

Graham Nicolls

building design+technology

21 King Street Arundel
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TO: Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton

14. 08. 2012

PLANNING STATEMENT

[Including Flood Risk Statement and Affordable Housing Statement]

14 Beach Road. Littlehampton. SUSSEX
Proposed Alterations to form two flats above existing shops

- 1.01 This property has been vacant for 8 to 10 years during which time windows have been broken and therefore boarded up and the general appearance has deteriorated becoming an eyesore at this prominent road junction. Following discussions referred to below the property has now been purchased by this applicant with a view to restoring the shop front, updating the interior and making it available to let. The upper was last in use as a Dental Practice also about 8 to 10 years ago
- 1.02 Discussions with Arun District Empty Homes officer Mr R Cook and Planning officer Mr D Vick have taken place and with the full support of both it was agreed that an application to create two, two Bedroom self-contained flats above the shop would be acceptable on Planning Policy terms and very welcome in housing provision terms. Date of meeting at Arun Civic Centre 24.05.2012
- 1.03 Established and current Planning policy allows the creation of one flat over a shop and more recently encourages the provision of two flats where this is achievable. These policies not only result in new housing accommodation but also encourage residential use in town centre locations
- 1.04 The existing access to N0.7 Arcade Road will be altered to form an extended stair up to the New flats thus avoiding any reduction of the floor space of the Ground Floor shop. A new roof is to be provided over this designed as an extension of the existing pitched roof, an earlier option to form this with a flat roof was rejected due to a very awkward junction with the adjoining two storey flat roof.
- 1.05 Existing sash windows are to be overhauled and matching ones installed where not currently fitted and for the new windows. The latter new windows will be double glazed whereas the existing ones will be fitted with either secondary glazing internally or preferably reglazed with double glazing within the existing sashes. This is to be investigated further prior to works commencing

- 1.06 The existing open yard behind the property will accommodate waste bins with access from Arcade Road via an existing side access alleyway.
- 1.07 The site is located within a Flood Zone 3 and listed as being at 'moderate' risk of flooding at the present time. The proposed change of use will make no difference to the level of risk or effect on surrounding areas, in recent town centre flooding, water did not enter this property. New river flood defence works are due to start this year and be completed within 12 months which will alleviate the flood risk in which the property is located.
- 1.08 The creation of two new, two bedroom flats will require an agreement to provide an Affordable Housing contribution at a figure yet to be agreed. As soon as this figure is determined the agreement will be put in place.

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