

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

25 September 2017
EP/0011/PLA

Dear Sirs

Planning Application for works at 93 East Ham Road, Littlehampton

Please find enclosed the following documents with which I wish to submit a planning application for works at the above property:-

- Planning Application Form
- Drawing number 0011/LOC – Location Plan
- Drawing number 0011/01 – Existing & Proposed Block Plan
- Drawing number 0011/02A – Existing Plans & Elevations
- Drawing number 0011/03A – Proposed Plans & Elevations
- ADC Local Validation Checklist
- ADC Biodiversity Checklist

The property was granted planning permission, reference no: LU/359/16/PL, on 1st March 2017 for conversion from a 5 bed end of terrace house into 1 x 2 bedroom house and 1 x 3 bedroom apartment. The conversion works are currently being carried out.

The 3 bedroom apartment is actually arranged as a house over three floors with its own separate entrance. My clients were advised by ADC planners to refer to this as an apartment, in order to bring the outside amenity space in line with ADC standards. However, my clients have now been advised that mortgage lenders will not lend on a freehold apartment such as this and for this reason wish to change the description of this property to a 3 bedroom house. ADC planners have advised that this needs to be the subject of a fresh planning application.

The property is located at the western end of East Ham Road, in Littlehampton, less than half a mile from Littlehampton railway station. The property occupies a corner plot at the junction of East Ham Road with Linden Park and enjoys views over Linden Park. East Ham Road is a street of terraced houses each with very similar characteristics and the property, together with no. 91, forms a “bookend” feature to the end of the road with a large gable frontage. Small front gardens with on- street parking only, typify the street frontage. Linden Park consists of more recent brick built short terraces set back from the road by driveways providing off-road parking. As such this road presents a less uniform frontage to Linden Park.

93 East Ham Road previously consisted of an end of terrace 5 bedroom house, arranged over three floors and set within a typically sized plot for the area. The front of the property forms half of the large gable “bookend” at the end of East Ham Road, with a ridge line running east-west and joining to the other properties in the terrace. A long narrow two storey projection forms the rear of the property and is typical of other properties in the terrace. An unattractive flat roofed single storey extension had been added to the end of the rear of the house. The property was

in need of some repair. As a 5 bedroom house the property had a very small garden and no off-street parking making it a much less attractive property when compared with new offerings within the vicinity. As such, in its current form, it was only likely to appeal as a House in Multiple Occupancy.

My client wishes to make the following changes to the property:-

1. Conversion of the property into two separate properties.

It is proposed to split the property into 1 x 3 bedroom house and 1 x 2 bedroom house by dividing the front from the rear. The house already lends itself to this approach by means of a loadbearing wall at the centre which supports the main terrace roof.

A new enclosed porch extension onto the Linden Park elevation, will create a new entrance and hallway to the 2 bed house at the rear, whilst a new porch roof covering over the existing front door will announce the entry to the 3 bed house.

Internal alterations and changes to window openings both on the Linden Park elevation and at the rear of the property, will create privacy and appropriate living spaces and daylighting for both properties. New staircases will provide access to the upper floors as well as improving the currently below standard stairs to the top floor.

It is proposed to split the garden down the middle to give each of the new properties a good sized amenity space.

My client feels that the proposed changes will create two attractive properties with good quality living spaces and a reasonable amount of amenity space, which will be much more suited to the area.

I trust that the above comments help to explain the proposals and I look forward to hearing your comments on the enclosed during the course of the application. If you should require any further information or have any queries, please do not hesitate to contact me.

Yours faithfully
Emma Pinder Architects

Emma Pinder RIBA
Director

Copy: Mrs S O'Brien

Enclosures