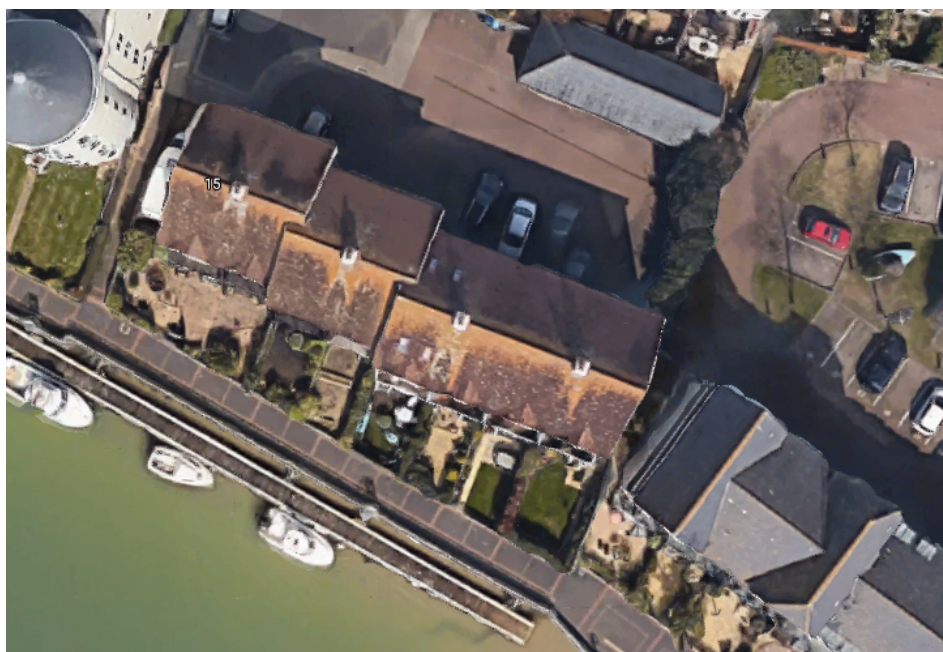


Statement of Case for:

Site Address: 14 Mariners Quay,
Littlehampton, West Sussex, BN17 5DA

Applicant: Mr & Mrs Ballard

Date: 21st July 2021



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The Site and Surroundings

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The property comprises a three-storey terraced town house forming part of a modern development on the quayside at Littlehampton Marina.

The site backs onto the River Arun and is situated in a predominantly residential area within easy walking distance of Littlehampton Town Centre and mainline railway station.

The property is built of brick elevations under a tiled roof. To the front of the property is vehicular access and parking space leading to an integral garage. To the rear there is a private enclosed garden.

The Proposal

Is to carry out a roof conversion to provide habitable space with four rooflights providing daylight and ventilation as shown on the application drawings.



At present the accommodation comprises on the ground floor an integral garage with steps up to a landing leading to a bedroom and en-suite, the bedroom has access onto a rear terrace. On the first floor there is a kitchen to the front and a lounge to the rear with a balcony overlooking the river and there is a landing with cloakroom off and the landing leads to a staircase giving access to the second floor, where there are again two bedrooms both with en-suites and storage cupboards. The proposal would allow the staircase from the second floor to give access to the proposed roof conversion, which will comprise two further bedrooms and a cloakroom off the landing.

The loft conversion is the only alteration proposed to the existing accommodation.

Design and Appearance

As shown on the application drawings no roof dormers are proposed and the conversion of the loft space to habitable rooms can be achieved without raising the roof height or any alterations to the existing roofscape, apart from the insertion of two rooflights to each of the front and rear elevations.

It is considered that the proposal will provide a seamless well integrated design providing a cohesive integration with the host property, which apart from the rooflights would retain its existing appearance.

The proposed works to the roof space are similar to those carried out at No. 10 Mariners Quay, which received planning consent under reference: LU/261/15/HH for a loft conversion to habitable rooms together with other alterations to the dwelling. Details of that approved application are copied in the appendix to this statement.



The roof conversion will have no adverse impact upon the Mariners Quay streetscene or the wider character of the area.

The proposal provides for rooflights only to provide daylight and ventilation. Therefore, the proposal will not have an adverse effect upon residential amenities to adjoining properties.

