

120 Wick Street, Littlehampton, BN17 7JT
Proposed revisions to Approved New House at North side

This proposal is a revision of the scheme approved as LU/305/14/PL

The accommodation and positioning of the revised house is broadly the same as the approved scheme, however the proposal is now for a two-storey house, and the advantage is felt to be that the overall height and bulk is less, and that this is a happier alternative to the three-dimensional form of the approved house, which would have a lumpish and alien profile that would be highly visible from the street.

The sham gable of the approved house may appear to match the front elevations of the terraces to the south, but only when viewed orthogonally, which of course never happens in the real world. It may have been different if the adjoining house had gables rather than hips, but the side of the approved house would be clearly visible over the hips on either side. The 3-dimensional visualisations provided with the Planning Application for LU/305/14/PL were misleading, and certainly did not give a realistic representation of the adjoining buildings.

The revised proposal respects the adjoining houses which both have hipped roofs.

This scheme also reduces over-looking on adjoining and opposing sites, and is likely to reduce the frequency of required maintenance, causing less disturbance to neighbours.

The revised application includes a revised proposal for access and car parking from Beaconsfield Road, by which the overall curtilage of the new house is reduced and car parking is provided in a compound that also serves the existing houses at 120 and 118 Wick Street, and would also serve new development such as a similar house to that approved north of 120, in a mirrored position south of 118, were it to be approved.

Although this would result in the loss of a garage for the new house, the compensating advantages are better road safety and visibility resulting from reduction of the number of street access points from three as approved to one; and the ability to turn-around on site and leave in a forward direction; and more flexibility for visitor parking.