

LU/154/19/R

Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

07.05.2019

Dear Sir/Madam, RE: 52 High Street . Littlehampton. BN17 5SY

In accordance with my client's instructions I enclose a Full Planning application in respect of the above property.

Please find enclosed the following documents:

1. Two copies of the application form and check lists including Certificate 'B'.
2. Two copies of the following drawing numbers:
Existing: 011218: SY.01 to SY.13 inclusive.
Proposed: 011218: TP.01 to TP.11 inclusive.
3. Two copies of the Planning Statement incorporating additional Statements Incorporating Flood Risk Assessment and associated Statements.
4. Article 13 Notice has been served on an adjoining owner affected by the proposals.

NOTE: The site and Location plans will be found on drawing number TP.04

If any further information is required please let me know, the application fee will be paid upon receipt of the application reference number.

Planning Department
Arun District Council
Civic Centre
Maltravers Street
Littlehampton
Sussex

07.05.2019

**PROPOSED ALTERATIONS: 52 HIGH STREET. LITTLEHAMPTON. SUSSEX
DESIGN STATEMENT**

SECTION 1 /

History and Heritage:

The property is included on the local list of Buildings or Structures of Character, it was until very recently a local branch bank.

The entire Ground Floor was used for banking services with the upper floors used for staff facilities and storage.

The bank was vacated June 2018

Proposal:

Part of this application incorporates the permitted development to create two flats above the ground floor, the proposal consists of the following elements:

1. [a] Change of use of the Ground floor banking hall to retail.
[b] Alterations to the shopfront to create improved shop window area including re-locating the shop entrance doors and formation of a new entrance door to serve the new flats to be formed on the upper floors.
2. Internal alterations and alterations to the rear [South] elevation to form the two new 'permitted development' flats plus an additional third flat.
3. Conversion of the existing single storey building at the rear with the addition of a new upper floor to create a new self-contained 1 bedroom dwelling.
4. Alterations to the existing parking space including relocating the existing vehicle cross-over from Sparks Court.
5. Removal of the existing flat roof mounted banking air-conditioning units and ducting and relocation of new shop air-conditioning units to the shop yard area plus a new vertical extract duct rising to above eaves level on the rear elevation. Full technical details to be submitted by the future shop occupants as a separate application in due course

SECTION 4 / Appearance:

FRONT [NORTH] ELEVATION:

It is recognised that this property has a distinctive character which should be respected and the applicants propose that the alterations to the existing shopfront

match the existing joinery style and that stone facings to be removed are carefully cut and retained for re-use as required thus ensuring a match in colour and texture. The design as submitted does, in our opinion, achieve this aim whilst ensuring the commercial viability of the property for the future as it will suit a variety of occupants. Timber windows to the upper floors are to be renovated and fitted with internal secondary glazing, the metal frames to the projecting cupola are to be removed, restored and re-fitted as necessary. Signage does not form part of this application but will be the responsibility of a future retail occupant as yet unconfirmed.

REAR [SOUTH] ELEVATION:

The existing rear [South] windows are all pvcu which are to be replaced with almost identical frames incorporating trickle vents for the new flats and in two cases altered to form external access to roof terrace amenity spaces. The new windows to the Cottage and to the rear of the ground floor shop will also be pvcu.

The air conditioning units are to be relocated and the new vertical extract duct is to be powder coated in a terracotta colour fixed to the face of the existing brickwork/tile hanging to discharge above eaves level.

The upper floor forming the new Cottage is to be tile hung to match the tile hanging on the existing building, the roof to be mineral slates similar to the main building, the walls to the new bin store is to be brickwork to closely match the existing.

SECTION 5 / Use and Access:

As stated above this is a mixed development, access is directly from the High Street or Sparks Court as now.

SECTION 6 / Consultation. NONE

SECTION 7 / Additional Statements:

7.1. Bio-Diversity: NOT APPLICABLE

7.2. Drainage:

The existing combined mains drainage system will be retained with some alterations.

7.3. Bin storage and collection:

A new covered communal bin store for the three flats, and a separate covered store for the retail use to be provided by a private contractor. The new Cottage will have its own area for bins.

See drawing 011219/TP.01

7.4. Landscape Statement:

The rear yard accessed from Sparks Court is to be amended as shown on drawing 011219/TP.01

7.5. Parking:

One existing parking space is to be retained, bike space will be provided in a

secure area for the new cottage.

7.6 Affordable Housing Statement: NOT APPLICABLE

7.7 Sustainable Development: NOT APPLICABLE

7.8 Flood Risk Assessment:

The site lies within a Code 3 flood zone. See attached flood map. Residential escape is by refuge on the upper floor level and await tidal retreat or rescue.

Retail escape will remain as for previous bank use.

