

Planning, Design And Access Statement

46A Pier Road

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Planning Partnership

Demolition of the existing
buildings at 46a & 46b Pier
Road and the erection of 2
new buildings incorporating
commercial (A1)
at ground floor with
4 residential units above



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INTRODUCTION

We are instructed by our client, Mr Baker to submit an application for the redevelopment of the units and land to the rear of 46a Pier Road, Littlehampton.

The site is currently occupied by a retail store and small commercial property to the rear. The buildings are of poor quality, some being brick built whilst others are atcost utilitarian structures. The present designs are considered of poor quality, leading to a poor environment and incongruous with the mixed use and redevelopment of this part of Littlehampton.

The proposal seeks to replace the existing buildings with a retail frontage with flats above. The properties will be made up of a mix of 1 and 2 bedroom units with associated car parking, cycle and bin storage, together with a recycling area.

The site lies within the sustainable settlement of Littlehampton and the principle of redevelopment of the site is acceptable. The proposal has limited impact on amenity and improves the design and quality of the built environment locally, whilst retaining A1 retail on the Pier Road frontage.

The site is within easy walking distance of public transport, shops and services. It is also within easy walking distance of Littlehampton beach and the regeneration area along the River Arun.

The application is submitted having regard to the Development Plan and other material considerations. The application is also supported by the following:

- Drainage Assessment;
- Contamination Site Check;
- Existing and Proposed Drawings;
- Validation Checklist.

SITE & SURROUNDINGS

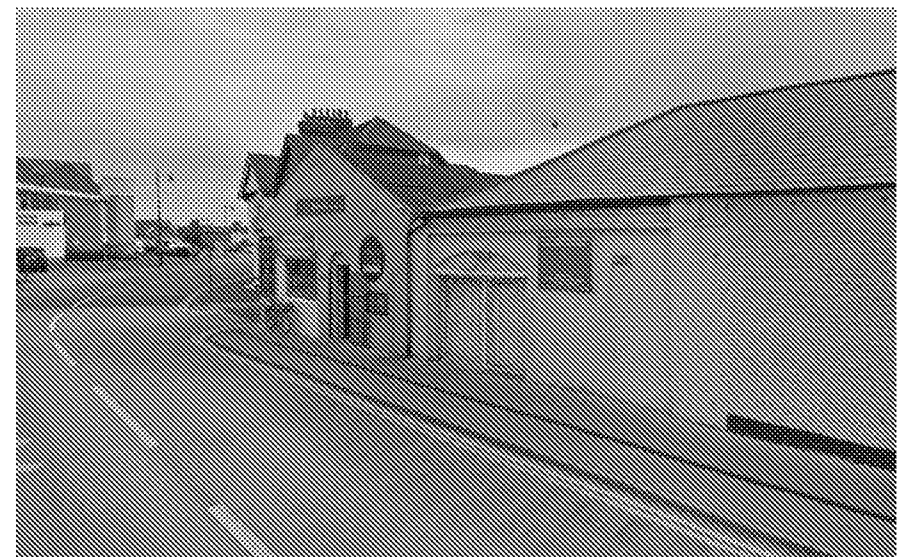
The site lies within the settlement of Littlehampton and is accessed from Pier Road.

The site forms part of a regeneration area adjacent to the River Arun extending from the town centre to the seafront.

Pier Road is characterised by a number of small ground floor retail and employment units with some residential units above. Immediately to the north of the site lies The Gravy Boat (A3 restaurant). To the south is the Combined Cadet Force building.

There are a number of residential units to the north and east of the site.

Application LU/287/17/PL was recently approved in proximity of the site for the demolition of existing buildings, change of use and erection of a new building incorporating B1 at ground floor and 8 dwellings at first and second floor level.





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PLANNING HISTORY

The following table illustrates the history associated with the site and its immediate setting.

