

Planning Department
Arun District Council
Civic Centre
Maltravers Street
Littlehampton
Sussex

16.06.2014 [Amended 23.06.2014]

PRIOR APPROVAL STATEMENT

**RE: FORMATION OF TWO SELF-CONTAINED FLATS FROM VACANT PREMISES
1 AND 2 NORFOLK HOUSE. WICK ROAD. WICK. LITTLEHAMPTON.**

SECTION 1 / Proposal:

The existing retail space been unoccupied since the last tenant, a charity shop vacated the premises on 01.03.2014. The two upper floors are arranged as five flats with a further two Ground Floor flats at the rear. It is proposed to form two new self-contained studio flats within the area at the front with new doors and windows to Wick Street. The change of use falls within the guidelines brought into use on April 6th this year, the floor area being below the 150m² stated, the property is not within a flood zone, conservation area or National Park.

SECTION 2 / Scale:

No extensions are required, the visible changes will affect only the Wick Street elevation which is described below.

SECTION 4 / Appearance:

The building is faced in brick to the upper floors and painted render to the Ground floor, the existing shop windows would be replaced with painted render set back from the face of the existing pilasters so as to retain elements of the former use and a sense of the historical retail use and to maintain the integrity of the block as a whole. New windows will be double glazed and designed to be of similar appearance to the existing.

SECTION 5 / Use and Access:

The use will of course be residential, a use which is currently the principle use of the building. Pedestrian access is from Wick Street with access on foot to one side of the building to waste bins and garden area behind shared with some of the other occupants. Buses pass the door giving connections to shops outside the immediate shopping parade adjacent and to towns and train stations.

SECTION 6 / Consultation:

Discussions took place with Ms Miriam Nichols at the Economic Development Office who, in conjunction with Peter Cleveland, confirmed in January this year that there would be no objection to the change of use given the history of the property.

SECTION 7 / Contamination:

There is no known contamination, this proposal is in any case a change of use and no new excavations are required.

SECTION 8 / Flood Risk Assessment:

This site is not situated within a Flood Risk Zone and we are not aware of any history of flooding.

SECTION 9 / Transport and Highways:

The site is already well served by local bus services which provide links to nearby alternative shopping and community facilities, bus services include a link to Littlehampton and other local railway stations. Local shops and supermarkets are located very close by.

The site is located on Wick Street, an existing road consisting of a mixture of residential and commercial uses, community facilities and schools. A light controlled pedestrian crossing is immediately outside and a manned school crossing is located further down the street. The proposed change of use is unlikely to make any measurable difference to existing traffic levels.