Layout

The proposal provides an innovative well integrated solution to provide two additional bedrooms at the property without the need for alterations to the remainder of the accommodation.

The provision of the two additional bedrooms will provide a more adaptable layout more suited to modern day family living requirements.

The proposed room sizes conform to the Government's Nationally Described Space Standards and the proposed rooflights will provide good levels of sunlight, daylight and ventilation.

Scale

As there will be no extension to the existing roof, the proposal will not increase the scale of the property.

Planning Context



The proposal has been thoughtfully designed so that it will have no adverse impact upon the Mariners Quay streetscene.

The design has been arrived at giving due consideration to relevant policies contained in the Arun District Council Adopted Local Plan; The National Planning Policy Framework and The National Design Guide.

Flood Risk Assessment

The site is within Flood Zone 3 on the Environment Agency's Flood Risk Maps for Planning.

Whilst this puts the site in an area of high risk for flooding, it should be noted that the area is now protected by modern flood defences.

As the accommodation will be on the third floor of the property and no other parts of the accommodation will be altered, the proposal will not increase the flood risk and indeed will assist by providing further accommodation at a higher level should there be a flood occurrence.

The Environment Agency's Flood Risk Map also shows that the site is within an area of very low risk of flooding from surface water.

Overall, it is considered that a separate flood risk assessment should not be required for this application.



Flood map for planning

Your reference
14 Mariners

Location (easting/northing)
502470/102028

Created
20 Jul 2021 14:37

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

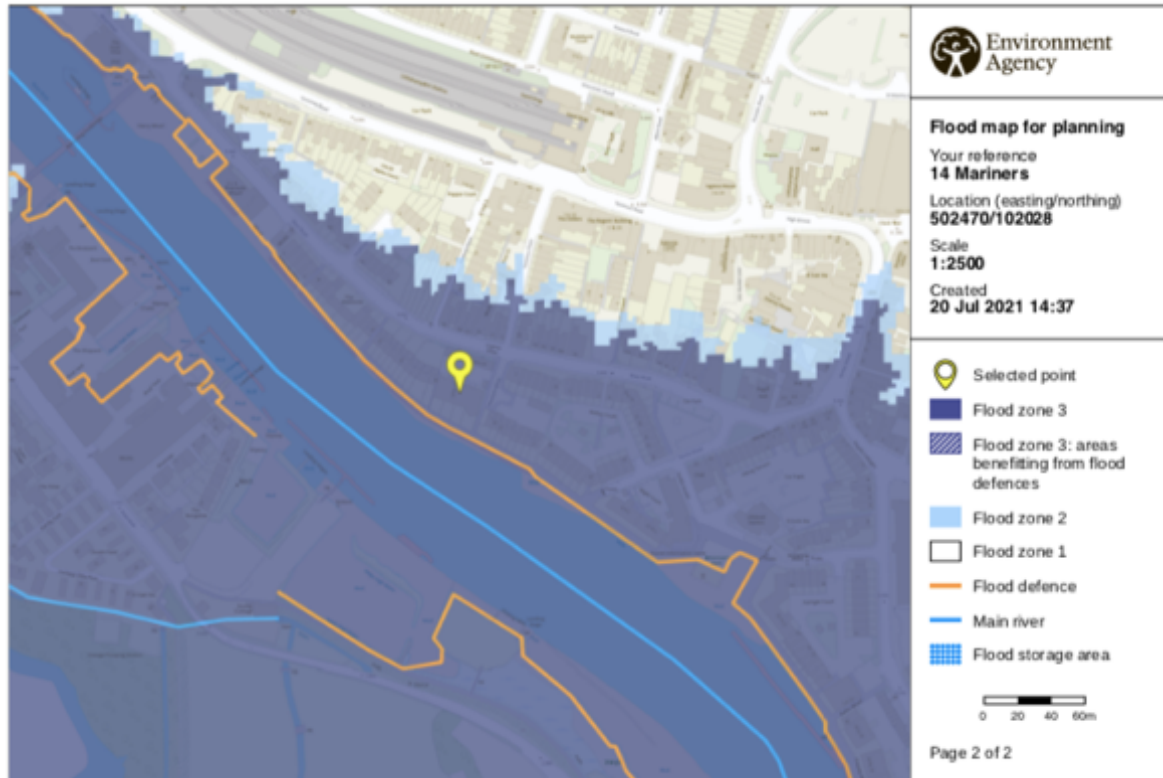
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



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Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from surface water

Local Planning Policies



The relevant policies contained in the Arun District Council Adopted Local Plan are as follows.

