

A Planning Application for
a detached new dwelling on land rear of:

141 Wick Street,
Wick, Littlehampton
BN17 7JY

This Application is a resubmission
of the previously withdrawn Application:

Ref: LU/84/19/PL

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1. Introduction

This Design & Access Statement accompanies a planning application for the construction of a detached dwelling and associated works on land rear of 141 Wick Street, Littlehampton, BN17 7JY.

The application site is located within the Built-Up Area Boundary of Littlehampton where new residential development is acceptable in principle providing it accords with other national and local planning policies.

This Application is a resubmission of the previously withdrawn Application:
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2. Planning Policy

The proposed scheme has been considered carefully with all relevant Planning Policies, both National and Local. We consider the application proposal to be compliant with all the Planning Policy Framework to deliver an appropriate sustainable development.

3. Planning History

A planning application was submitted 15 years ago in 2004 for a 2 bedroom house on the same site by a different applicant. This application **Ref: LU/287/04** gained Planning Officer Recommendation to Permit. The application subsequently went before the planning committee and the planning officers decision was overturned by the committee.

A planning application **Ref: LU/84/19/PL** for a new dwelling was submitted in March 2019 for a 3 bedroom house on the same site by the current owner. This Application was withdrawn by the Applicant based on comments received at the end of the 8 weeks by the planning officer who said that the Application would be refused based on loss of privacy to the gardens to the South of the proposed dwelling, and overbearing impact upon said gardens.

This new application is a resubmission of the previously withdrawn Application, having taken on board the Planning Officers comments changes have been made and a new design has been developed.

4. Re-submission Changes

As stated above this Application is a resubmission of the previously withdrawn Application. This new Planning Application seeks to address concerns raised during the previous planning application **Ref: LU/84/19/PL**

The previous Application received support from the Littlehampton Town Council, and no objections were raised from West Sussex Highways or the Drainage & Costal Engineer.

There were 3 objections from neighbours that raised concerns over access to the site, site drainage, household waste removal, and visibility of the development.

The Access to the site is already used daily and West Sussex Highways considered the proposed use acceptable and said that "there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely."

West Sussex Highways also considered that there was no issue with the collection of Household Waste from the site.

On concerns over drainage the Drainage & Costal Engineer saw no issues with the proposed design in relation to drainage. The proposed would be built inline with all current Building Regulations and thus would meet all the necessary drainage requirements.

The Planning Officer said that the previous scheme would be refused based on the loss of privacy to the gardens to the South of the proposed dwelling, and overbearing impact upon said gardens.

The new scheme seeks to address the Planning Officer concerns. The main design change has been to the roof which is now 0.9m lower at the ridge and the eaves are also 0.9m lower than the previous design. The roof is also now pitched on all sides which has reduced the bulk and mass of the building.

The width of the building is now 5.5m which has reduced by 0.7m from the previous scheme. This has moved the building away from both neighbouring plots and there is now 0.7m clear access on both sides of the proposed building.

The overall floor area has been reduced by a total of 16m² which has reduced the mass and volume of the proposed dwelling.

The windows on both the side elevations (North & South) have been removed and have been replaced by roof lights. So there is no overlooking issues to the neighbouring plots either side (North & South). The new roof lights will be above head height so can not be looked out of and are intended to provide natural light only.

All the above changes have been made to reduce and eliminate any concerns over loss of privacy and any overbearing impact on the the surrounding area. It is hoped that with these significant design changes the scheme will now receive officer support.

5. Site Context

The application site is located within the Built-Up Area Boundary of Littlehampton, on a large plot. The area is characterised by a variety of housing types.

The site was once the garden for 141 Wick Street, but for more than 8 years has been used as an additional garden space by 66 Colebrook Road, and is no longer owned by 141 Wick Street.

The application site area is approximately 155m², the length of the site is 22.5m and 6.9m wide. The main area of the site is level with the ground level of 66 Colebrook Road. The site towards the East drops down by 1.6m in height and the length of this lower part of the site is 6.3m long.

The plot to the North of the site is part of 143 Wick Street, this land is part of a Commercial Unit and is using for parking cars and is not used as a garden. The plot has been heavily overgrown for over 8 years only recently being cleared of dense vegetation - See photo below:



The plot to the North of the site.

The plot to the South of the site is part of 139 Wick Street. This plot is heavily overgrown and has not been used as a garden for the last 4 years. See photos below:



Plot to the South of the site.



Plot to the South of the site.

6. Proposal - Amount / Size

The proposed scheme is for a modest 2 bed dwelling to form a new family home. The proposed GF GIA is 55m² this includes the Garage area. The proposed FF the GIA is 49m²

The width of the site is 6.9m wide and the width of the proposed new dwelling is 5.5m.

It is considered that the house design and site layout has led to a well-proportioned scheme, where the proposed plot provides sufficient amenity space and compare's favourably with other nearby properties, and would provide an appropriate scale of development consistent with the existing residential development within the Built-Up Area Boundary.

7. Layout / Design / Appearance

The proposed new dwelling will front the existing vehicular access from Wick Street, the dwelling will be built into the existing site and take advantage of the level change on the site. This will mean that the entire ground floor will be 1.6m below the ground level either side of the site.

By sinking the dwelling into the site this allows the ridge height to be lower than the nearest properties in Colebrook Road and Wick Street (please refer to drawing 458-DPA-08 - site section). It also reduces the scale and mass of the building because less of the dwelling will be visible as it will be below ground level.

The proposed layout has been carefully considered to maximise the usable floor space internally whilst having minimal visual impacts externally.

The Design on the new dwelling is in keeping with the surrounding properties,

The Appearance of the dwelling will be face brick work with rendered quoining surrounds to the windows and brick quoining details to each elevation, the roof will be clay tiles and the windows and doors UPVC.

The layout of the proposed dwelling; and the placement of fenestration have been thoroughly considered in terms of separation distances; and in order to protect the amenities of neighbouring residential occupiers.

The new dwelling will have a good size rear garden and will be over 10m in length and 6.9m wide.

8. Access

The dwelling would be wheelchair accessible, and built according to Part M of the Building Regulations.

The scheme would provide a single parking space in the garage, with access to this from Wick Street through the existing vehicular access.

9. Location

The new dwelling is very close to public transport links, being less than 40 yards to the nearest bus stop, with bus routes 9, 15, and 615 frequently stopping at this location. The dwelling is also very close to the South Coast cycle route.

The new dwelling is also within very short walking distance to local amenities, shops, doctors and schools. It is close to the centre of Wick and also not far from Littlehampton town centre. This location is sustainable and responds to key planning criteria for new properties.

10. Landscaping.

The main garden will be laid to lawn and will have soft landscaping, outside the external ground floor doors at rear there will be a small courtyard patio which will be at the lower level of the site. The boundaries will be fenced as they currently are at the moment.

11. Flooding

The site is not in a Flood Risk Zone, please see attached documents from the Environment Agency website.

12. Foul and Surface Water

The foul sewage will be dealt with via the mains drainage system, and surface water will be disposed of by soakaways in the rear garden. All drainage work will be carried out in line with current building regulations.

13. Conclusion

The design in respect to scale, style and appearance have been carefully considered and significant changes have been made with this Re-submission to the previous scheme in order to address all concerns and gain officer support.

The development is highly sustainable, and is therefore considered that the principle of residential development is acceptable at this location.

The small scale residential scheme would make efficient use of the existing land in order to deliver a dwelling that would make a useful contribution to the supply of local housing.

In conclusion the proposed scheme presents a well-balanced development designed to a high standard.