118 - 120 Wick Street, Littlehampton, BN17 7JT
Proposed New Houses with Access from Beaconsfield Road

Planning Approval was granted in July 2012 for re-development of the site by converting and significantly extending the existing pair of houses to form thirteen flats on three floors. Unfortunately the scheme, that would have provided much-need accommodation in the locality, proved to be uneconomic (something the current Applicants can confirm as they seriously investigated whether the scheme could be implemented viably) and subsequently an application was made and approved for a single new house to the North of 120 Wick Street. This proposal also comprised three-storeys.

While the 13-flat scheme was a 'Major' proposal (possibly not considered in that terminology by legislation in force at the time) and required submission of a Design and Access Statement, the present proposal is not. However, the documents prepared for the 2012 scheme are in the Public Domain and are known to the Planning Authority, so it is reasonable to refer to them.

The DAS established, as the Officer Report confirmed, that the site was sustainable. Since 2012, no adverse changes have occurred, and two improvements in terms of sustainability have emerged :

1. A Post Office has been set up very close to the site
2. A Medical Centre has been approved and premises are due to be provided under a Section 106 Agreement applying to the change of Costec / Body Shop Premises to a Morrison Store.

Although the present application does not provide the number of units approved in 2012, it does instead provide family houses with private spaces. All the buildings have two storeys only. The scale, roofscape and appearance from Wick Street would be broadly similar to the 2012 scheme, apart from the roof–level windows in the older proposal.