

DESIGN, ACCESS AND PLANNING STATEMENT
in support of an application for:
4No Light industrial units at Fort Road garage. Fort Road East,
Littlehampton. BN17 7QZ.

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1 Introduction:

This application is in response to two previous applications. Firstly application LU/343/11 (5No two bedroom & 1No three bedroom flats) which was recommended for approval but refused at committee and secondly application LU/142/12 (6No two bedroom flats) also refused. Both these applications were refused on the basis of policy GEN 7 the substance being inappropriate for residential use. Therefore this application is submitted which seeks to continue a similar usage to the one that exists, that of light industrial.

It draws upon discussions made with the planning officer and addresses the reasons for refusal. This application includes the Contamination reports from the previous applications and in addition includes an updated Flood risk assessment, reflecting the less onerous usage.

2 Assessment of context:

2:1 Physical:

The site is located on the edge of a commercial area close to residential properties, occupies 0.79 ha and is bounded on the South West by Fort Road East. The site slopes approximately 1.7M from North to South.

With regard to the immediate context. Two storey flats and houses are located to the North along Clun Road, a refuse vehicle depot to the South East and a community building to the South West. The application site is markedly overgrown.



The site

2:2 Planning Policy:

The principles of GEN 7 “Form” have been incorporated, together with GEN31 “Contaminated land” .

3 Evaluation:

The site is devoid of any coherent architectural character or natural features. It does, however afford the opportunity to improve the street scene. The overriding influence on design is to minimise the visual impact on the existing housing in Clun Road and minimise the impact of the adjacent depot.

4 Design:

4:1 Use:

The proposal is for a modest Light industrial development and will be directly adjacent to the commercial area. The site is sustainably located with bus stops within approximately 200M walking distance. The present business of a small vehicle repair business is limited in employment value (two people) and businesses on this site have failed in the past. The proposed scheme would be in line with the governments aims of stimulating small private enterprise

4:2 Amount:

The proposal is for 1No 47m² (gross internal) and 3No 83m² (gross internal) light industrial units.

4:3 Layout:

The proposal of 4No units are arranged into two buildings, the larger 3 unit building being at right angles to Fort Road East to reduce the visual impact on the houses in Cluns Road. Each of the four units has its own entrance, small office and accessible toilet. Ideally suiting a “Start up” enterprise.

4:4 Scale:

The proposal is single storey and thereby similar in scale to the adjacent residential buildings.

4:5 Landscape:

The proposal incorporates soft landscaping.

4:6 Appearance:

There are little, if any, architectural styles or details within the area worth enhancing, complimenting or repeating and the site itself is not significant within the broader context. Although light industrial units, the choice of materials is traditional brick under a tiled roof to be sympathetic to the adjacent housing.

6 ACCESS:

6:1 Vehicular and pedestrian:

The proposal incorporated 2No designated car parking spaces per unit and 3No for visitors. The proposal also incorporates a new highway verge for pedestrians which will aid safety.

7 SUMMARY:

The proposal seeks to maximise the use of the site, recognise government objectives and lift the visual character of the area.