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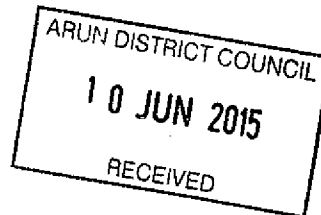
My ref: RJM.CJS

Your ref:

Date:

09 June 2015

Mrs Anita Gardner
Arun District Council
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF



Dear Mrs Gardner

Application ref: LU/184/15/PL
118-120 Wick Street Littlehampton West Sussex

As I think you know, I act for the applicants who have recently submitted a planning application for the erection of two detached houses on either side of 118-120 Wick Street, together with a scheme for three small terraced houses flanking Beaconsfield Road to the rear, with associated off-street car parking.

You will, of course, be well aware of the history of this site, which is a material consideration in addressing the current application. My understanding is that there is an extant planning permission for the erection of 13 flats on the site following demolition of the two houses. I understand there is also a scheme for the erection of a detached house adjacent to 120 Wick Street, which is a smaller plot than that adjacent to no. 118.

The scheme for three small terraced houses will, of course, accord with the established character of development along Beaconsfield Road, which comprises small, two storey Victorian terraced cottages. The house in Gladstone Terrace to the south (no. 3) has a flank elevation onto Beaconsfield Road in similar fashion to that proposed, together with car parking between the carriageway and the flank wall of no. 3. It would appear that at some time no. 1 has been demolished.

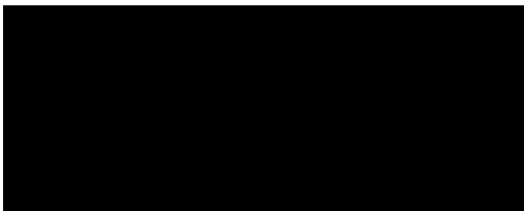
In the scheme that has been prepared by Rod Brown there will remain a small area between the flank of the proposed most easterly terraced house and the carriageway of Beaconsfield Road in order to allow for some soft landscaping. There is also on-site provision for the existing dwellings and the proposed 5 additional dwellings of 8 car parking spaces.

There are currently two garages associated with nos. 118-120, plus a total of 8 car parking spaces that are provided on a hard surfaced area between the garages and Beaconsfield Road. The visual amenities of the area are already influenced by areas of concrete and garages at both 118-120 Wick Street and 3 Gladstone Terrace.

The proposed development is more in keeping with its surroundings than that for which permission already exists (i.e. the scheme for 13 flats). I would hope, therefore, that the Council will welcome this proposal, which will provide the type of housing much in demand in Littlehampton.

Development as proposed would accord with the thrust of National policy in the Framework at paragraph 14 (the presumption in favour of sustainable development), paragraph 17 (core planning principles) and Chapter 6 relating to the delivery of a wide choice of high quality homes, with a presumption in favour of sustainable development such as this, specifically for the provision of housing. It would also accord with the thrust of National policy to develop previously developed land in sustainable locations. This is just such a site.

Please let me know should you have any queries, or if you wish to discuss the matter.



Chartered Surveyor