



Planning, design and access statement

**General Henry's PH, 31 Horsham Road, Littlehampton, West Sussex,
BN17 6BZ**

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General Henry's, 31 Horsham Road, Littlehampton, West Sussex, BN17 6BZ

Site and surroundings

Comprises a vacant public house and living accommodation contained within a two-storey building probably dating from early part of the twentieth century. It is located on the west side of Horsham Road close to the junction with Elmgrove Road. The frontage is dominated by two large half-timbered gables. The ground floor is rendered and the first floor tile hung. The main pitched roof is clad with plain clay tiles. There is a car park to the south and a pub garden to the north.

The application property is neither a statutory nor a locally listed building of architectural or historic interest. Furthermore, the location is not a conservation area.

Pre-application

Following the submission of a pre-application proposal earlier this year for a scheme to convert the property into five residential units a response was received on 4 August 2017 (LPA Ref: PAA/138/17). There was general support for the proposals subject to satisfactory refuse and cycle storage being provided. These issues have been taken on board in the application proposals.

The proposals

To convert the existing property into five self-contained residential units in the following manner:-

Unit 1 – two-bedroom, three person flat on ground floor, total floor area 65 square metres.

Unit 2 – two-bedroom, three person flat on ground floor, total floor area 76 square metres.

Unit 3 – two-bedroom, three person dwelling on ground and first floors, total floor area 115 square metres.

Unit 4 – two-bedroom, three person flat on the first floor, total floor area 65 square metres.

Unit 5 – two-bedroom, three person flat on first floor, total floor area 63 square metres.

Two dormer windows are proposed in the north facing roof slope to provide two bedrooms for Unit 3 and two dormers in the south facing roof slope to improve the accommodation in Unit 4.

There is vehicular access to the south of the property where five off-street parking spaces are proposed, one for each of the units. Private amenity space would be laid out for the three ground floor units and a communal space to the north for the other two first floor units. Separate refuse and cycle storage would be provided for each of the units.

Use

The pub has been closed since January 2017 due to lack of business. Logically residential is considered the most suitable alternative use. There is existing housing surrounding the application site.

Amount

It is considered that the application property and site is sufficient size to accommodate the development proposed in a manner that would be appropriate to the surroundings. All of the proposed residential units would comply with the Nationally Described Floor Space Standards.

Scale

No real change is proposed to the scale of the existing property. The proposed dormer windows would be of a suitable size and design to marry into the existing roofscape.

Layout

The proposed flats would be accessed from the existing legible front door facing Horsham Road and utilising a new internal staircase. All of the units would be dual aspect and the additional windows proposed would increase natural light penetration without causing unneighbourly overlooking of nearby properties. The refuse storage would be conveniently located for residents. Car parking and cycle storage would also be arranged for easy use by residents. Furthermore, crime prevention has been considered in respect of the location of car parking and cycle storage.

Design and appearance

Very little change is proposed except for the removal of the chimneys to improve the proposed accommodation internally and eliminate water penetration. The four dormer windows would be of a suitable design using gabled roofs clad in matching clay tiles.

Landscaping

There is a tree line forming the western boundary and some scope for shrub or tree planting within the small garden areas proposed.

Affordable housing

There is no requirement for affordable housing contributions on sites proposing 1-10 units.

Planning policy

The Local Plan adopted in 2003 is the approved development plan because the new local plan is still emerging. The following policies are relevant to the application proposals:-

Policy Gen 2 - Built up boundary

This policy encourages appropriate development within the built-up areas of the district and this includes the application site location.

Policy Gen 7 - The form of new development

This policy encourages sustainable development that respects local distinctiveness and protects amenities currently enjoyed by neighbours. It also promotes development of a

reasonably high density. The proposed development would adhere to the various criteria set out in this policy.

Policy Gen 12 - Parking in new development

Parking standards are set out in the appendix and show a maximum requirement of 1.7 spaces for each flat and 2 spaces for a dwelling. This is a reasonably accessible site where a lower provision, coupled with secure cycle provision, should be deemed to accord with this policy.

The Littlehampton Neighbourhood Plan was made in 2014. Two policies are relevant to the application proposals as follows:

Policy 1 - Presumption in favour of sustainable development

This policy encourages sustainable development in accordance with the definition in the National Planning Policy Framework (NPPF). The proposed development would comply with this policy by converting a redundant commercial property into residential use.

Policy 6 - Residential development involving loss of community facilities

This policy requires consideration of the loss of community facilities where residential redevelopment or conversion is proposed. The pub has not be identified as an asset of community value and therefore it is not clear whether this policy is relevant to the proposed development. Nevertheless, as requested in the pre-application response, a letter is attached from Flude Commercial dated 8 August 2017 demonstrating there is no demand for the pub use.

It is considered the proposed development would be compliant with relevant advice in Paragraph 14 of the NPPF and the twelve core planning principles which confirm a presumption in favour of sustainable development.

The three dimensions to sustainable development are economic, social and environmental. The economic role should ensure there is sufficient land of the right type and in the right places to support growth and innovation. The social role supports strong, vibrant and

healthy communities by providing the supply of housing required to meet the needs of present and future generations. It should also involve creating a high quality built environment with accessible local services to meet the community's needs. The environmental role should contribute to protecting and enhancing the natural, built and historic environment. Furthermore, natural resources should be used prudently, waste and pollution minimized and climate change given a high priority by moving towards a low carbon economy. It is considered that the proposed development accords with this advice.

Paragraphs 47 to 55 relate to housing and it is considered that the proposed development would be in accordance with the guidance; especially Paragraphs 49, 50 and 51 and in particular by bringing back into residential use an empty building (Paragraph 51). Paragraphs 56 to 68 are about good design. Paragraphs 60 and 61 are considered most pertinent to the application proposals. It is considered that the application proposals would result in an agreeable design solution that would improve the appearance of the area.

Residential amenity

The removal of the pub use would be a significant benefit to residential amenity, with the attendant late night noise and general disturbance associated with the pub use being removed. The proposed development has been carefully designed to minimise any impact on neighbouring residential properties. The proposed dormer windows would be a reasonable distance away from neighbours and therefore not cause undue overlooking.

Access

Secure cycle storage would be provided for all of the proposed residential units and a parking space on-site for each of the units using the existing vehicular access from Horsham Road. Furthermore, it should be noted that the existing pub would likely generate considerable demand for street car parking from staff and customers.

Flood risk

The application site is within Flood Zone 1 and therefore is not considered at risk from flooding.

Planning obligations

There is no Community Infrastructure Levy (CIL) in place at present.

Assessment

This is a sustainable development as set out in the NPPF and would provide much needed housing in a reasonably accessible location.

The additional five units would contribute towards the 200 new homes required in Littlehampton during the Neighbourhood Plan period.

The removal of the pub use would be beneficial to residential amenity.

The proposed development would result in an enhancement of the area.

Some amenity space would be provided and it is noted that a large area of public open space is nearby to the east in Southfield Road.

The car parking proposed is considered acceptable given the accessible location and existing pub use, which could generate more demand for car parking and increased traffic movements, including loading and unloading.

Conclusion

This is a good alternative use of a redundant commercial property that would provide much needed housing in a sustainable form and location. It is respectfully requested that planning permission should be granted.