

**Planning/Design and Access Statement
by**

Richard J Maile BSc FRICS

Sunnymeade, Courtwick Lane, Littlehampton, West Sussex

1.0 Description and Situation

- 1.1 The property comprises a detached, inter-war chalet dwelling with adjacent garage. It is located at the junction of Courtwick Lane and Condor Mews, which provides access to an extensive area of modern terraced and semi-detached houses. Opposite the site are industrial/warehouse premises.
- 1.2 The site is in a very sustainable location within walking distance of a Morrisons superstore and the Wick Street shopping centre. There are local buses in Wick Street and the principal employment areas of Littlehampton are all located within easy reach of the appeal site.

2.0 The Proposal

- 2.1 The existing property and garage, which are of no architectural merit, will be demolished and it is proposed to erect a detached dwelling fronting Courtwick Lane, with a terrace of three houses facing the dwellings opposite in Condor Mews.
- 2.2 The new dwellings have been carefully designed by Chartered Architects, who have sought to replicate the appearance of the houses opposite and further along Courtwick Lane to the east. Each will be provided with an on-site car parking space, together with cycle store and bin storage. The materials will be to a high quality, being brick with tile hanging and pitched and tiled roofs.

3.0 The National Planning Policy Framework

- 3.1 The principal objective of national policy is to facilitate new development that is sustainable. This is clearly demonstrated at paragraph 14, which creates a presumption in favour of sustainable development.

- 3.2 The proposal has been carefully designed taking into account its surroundings and there will be no adverse impacts of providing additional, high quality dwellings in an area where there continues to be a high demand for such properties.
- 3.3 Paragraph 17 carries on this encouragement to grant planning permission for sustainable development and to proactively drive and support economic development in order to deliver the homes the country needs.
- 3.4 Redevelopment of the application site as proposed reflects the density of surrounding development and maximises the use of an existing residential curtilage (see bullet point 8 of Paragraph 17).
- 3.4 At Chapter 6 of the Framework (Delivering a wide choice of quality homes) Paragraphs 47 onwards continue the encouragement to Local Planning Authorities to significantly boost the supply of housing.
- 3.5 In terms of paragraph 49, it is unclear whether Arun does possess a five year supply of deliverable housing sites, such that this application should be considered in the context of the presumption in favour of sustainable development.
- 3.6 As to paragraph 51, the property is currently vacant and is an ideal candidate for redevelopment. The scheme would not offend paragraph 53 given that the existing property has a relatively modest area of garden, much of the curtilage being hard surfaced. Accordingly, redevelopment cannot be resisted in terms of the loss of important residential gardens that would harm the local area.
- 3.7 Dealing with Chapter 7 of the Framework (Requiring good design), as I have detailed above the houses have been carefully designed by a local architect to reflect the character of surrounding development and will utilise good quality materials. Furthermore, the scheme fully accords with paragraph 59 in terms of its overall scale, density, etc.
- 3.8 The application site is not located within a Conservation Area or Area of Special Residential Character, such that there is no bar to its redevelopment as proposed.

4.0 Conclusions

- 4.1 Sunnymeade is a nondescript dwelling that is ideal for redevelopment. The siting of the new houses reflects the established building line of the adjacent dwellings to the east and those opposite in Condor Mews.
- 4.2 This is a well-designed housing scheme that, for the reasons given above, should be considered by reference to the presumption in favour of sustainable development.
- 4.2 I would therefore ask that the application be approved without delay, subject to any necessary conditions.