Reference	Description	Outcome
LU/287/17/ PL	Demolition of existing buildings, change of use and erection of one building incorporating office (B1) at ground floor and 8 dwellings at first and second floor level	Approved
LU/149/10	Outline application for redevelopment of 46a - 47 Pier Road including the provision of 11 flats/maisonettes	Withdrawn
LU/92/08	AFC drill hall, new training hall for Army Cadet Force, revised car parking proposal for new use (B1) for drill hall	Approved
LU/354/07	AFC drill hall, outline application for new training hall for Army Cadet Force and change of use of existing drill hall to Class B1 business (resubmission following application LU/355/06)	Approved Conditionally
LU/355/06	Outline application for new training hall for Army Cadet Force, change of use of existing drill hall to Class B1 business	Withdrawn
LU/318/05	Outline application for demolition of existing buildings (except 2 Victoria Gardens), relocation of drill hall at rear, a new residential development	Withdrawn
LU/11/61	Change of use of part ground floor for retail sales	Approved

Reference	Description	Outcome
LU/12/59	Outline application for conversion and erection of garage	Approved Conditionally
LU/140/59	Conversion of offices at ground floor	Approved
LU/151/58	Alterations and additions	Approved
LU/23/59	Alterations to west and south	Approved
LU/243/61	Application for 3 garages	Approved
LU/244/69	Installation of grease settlement tank	Permitted Development
LU/256/60	New doorway	Approved
LU/277/61	New warehouse	Temporary Permission
LU/4/67	Renewal of temporary consent LU/277/61	Refused
LU/63/77	Alterations to elevation to provide off-road parking	Approved Conditionally
LU/63/77/B	Alterations to elevation to provide off-road parking	Permitted

PLANNING POLICY

Section 38(6) of the Planning Compulsory Purchase Act states *'if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Act, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'*

The proposal is considered to comply with the relevant Development Plan policies and will only have a limited impact on the effect of residential amenity within the locality, flood risk, noise, parking provision, highway safety and impact upon the setting of any Buildings of Special Character.

The Development Plan consists of the saved policies of the Arun District Local Plan, and the following policies apply:

- GEN7 - The Form of New Development;
- GEN9 - Foul and Surface Water Drainage;
- GEN10 - Tidal Flooding and Coastal Defence;
- GEN12 - Parking in New Developments.

A new Local Plan is undergoing Examination and is a material consideration when determining applications.

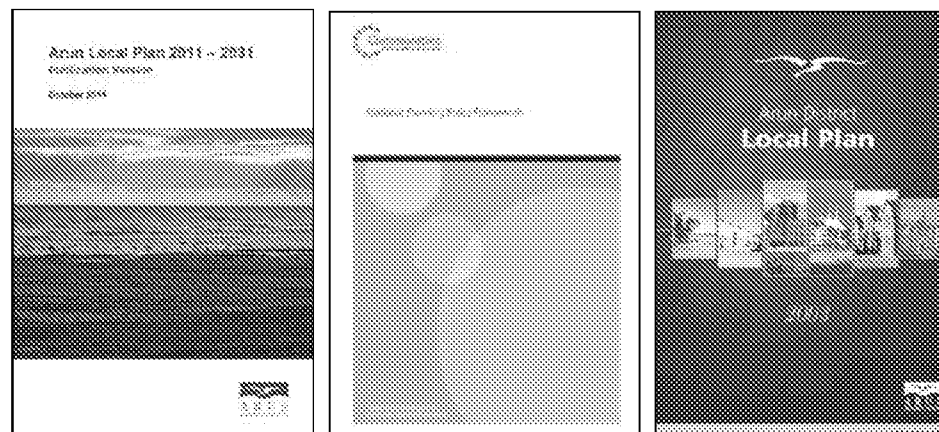
The following policies of the emerging Plan are considered appropriate for the determination of the application:

- D DM1 - Aspects and Form of Design Quality;
- D DM2 - Internal Space Standards;
- D SP1 - Design;
- T SP1 - Transport and Development.

Littlehampton has an adopted Neighbourhood Plan, and the following policies apply:

- Policy 1 - The Presumption in favour of Sustainable Development;
- Policy 22 - Design of New Development.

In addition to Development Plan policy, material considerations include the National Planning Policy Framework and the National Planning Practice Guidance.



