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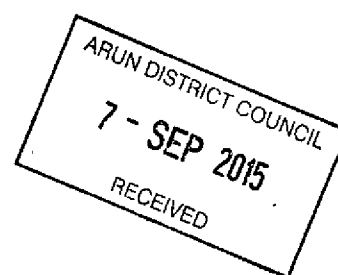
BN11 1QG

My ref: RJM.CJS

Your ref:

Date: 03 September 2015

Mrs Anita Gardner
Arun District Council
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF



Dear Mrs Gardner

Application ref: LU/252/15/PL
118-120 Wick Street Littlehampton West Sussex

I act on behalf of the applicants in this case, who have recently submitted a revised planning application following your advice on an earlier scheme (LU/184/15/PL). The amended scheme shows two detached houses on either side of 118-120 Wick Street and a pair of semi-detached houses flanking Beaconsfield Road to the rear, together with associated off-street car parking and landscaping.

Proposed units D and C will have a flank wall facing Beaconsfield Road. However, you will note from the site plan that this elevation is set back from the building line established by the flank wall of 3 Gladstone Terrace to the south. It also aligns with the modern terrace of four properties further to the north fronting Beaconsfield Road.

The dwellings would be constructed of materials that match the dwellings nearby and will provide four additional modest houses, for which there is a need in the District, within a very sustainable location. The car parking provision would comply with your Authority's requirements, while there is scope for meaningful landscaping along the Beaconsfield Road frontage.

The development will be wholly in keeping with its surroundings and will be a more appropriate form of development than the extant planning permission for the erection of 13 flats on the land following demolition of the existing two houses.

The current scheme accords with the thrust of national policy in the Framework at paragraph 14 (presumption in favour of sustainable development), paragraph 17 (core planning principles) and Chapter 6 – particularly paragraphs 49 and 50,

which require Local Planning Authorities to consider housing applications in the context of the presumption in favour of sustainable development. It would also bring about the redevelopment of previously developed land, as defined in the glossary to the Framework.

I therefore trust that this amended application, which makes full and effective use of the site in a manner that accords with the form of surrounding development, will receive your favourable consideration and that planning permission will be granted.

I would be only too happy to meet with you to discuss any suggestions you may have, the details of any proposed conditions, or the provision of a section 106 agreement.

Yours sincerely



Chartered Surveyor