio/2 person – 38.8 Square Metres
Flat 7: 2 Bed/3 person – 58.2 Square Metres
Flat 8: 1 Bed/2 person – 42.5 Square Metres
Flat 9: 2 Bed/3 person – 58.2 Square Metres

It is intended that this mix of accommodation will appeal to a range of applicants in the rental or buying market. It will provide a good choice of new relatively low cost private housing in a central location of Littlehampton.

Appearance

Although choice of materials and final design is reserved, the proposal is to erect two blocks of flats built to a sleek contemporary design with mono pitched roofs.

Access

There is existing access to the site off Linden Park and as the premises are currently used as a vehicle repair premises there is already a considerable amount of traffic movement in and out of the site.

Vehicle access to the onsite parking areas can be achieved with good visibility and provision is made for turning areas within the site to allow safe ingress and egress from the site.

Landscaping

A hard and soft landscaping scheme will be dealt with under reserved matters.