



**ENTERPRISE UNITS 1-5
HARWOOD ROAD
LITTLEHAMPTON
WEST SUSSEX
BN17 7AT**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR EXTERNAL ALTERATIONS TO SOUTH AND WEST ELEVATIONS**

JUNE 2018

**Sloane & Brown Ltd
Unit 3B Woodhorn Business Centre
Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX**

INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for external alterations at Enterprise Units 1-5, Harwood Road, Littlehampton, West Sussex.



The site

SITE HISTORY

The most recent planning application (ref LU/9/16/PL) was for the change of use from storage and repair of furniture, sale of goods and workshop centre to B1 (Business) use. The building has had a number of different commercial and educational uses over a period of a number of years.

Originally there were five individual commercial units, but these are now all occupied by a single company.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise removing existing surplus external doors, replacing a pair of large external doors with a roller shutter door and fitting new cladding to the south and west elevations. This would improve and enhance the external appearance of the building. The use of the premises will not change, and there will not be any increase in floor area, height or bulk.

ASSESSMENT OF PHYSICAL CONTEXT

The site is located on the eastern edge of the Harwood Road Industrial Estate in Littlehampton. There are residential properties to the east and south of the site. The building is a typical small scale commercial unit.

INVOLVEMENT OF LOCAL INTERESTS

Due to the relatively minor nature of the proposals, no consultations have been carried out.

SCALE

There is no form of extension so this heading is not relevant to the proposals.

LAYOUT

The current internal layout of the property would not change.

FLOOD RISK

The site is identified on the Environment Agency's flood maps as being within Flood Zone 3. There will not be any change to the existing drainage arrangements, and the proposals will not increase the risk of flooding as the work comprises external changes only. Reducing the number of external door openings would actually improve the flood resistance of the property.

AMOUNT OF DEVELOPMENT

The proposals do not comprise any form of extension and accordingly there would not be any change in the amount of existing floor area.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was formally published in March 2012 and supersedes all previous PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 59 confirms that in policy making, Local Planning Authorities should ensure that good design codes / policies are not unnecessarily prescriptive and instead concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new developments in relation to the local area.

Further planning policies for the site are contained within the West Sussex Structure Plan 2006-2016 (adopted July 2004), the Arun District Council Local Plan (adopted April 2003) and the emerging publication version of the Local Plan (February 2014). The key relevant policy which is still in place is below:

- GEN7 – The form of new development. The proposals comprise external re-cladding and changed to fenestration.

Relevant policies from the emerging Local Plan are as follows:

- Policy D SP1 – Design. *The proposals would be of a fully appropriate design.*
- Policy D DM4 – Extensions and alterations to existing building (residential and non-residential). *The proposals would be of a fully appropriate design.*



The proposals comply with the various planning policies of the NPPF, the Structure Plan, the Arun District Council Local Plan, and the Arun Emerging Local Plan, and the proposal will provide enhanced and improved food premises which would be of a benefit.

ACCESS AND PARKING

The proposals would not affect existing access and parking arrangements.

LANDSCAPING STRATEGY

There would not be any new hard or soft landscaping. There are not any trees or other soft landscaping on the site.

LIGHTING ASSESSMENT

There would not be any changes to existing external lighting.

SUMMARY

The proposal is for various external changes to an existing commercial property.

National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application. This proposal should be acceptable in principle, and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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