CONSIDERATIONS

The site lies within a tidal floodplain and within an area identified for improvement to sea defences.

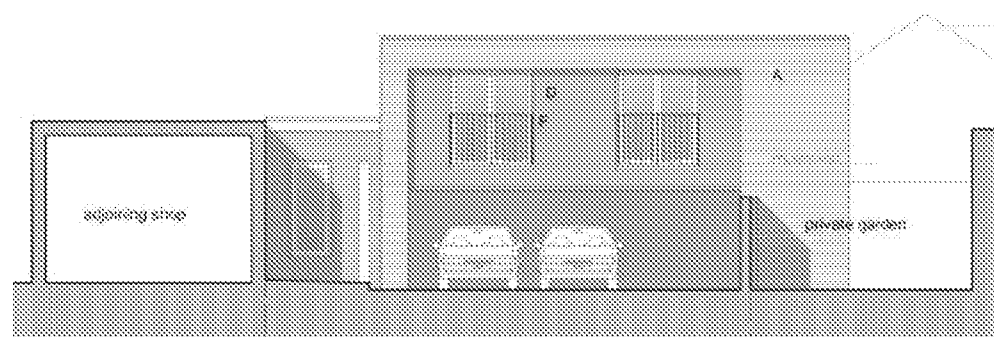
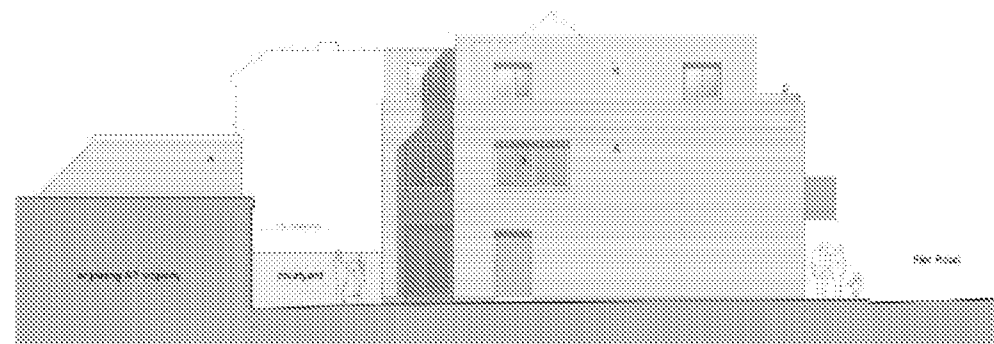
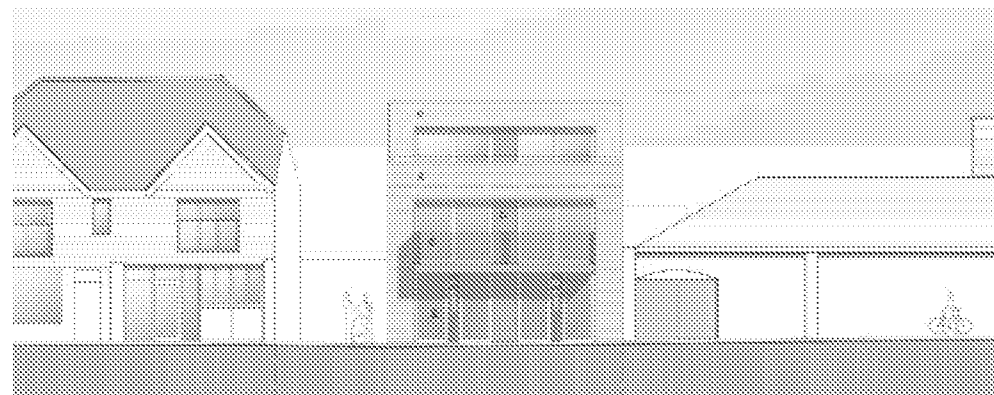
The residential development has been designed such that the finished floor levels are set as indicated on the drawings at 5230mm above AOD. This puts the residential properties above the floodplain which was deemed acceptable to the Environment Agency during application LU/287/17/PL.

