

DESIGN AND ACCESS STATEMENT – REV A

955_90 & 91 SOUTH TERRACE, LITTLEHAMPTON, BN17 5LJ
9TH OCTOBER 2018

- This application is the resubmission of a previously approved scheme under REF: LU/197/17/PL. The previous submission was the result of a pre-application consultation (REF: PAA/76/12) and a formal application (REF: LU/395/14/PL) culminating in a scheme to create six dwellings, split across the existing Upper Ground Floor and two additional new floors, whilst the Lower Ground Floor retained the existing leisure use. This revised application now aims to achieve planning consent for eight dwellings within the same footprint.
- The existing building is to be retained, with the Lower Ground Floor to be levelled for improved access and the existing Leisure Use retained. The finished floor level of the Upper Ground Floor will be raised to a minimum of 5.0m AOD (as stated in the FRA) and subsequently three dwellings are to be created at this level. A new floor is to be added above the Upper Ground Floor to create a First Floor level containing three more dwellings and the roof is to be reconstructed over it. A second additional story is to be contained within the roof form providing a further two dwellings at Second Floor level.
- The existing style of the property is to be retained and replicated throughout the proposed scheme in both materials and architectural details. This ensures the character of the proposed building and street scene are consistent with that of the existing. Whilst the roof level has been raised it is kept below the roof height of the adjoining properties and the existing form is to be replicated as closely as possible. The addition of dormer windows and roof lights to aid the creation of two dwellings at second floor level are designed to be as congruent as possible with the host dwelling and it is argued that they have a negligible impact on the character of the street, nor do they have any additional impact on neighbouring amenity.

The additional dwelling proposed at the Second Floor Level is aided by the erection of a North facing dormer window. This addition replicates the size and relative positing on the roof slope of that of the other previously approved West, South and East facing dormers. It is argued that the location of this aperture would have no greater impact on the privacy of No 134 Bayford Road than the North Facing first floor windows as approved under application REF: LU/197/17/PL.

- The existing windows in the West Elevation of No 89 South Terrace serve a staircase and are therefore considered non-habitable. Existing windows in the East elevation of No 90 & 91 South Terrace are to be reduced in number overall. There is no over-looking factor at present and the proposal does not change that.
- The existing service yard is currently an open, unattractive area used for parking and external storage of supplies and waste. The creation of purpose built, secure refuse and cycle storage buildings and clearly identified parking spaces will vastly improve the character of this area. The addition of plantings and railings will aid the improvement of the existing street scene. The previous scheme (REF: LU/197/17/PL) proposed to retain access to this area from the Lower Ground Floor. It has since been decided that a more appropriate service access would be situated on the East side of the site.

The Lower Ground Floor apertures featured on the flat roofed, two-storey addition on the North side of

the site have been amended to replicate the character of the host dwelling, further enhancing the street character as a whole.

Other proposed access points to the Lower Ground Floor can be found symmetrically placed either side of the resident's access on the West Elevation, and centrally on the South Elevation. It is proposed that the South Facing access will act as the main entrance to the Lower Ground Floor. The existing Upper Ground Floor Balcony will be removed from this elevation to aid the privacy of this access point.

*** REV A – This existing upper ground floor balcony has been reinstated as requested by the conservation officer so as not to harm the appearance of the existing elevation. **** ETG 28/01/2019

- The provision of additional residential uses complies with the local policies in providing new dwellings without recourse to using open or green field sites and is located in a predominantly residential part of the town.
- Local amenity spaces are available in profusion for the benefit of future occupants; all new flats have access to amenity space at garden level and a private roof terrace above the Second Floor Level. The additional two dwellings proposed in this scheme equates to one additional occupant. When consulted on this matter, Juan Baeza (Area Team Leader for Arun District Council) stated that given the location of the site he didn't think the additional resident would be an issue in relation to amenity space.

To achieve suitable floor to ceiling heights and floor thicknesses between flats, the height of the proposed building as a whole has been slightly increased from that of the proposed scheme submitted alongside application REF: LU/197/17/PL. This is due to a drafting error contained in the previously submitted and approved drawings which can be spotted by comparing the section and elevation drawings.

- Four off-street parking spaces have been provided for the future residents. It is noted that this is a shortfall as the anticipated demand would be six spaces. A consultation with West Sussex County Council Highways was conducted on 30/07/2018 under REF: PRE-45-18, concluding that: "...the Local Highways Authority does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist an amendment of this basis."
(Please refer to 955_HIGHWAYS PRE-APP REPORT.PDF for further details.)

Due to the plenty of near-by on-street parking, it is considered that the parking shortfall can be easily absorbed into the streetscape.

- In conclusion, this application is the amendment and consequent resubmission of a previously approved scheme. The list of amendments consist only of the following: the addition of two extra dwellings and one extra occupant, the subsequent addition of a North facing dormer window, the marginal raising of the overall building height to accommodate appropriate floor thicknesses and correct previous drafting errors, the alteration to the Lower Ground Floor access points and the removal of the Upper Ground Floor South facing balcony.

We argue that the proposed scheme would have no greater impact on the existing site and its context than the previously approved scheme. Therefore, we respectfully request that full planning permission is granted for this application.

ETG

