

Elizabeth Lawrence Ltd

2 June 2017

Woodend
Water Lane
Storrington
West Sussex
RH20 3LY

Director Planning
Arun District Council
Civic Offices
Maltravers Road
Littlehampton
West Sussex

Dear Sir,

Proposed dwelling (Revised Design), 75A Clun Road, Littlehampton.

I have pleasure in enclosing my client's planning application for the above. If you require any further information please do not hesitate to contact me.

Yours faithfully,



Elizabeth Lawrence

Chartered Town Planner

Design, Planning & Access Statement 75A Clun Road, Littlehampton.

Background

Planning permission was granted for a one bedroom dwelling on the site in 2014. The current proposal is for modifications to the western wing of the approved dwelling.

Context

The site is located within a long stabled residential area within the main built up area of Littlehampton. The area is characterised by a mixture of modern terraced and semi-detached houses and flats occupying varied sized plots.

Planning Policy

The overall planning policies of relevance to this application have been set out in the National Planning Policy Framework (NPPF).

The NPPF seeks to achieve sustainable development, which has three dimensions, namely:

- An economic role;
- A social role; and
- An environmental role.

With this in mind the planning system should contribute to building a strong, responsive and competitive economy; provide the supply of housing required to meet the needs of the present and future generations; and protect the natural and built environment.

The NPPF introduces a presumption in favour of sustainable development. Where a development accords with an up-to-date Local Plan it should be approved. Local Planning Authorities should positively seek opportunities to meet the development needs of their area. Where the development plan is out-of-date planning permission should be granted unless the scheme would result in significant and demonstrable adverse impacts. In this instance the Arun District Local Plan is extremely out of date.

The Core principles of the NPPF are to adopt a pro-active approach and in relation to housing to boost significantly the supply of housing. Local authorities should identify and update annually a five years worth supply of deliverable housing land with an additional 5% and ensure choice and competition in the market for land. Housing applications should be considered in the context of the presumption in favour of development and plan for a mix of housing based on current and future demographic and market trends.

Arun District does not have a 5 year supply of deliverable housing sites. As such the proposal needs to be considered in the context of a presumption in favour of granting planning permission, unless the scheme would cause significant harm.

At local level the Arun District Local Plan is based upon the formerly adopted West Sussex Structure Plan, which no longer exists. Accordingly where any conflict exists between the Local Plan and Government policy, the latter can be given greater weight.

Within the Local Plan the Application site is well within the defined built up area for Littlehampton, where new housing development is allowed. It is not within an AONB, the South Downs National Park or a Conservation Area. In addition, there are no listed buildings in the immediate area.

As such there is a presumption in favour of granting planning permission for the scheme unless it would cause material harm.

Emerging Local Plan

The emerging Local plan supports making optimum use of development sites within the built up area. It encourages new housing in accessible locations.

Constraints/Opportunities

- To provide a small inexpensive dwelling and an accessible residential area.
- To make a contribution to the supply of housing within Arun District.
- To make full and effective use of the site.
- The need to ensure the scheme blends in appropriately with the street scene.

Amount

The scheme is for a modest attached one bedroom dwelling with front and rear gardens and a parking space. The dwelling would have a gross floor area of some 60m².

Layout, Design & Appearance

The basic form and design of the proposed dwelling is very similar to the approved dwelling. The only difference is the western wing.

The approved ground floor kitchen dining area is slightly enlarged and is a more usable shape and space. At first floor level the approved flat roof and balcony is replaced with a first floor element with a crown pitched roof. Internally, the bedroom would benefit from a large en-suite and fitted wardrobe.

Not only would the quality of the internal accommodation be superior, the external appearance would be more articulated and would better relate to the character and appearance of the street scene.

The proposed and retained dwellings would each have a modest sized front garden which would front onto a wide planted verge and they would each have good sized rear gardens with a favourable southerly aspect.

Internally the proposed dwelling would have an open plan kitchen/living area similar to that at no.75A. On the first floor would be a single bedroom and bathroom.

Access and parking

The dwelling would be wheelchair accessible.

The scheme would provide a single parking space for the proposed dwelling, with access to it off Fort Road.

Landscaping Strategy

The existing soft landscaping in the front garden area would be retained and the rear garden would be laid to lawn other than the proposed parking space. The existing boundary fences would all be retained.

Flood Risk Assessment

The site is not located in an area that is at risk of flooding and the scheme will not increase the risk of flooding elsewhere.

Foul and Surface Water Statement

The foul sewage would be dealt with via the mains drainage system, which runs along both Clun Road and Fort Road. Surface water will be disposed of by soakaways which will be provided in the rear garden.