The site lies within an urban area where the principle of development is considered acceptable. The principle of modernisation and replacement of the existing buildings on the site would enhance the character of the area locally and provide for 2 new retail units together with 4 residential properties.

Planning policies and central Government advice support the efficient and effective use of land. Policy GEN7(2) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. The area is characterised by a traditional form of older style pitch roof properties with mainly brick and rendered elevations of two and three-storeys in height. Many of the nearby neighbouring buildings have been identified as Buildings of Special Character. However, the site does not lie in an Area of Special Character and does not comprise any buildings of Special Character itself.

The existing buildings on the site are of no architectural merit and their replacement would make a positive contribution to the visual amenity of the area. Whilst not being identical to neighbouring units, the development is similar in design to recently approved application LU/287/17/PL and respects the form, height, massing and style of that design.

The building would not be considered to be overly prominent or obtrusive and is designed to blend into the neighbouring development through its use of brick, render and cladding.



It is considered that the proposed development would strike a contrast to the adjoining development, but does not result in material harm or harm to visual amenity of the area.

The design of the proposal respects the amenity of the private gardens to the east and the property immediately to the north is a restaurant.

The proposed occupiers of the site have access to appropriate outside space in the form of a roof terrace or balcony in accordance with Policy D DM3 of the emerging Local Plan. The proposal also accords with the nationally prescribed Internal Space Standards and every flat has a gross internal floor area exceeding the standard.

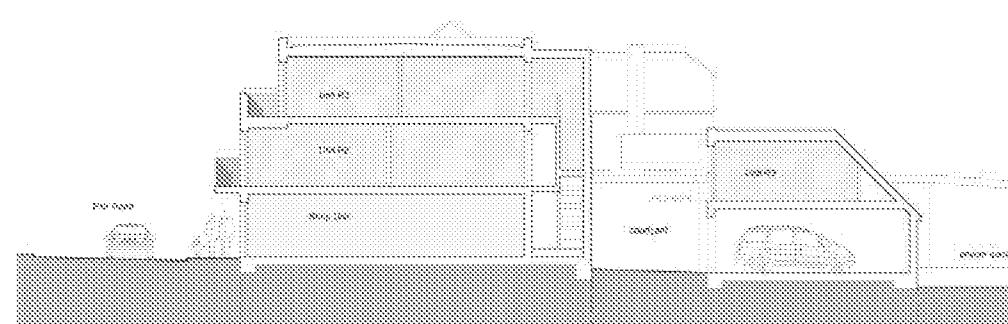
The proposal incorporates a flexible commercial development at ground floor, and therefore there is no net loss of employment opportunities at the site. The proposal splits the site frontage into two small retail units that allows for a continuation of the mix of uses at ground floor along Pier Road.

ACCESS

The site is accessed via its current vehicular access from Pier Road. The proposal seeks to incorporate onsite parking provision for 3 cars as undercroft parking below Unit 3 to the rear. The parking area also provides for cycle storage and appropriate bin storage.

CONSULTATION

No public consultation has taken place prior to the submission of the application.



CONCLUSION

We are instructed by our client, Mr Baker to submit an application for the demolition of the existing buildings and redevelopment of the site with 2 new structures comprising retail at ground floor with 4 residential units above.

The site makes the best possible use of a previously developed site within the settlement boundary of Littlehampton.

There is limited impact on surrounding amenity, and the site provides appropriate amenity space for the proposed new occupiers.

The designs are in keeping with the surroundings and seek to make improvements to the character of the area locally. They are also in accordance with recent permission LU/287/17/PL.

The design represents good design within a built environment where good design is indivisible from good planning, and the proposed development will make a positive contribution to the character of the area.

The site lies within the tidal floodplain and the Drainage and Water Enquiry together with the design and finished floor levels above 5230mm AOD means that the development will be above the tidal floodplain, and the same height as the recently approved LU/287/17/PL.

We consider the development accords with the Development Plan policies and there are no other material considerations that indicate otherwise.