

LU/315/06

**PLANNING APPLICATIONS REPORT**

|                         |                                             |
|-------------------------|---------------------------------------------|
| DESCRIPTION/<br>ADDRESS | - Crossover<br>38 Wick Street Littlehampton |
|-------------------------|---------------------------------------------|

**THE SITE AND ITS SURROUNDINGS**

|                                       |                                                                                                                                                                               |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION            | Formation of new access, approximately 4m in width onto Wick Street, across the existing 2.5m wide public footpath. This is to provide vehicular access to No. 38 Wick Street |
| SITE AREA                             | 135 square metres approximately                                                                                                                                               |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A                                                                                                                                                                           |
| TOPOGRAPHY                            | Flat                                                                                                                                                                          |
| TREES                                 | None affected                                                                                                                                                                 |
| BOUNDARY TREATMENT                    | Front boundary kept by brick wall approximately 1m in height                                                                                                                  |
| SITE CHARACTERISTICS                  | Mid-terraced two-storey property with lower painted white and upper exposed brown brick walls and brown tiled roof                                                            |
| CHARACTER OF LOCALITY                 | Residential road with terraced two-storey properties                                                                                                                          |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|-----------|-------------|----------|
| None      |             |          |

**REPRESENTATIONS RECEIVED**

| SOURCE                     | SUMMARY OF CONTENT |
|----------------------------|--------------------|
| Littlehampton Town Council | No objection       |
| LOCAL GROUPS               | None               |
| OTHER                      | None               |

**CONSULTATION RESPONSES**

| CONSULTEE       | SUMMARY OF RESPONSE   |
|-----------------|-----------------------|
| County Highways | No highway objections |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE                |
|-----------------------------------------------|
| Within Built-up-Area Boundary<br>Class A Road |

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**DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan: LOC1, NE17, DEV1  
 Arun District Local Plan: GEN7

**PLANNING POLICY GUIDANCE**

PPS1: Delivering sustainable development

**POLICY COMMENTARY**

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character of the locality or danger to the public or related highway user

**COMMENT ON CONSULTATION RESPONSES**

Noted

**COMMENT ON REPRESENTATIONS RECEIVED**

Noted

**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

*"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

The proposal is considered to comply with relevant Development Plan policies in that it will not harm the character of the locality or cause a danger to the public or related highway user

**OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

**CONCLUSIONS**

A number of other properties have existing dropped kerbs onto Wick Street, therefore it is considered that the proposal would not harm the amenity of the local area. No objection was raised by County Highways.

It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

**LITTLEHAMPTON****LU/315/06/**

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**Crossover****38 Wick Street  
Littlehampton**

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**RECOMMENDATION**

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**Approve Conditions**

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- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 **INFORMATIVE:** The access shall not be used until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900.

**OR:**

Details of the specification may be obtained from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

