

12 Wick Farm Road, Littlehampton: Proposed New Flatlet at East side

PLANNING STATEMENT

12 Wick Farm Road was a detached house on the south side of Wick Farm Road, lying east of Peel Close, built on a plot that was over twice the size of other properties in the area.

It did not provide accommodation that met the needs of the area, which is for smaller semi-detached houses or flats with much smaller gardens.

Permission was granted to build an attached dwelling to the west of the house, which was carried out in 2019, providing a unit that caters for existing demand.

The previous owner of the House had paved the area to the West of the house, up to the west boundary with Peel Close, and used it to park a large caravan round the year except for a few weeks when it was taken touring. The caravan was a strong feature in the street scene until ownership changed last year.

The paved area is now lying empty and is not needed by the current occupants of no 12. The external rear recreation areas of both no 12 and the new attached dwelling are more than adequate for requirements. There is a danger the west side area will become a place to store unused vehicles and domestic equipment.

On the other hand, there is a shortage of small one- or two-people dwellings in the area.

This proposal is to provide a ground floor flatlet that is well above the recommended minimum size for such a unit, with a rear recreation area that is larger than the recommended minimum for a flat that would be provide a useful and beneficial garden space.

The form of the proposed extension to the house has a similar bulk to the caravan that previously occupied the area. The scale is domestic, and appropriate to the location.