

**From:** Zac Denton <Zac.Denton@arun.gov.uk>  
**Sent:** 11 November 2019 13:26  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: LU/297/19/PL - Land to rear of 141 Wick Street Littlehampton BN17 7JY

Agent Correspondence – 08/11/2019 09:26

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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

**From:** Nat Ellis <[nat.ellis@arun.gov.uk](mailto:nat.ellis@arun.gov.uk)>  
**Sent:** 08 November 2019 09:26  
**To:** Zac Denton <Zac.Denton@arun.gov.uk>  
**Subject:** Re: LU/297/19/PL - Land to rear of 141 Wick Street Littlehampton BN17 7JY

**Re: LU/297/19/PL - Land to rear of 141 Wick Street Littlehampton BN17 7JY**

**Dear Mr. Denton,**

I would just like to address some of the concerns raised during the Consultation period for the application ref: **LU/297/19/PL**

As you are aware this is a re-submission of a previous Application Ref: **LU/84/19/PL**, the new scheme has had significant changes made to reduce the size and scale of the building and to remove any windows that over look neighbouring properties.

The main changes being:

- the roof is now 0.9m lower at the ridge than the previous design.
- the eaves are 0.9m lower than the previous design.
- the roof is 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
- the floor area has been reduced by a total of 16m<sup>2</sup>
- the building has been moved away from both neighbouring plots and there is now 0.7m clear access on both sides of the proposed building.
- the windows on both the side elevations (North & South) have been removed and have been replaced by roof lights.

All of 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 has been noted that there has still been objections to the Application which as the Agent I would like to address.

There has been an objection from Littlehampton Town Council to the proposed scheme, stating that the proposed was “out of character in terms of its appearance” and does not “address the concerns raised from the previous application”. This objection was surprising given that Littlehampton Town Council did not object to the previous scheme, which was larger than the new scheme, had more windows, and had a similar appearance.

As listed above numerous changes have been made to the proposed scheme to address the concerns raised and it is felt that they have been addressed contrary to the comments made by Littlehampton Town Council. Regarding the appearance, there is a large and varied mix of materials that have been used in the local vicinity, those that have been chosen are not out of place with the local vernacular. The roof design also matches those found in both Wick Street and Courtwick Road.

The objections from the Town Council do not feel justified especially has they had no objections to the previous larger scheme, it is felt that with all the changes that have been made the new design does address the concerns raised by the previous Application.

Other objections received are from a Business that occupy 143 Wick Street, both Directors of this business submitted separate objections which mainly refer to non-material planning matters, i.e, shared rights of way, building works, and security. It is noted that neither directors of STS objected or commented on the previous application.

An objection from 2a Courtwick Road states that the proposed will overlook into their home, however there are no windows in the South Elevation of the proposed that could overlook into 2a Courtwick Road.

An objection from 139a Wick Street refers to non-material planning matters, i.e, shared rights of way, and disruption during building works.

Some comments have been made regarding Parking and it is noted that West Sussex Highways have no objections to the proposed scheme. They consider the Application as a NIL parking provision due to the size of the proposed garage and state they would not consider that highway safety would be detrimentally affected through the proposed NIL car parking provision.

Their Conclusion was as follows “The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the

highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. “

The previous Application was withdrawn because it was going to 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 has sort to address these concerns.

No objections from the planning department were raised over the materials or parking.

In conclusion, the design in respect to scale, style and appearance have been carefully considered and significant changes have been made with this Re-submission 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.

I await your comments to the above.

kind regards,  
Nat Ellis

Nat Design