

21 August 2019

Submitted via Planning Portal

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Ref: MALS3002

Dear Sir/Madam,

APPLICATION TO VARY CONDITION 2 OF PLANNING PERMISSION REFERENCE LU/331/17/PL AT LAND AT LINESIDE INDUSTRIAL ESTATE NORTHWEST OF UNIT 26, ELDON WAY, LITTLEHAMPTON

On behalf of Legal & General Investment Management, please find enclosed documents for an application to vary Condition 2 of planning permission reference LU/331/17/PL made under Section 73 of The Town and Country Planning Act 1990 (as amended). The planning permission was granted on 24 July 2018 at Land at Lineside Industrial Estate Northwest of Unit 26, Eldon Way, Littlehampton, and was for the erection of four employment units for flexible use within Use Classes B1c/B2/B8 with associated areas for car parking, service yards and landscaping. This was advertised as a Departure from the Development Plan.

This application has been submitted via the Planning Portal under reference PP-08034022.

In support of this application the following documents have been submitted:

- Application Form and Ownership Certificate;
- Site Location Plan, Drawing No. 19005-TP-001;
- Proposed Site Plan, Drawing No. 19005-TP-002;
- Floor Plans, Drawing No. 19005-TP-003;
- Elevations, Drawing No. 19005-TP-004; and
- Planning Justification (included in this letter).

The planning application fee of £234 has been made as part of the Planning Portal submission.

6th Floor North
2 Charlotte Place
Southampton
SO14 0TB

PLANNING JUSTIFICATION

Condition 2 as worded on the Decision Notice states that:

“The development hereby approved shall be carried out in accordance with the following approved plans:

- *Site Location Plan – 30961-PL-100 – Oct 2017*
- *Site Layout Plan – 30961-PL-101A*
- *Floor Plans – 30961-PL-102A – Oct 2017*
- *Indicative Elevations – 30961-PL-103*
- *Street Elevations – 30961-PL-105 – Oct 2017*

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun District Local Plan.”

This application proposes several amendments to the proposed plans that will be discussed in turn below and as such it is necessary to vary Condition 2.

The first amendment has been to undertake some internal adjustments to the core around the staircase and ground floor WCs, including the accessible WCs, and also the first floor designs in order to ensure compliance with Building Regulations under Part M, BS8300 and The Equalities Act 2010. The adjustments have also provided more adequate headroom provision in the WCs located under the staircases and improved space for the WCs required services.

The second amendment has been to increase the size of the loading bay door on each unit so they measure 4 metres by 5 metres. Doing so means the proposed building will be in congress with the existing adjacent employment units which have similar sized loading bay doors. This revised size of loading bay door is also more in keeping with industry standards and would therefore be expected by future occupiers.

The third amendment has been to alter the layout of some of the proposed car parking spaces, namely moving three of the parking spaces from in front of the middle two units to being along the site's southern boundary. This was considered necessary to make the most effective use of the area at the front of the site balancing the need to provide parking spaces with operations related to the movement, loading and unloading of Heavy Goods Vehicles and associated vehicles such as forklifts. It is important to note however that although the layout of parking spaces is proposed to be amended, the number of parking spaces, at 29, will be unchanged. These relocated parking spaces will also conform to the required standards and dimensions for parking spaces as required by Arun District Council's Supplementary Guidance on Parking Standards

The fourth amendment has been to change the canopy above the main pedestrian entrance to each unit from a projecting metal canopy to a projecting glazed canopy. The proposed glazed canopies would appear lighter in the street scene compare to the metal canopies which would improve the appearance of the front elevation and the wider street scene.

The fifth and final amendment has been a reduction in the size of the eaves at the gable ends of the building. This approach is necessary from a maintenance perspective as it will improve accessibility to the

roof at the gable ends when workers need to use an aerial work platform to perform any necessary maintenance work.

These amendments, whilst material in nature, are considered to deliver improvements to the proposed building that will enhance its effectiveness as an employment site whilst still ensuring a high quality design appropriate for its location and in accordance with Policy D DM1 of the Arun Local Plan 2011-2031.

These amendments are all set out in the submitted plans and for these plans to be approved we suggest that Condition 2 is varied to read as follows:

“The development hereby approved shall be carried out in accordance with the following approved plans:

- Site Location Plan – 19005-TP-001
- Proposed Site Plan – 19005-TP-002
- Floor Plans – 19005-TP-003
- Elevations – 19005-TP-004

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun District Local Plan.”

We trust you find this application to be in order and look forward to receiving confirmation of its validation. In the meantime, should you have any questions please do not hesitate to contact me.

Yours sincerely



James Cording
Planner