Policy SD SP2: Built Up Area Boundary

The property is within the existing development boundary of Littlehampton.

Policy D SP1: Design & Policy D DM1: Aspects of Form and Design Quality

As set out in this statement the proposal is considered to be a well integrated solution to providing additional accommodation at the property, without adversely effecting its appearance in the streetscene and without increasing the scale of the property.

Policy D DM4: Extensions and Alterations to Existing Buildings

The application makes efficient use of the existing roof space to provide two additional bedrooms at the property, without increasing the roof height or altering the existing roof, apart from the provision of four rooflights.

Policy W DM2: Flood Risk

As set out in this statement, whilst the property is within Flood Zone 3 for rivers and sea, the accommodation at third floor height, will not provide a flood risk. The site is in an area designated on the Environment Agency's Flood Risk Map as very low probability of flooding from surface water.

The National Design Guide



This states that well designed homes are functional, accessible and sustainable and should provide internal environments and associated external spaces that support the health and wellbeing of their users and all who experience them. They should be unobtrusive and well integrated into their neighbourhoods. All of which are considered to be the case with this application.

The National Planning Policy Framework

The Government's revised NPPF was published on the February 2019 and is now a material consideration in all planning applications.

I set out below the particular sections of the Framework that I consider appropriate to this development.

Section 2: Achieving Sustainable Development

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective

b) a social objective

c) an environmental objective

Economic

Economically the development will add vitality to the local community and economy. It is considered that the construction activities associated with the development could potentially generate some short-term employment opportunities and have associated benefits for services and suppliers. In the longer term the development could also support the local economy in terms of use of local shops, services and facilities and potentially result in a new investment in the local locality.

It is considered that the proposal satisfies the economic dimension of sustainable development.

Social

The roof conversion will provide a more adaptable layout to the property, suitable for modern day family living requirements.

It will provide a high standard of accommodation.

It is situated in a sustainable and accessible location.

It will add well to the housing mix in the area.

Therefore, the proposal satisfies the social element of sustainable development.

Environmental



Environmentally there will be no adverse effect upon the local environment or the biodiversity of the site. No wildlife habitats or landscape features will be affected.

The proposal will incorporate energy and water saving measures to provide a more energy efficient home in a sustainable location.

Therefore, the proposal will comply with the environmental role as the character of the area will not be harmed.

Section 4: Decision Making

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Section 11: Making Effective Use of Land

Paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

The proposal to utilise the existing space contained within the loft area of the property is a practical and innovative way of providing additional accommodation without the need for extensions or alterations to the ridge height or roofscape.

Section 12: Achieving Well Designed Places

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 states that planning policies and decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) Establish or maintain a strong sense of place;*

e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.

f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The proposal is consistent with Framework Paragraphs 124 and 127 by creating a development that will provide a higher standard of accommodation, that will integrate well with the existing layout of the property and maximise the property's potential to accommodate additional accommodation, without extensions or external alterations.

These Framework Policies emphasise the importance of inclusive design which functions well for the lifetime of the development creating attractive and comfortable places to live. The proposal achieves these objectives.

The sustainability features of this proposal are as follows.

- ✓ Materials will be sourced locally from sustainable sources where possible.
- ✓ Site waste will be kept to a minimum during construction.
- ✓ The proposal will have no adverse effect upon on the biodiversity of the site, the local environment or any wildlife habitats.
- ✓ Water saving measures will be incorporated in the new build such as low/dual flush wcs and flow reducing taps.

- ✓ Construction work will provide opportunity for local contractors and suppliers.
- ✓ A key element of sustainable development is high quality design, and it is considered that this is achieved with this proposal.
- ✓ Low energy lighting will be installed where practical.
- ✓ The property is in a sustainable location close to transport links and all local amenities.

Conclusion

The proposal is considered to be compliant with relevant local plan policies and policies contained in The National Planning Policy Framework.

The precedent for converting the roof space to habitable accommodation has already been set with the approval of a similar loft conversion to No. 10 Mariners Quay.

It is therefore hoped that the Local Planning Authority will support this application.