In all cases electric meters and distribution shall be placed as high as possible within the Ground Floor or upper floors where appropriate.

All occupants will be advised to arrange advance flood warning with The Environment Agency.

7.9 Retail and Economic Statement:

The loss of very many High Street banks and other retail outlets is very disruptive and can lead to empty boarded-up properties. It is considered unlikely, in the declining retail market, that the upper floors of this relatively large property could be let in its entirety. The proposed mixed development will retain an attractive retail unit and put the other areas to good use as new residential units appropriate to demand in the town.

It is anticipated that employment will flow from the scheme to following the closure of the bank.

7.10 Transport links and local Facilities:

Trains and buses are available very close to the property and there is a wide range of Public open space within easy reach together with a selection of leisure opportunities.

Edition Dated 07.05.2019

BIODIVERSITY CHECKLIST

Please complete this form having regard to the Biodiversity Checklist Notes, which can be found at:

<http://www.arun.gov.uk/biodiversity-checklist>

If you tick Yes, you must provide supporting information/statement with the application. If you do not the application will be held as invalid until you do so.

Site Address/Application Reference Number:

Bats

YES

NO

Has the site been surveyed for bats?

☐
☒

Are there any structures on site which have the potential to support roosting bats?

☐
☒

Structures with high potential include all agricultural buildings, buildings with weather boarding, tunnels, mines, ice houses, bridges, cliff faces with crevices and woodland. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines' available from www.bats.org.uk and the Bat Mitigation Guidelines available from:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/bats.aspx>

Are there any trees on the site which have the potential to support roosting bats?*

☐
☒

Trees with high potential to support roosting bats include old and veteran trees and any tree with cracks or crevices. Where appropriate, foraging and commuting routes should be incorporated into the design of the scheme. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines'.

Barn Owls

YES

NO

Has the site been surveyed for barn owls?*

☐
☒

Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?*

☐
☒

Barn owls often nest in farm buildings, dovecotes, bale stacks, hollow trees and a wide variety of derelict buildings. Barn owls require habitat which supports high number of small mammals including pasture, hedgerows and woodland. Further information can be found at <https://www.gov.uk/guidance/construction-near-protected-areas-and-wildlife>

Breeding birds

YES

NO

Has the site been surveyed for breeding birds?*

☐
☒

Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?*

☐
☒

If 'Yes' then mitigation measures to ensure occupied nests are protected should be included with the application.

Badgers

YES

NO

Has the site been surveyed for badgers?*

☐
☒

Is there any evidence of badgers on or near the application site?*

☐
☒

Are badgers commuting through the site to foraging areas?*

☐
☒

Badgers use a wide variety of habitats and setts can be found in hedgerows, woodlands, scrub and field margins. Where appropriate, safe routes to foraging areas should be incorporated into the development proposals. Further information can be found in 'Badgers and Development' available at:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/badgers.aspx>

Updated 11/05/16

Dormice

YES

NO

Has the site been surveyed for dormice?*

☐☒

Is there suitable habitat for dormice on, or close to the application site?*

☐☒

Dormice are found in a variety of habitats including ancient semi-natural woodland, scrub, young plantations (both broadleaved and coniferous) and hedgerows. Occasionally they are recorded in gorse scrub, heathland and alder trees in reedbeds.

<https://www.gov.uk/guidance/hazel-dormice-protection-surveys-and-licences>

Great crested newts

YES

NO

Has the site been surveyed for great crested newts?*

☐☒

Is there suitable habitat for great crested newts on, or close to the application site?*

☐☒

Great crested newts are often recorded in ponds, reedbeds, ditches and mineral workings. Terrestrial habitat used by newts is varied and includes semi-natural grassland, woodland, hedgerows and pasture and are often found in urban sites including gardens. Further guidance on great crested newts can be found in the Great Crested Newt Mitigation Guidelines from:

<https://www.gov.uk/guidance/great-crested-newts-protection-surveys-and-licences>

Reptiles

YES

NO

Has the site been surveyed for reptiles?*

☐☒

Is there suitable habitat on the site for reptiles?*

☐☒

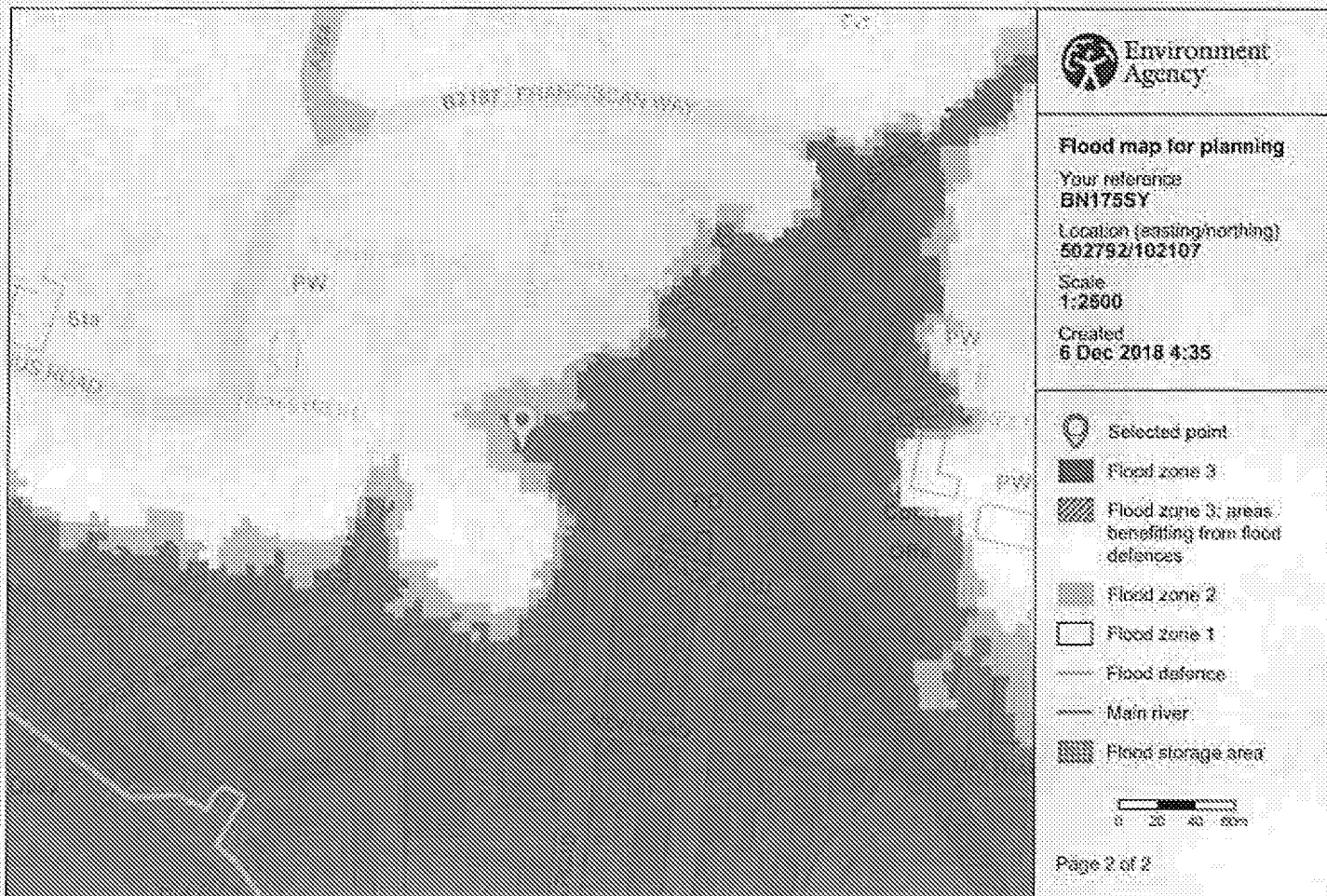
Reptiles use a variety of habitats including rough grassland, heathland, allotments, scrub, brownfield sites, field margins and abandoned gardens. Further information can be found at:

<https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences>

Updated 11/05/16

Item	Required by the LVR	YES/NO	Additional Comment
1	Affordable Housing Statement	NO	
2	Biodiversity Survey & Report	NO	Not applicable
3	Land Contamination Assessment (LCA)	NO	
4	Economic Development Statement	YES	} Combined. Statement.
5	Retail Impact Assessment (RIA)	YES	
6	Flood Risk Assessment	YES	
7	Foul & Surface Water Drainage Statement	YES	
8	Land Engineering Works Statement	NO	
9	Landscaping Strategy	YES.	
10	Lighting Assessment	NO	
11	Noise/Extraction Assessment	NO	
12	Bin Storage & Collection Provision	YES	
13	Parking Plan	YES	
14	Planning Application Summary	YES	
15	Street Scene	YES	
16	Structural Survey & Conversion Method Statement	NO	
17	Telecommunications Development Statement	NO	
18	Transport Assessment (TA)/Travel Plan (TP)	NO	
19	Transport Statement (TS)	YES	
20	Tree Survey & Arboricultural Implications	NO	
21	Lidsey Foul Water – Environmental Assessment Statement	NO	
22	Validation Checklist	YES.	
23	Plan & Drawing Requirements	YES	
24	Historic Environment Records Search	NO	
25	Draft S106 legal agreement for the Pagham Harbour Management Contribution	NO	
26	Heritage Statement	NO	

Updated 09/06/2016



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