

DESIGN AND ACCESS STATEMENT

FOR PROPOSED CONVERSION WORKS AT

44 EAST HAM ROAD, LITTLEHAMPTON, WEST SUSSEX BN17 7AP

Introduction and Background

This statement of five pages is prepared in support and amplification of the planning application dated 20 October 2014 made by Mr & Mrs Chambers in respect of this property to change the use of the ground floor shop to a flat with two bedrooms, make a few changes to the external elevations and to make internal alterations to the existing first floor flat with its two bedrooms.

This amended application follows a refusal of planning permission on the 1 August 2014 under application reference LU/179/14/PL even though the Pre-application advice given by the Council under reference PAA/135/13 had been followed, as the one concern that was raised which related to the appearance of the ground floor retail unit elevation had been addressed.

For many years Mr & Mrs Chambers lived in the first floor flat with the kitchen on the ground floor and ran a small general store from the ground floor. In September 2012 they decided it was time to retire and sought advice as to what to do with the premises bearing in mind the need to find an income. It was therefore decided to try and find a buyer for the business who would rent the shop, and the first floor could then be let out.

Molica Franklin the local commercial property estate agents were instructed to put the property on the market and this was done on the 5 October 2012. Accompanying the planning application is a completed copy of the Council's questionnaire concerning the attempts made to market the premises for retail purposes in order to show compliance with Policy RET DM1 Section 4 of the Arun District Local Plan 2014. It became clear that because of the change in shopping habits, the position of the property, the accommodation offered and economic conditions, really there was no longer a demand for this sort of business in this area as it was not viable and the business was eventually closed down.

This lack of demand for retail premises in this area has already resulted in other small shops in the area, for example at 36 Linden Road, 41 Linden Road and 25 Maxwell Road closing down. All of these buildings that used to contain shops have now been converted to residential flats so the pattern is well established. This precedent coupled with the fact that nearly all of the other corner houses in East Ham Road and indeed those in nearby roads have been converted into two or more self-contained flats, has led to the conclusion that this is the best option for this property.

Initially consideration was given to creating more than two flats but it was felt this would lead to a cramped development and rather small flats.

Because the property is close to the railway station and bus routes it has been decided that it would be best to discourage car parking so none is provided, and this has also allowed as much private amenity space as possible to be retained. The scheme also includes for secure cycle storage to encourage the use of bicycles by those living in the flats.

Planning policies taken into account are those relevant in the Arun Local Plan 1011-2031 Publication Version October 2014 including the following:-

SD SP1 Sustainable development

RET DM1 Retail development

H SP2 Affordable housing

D SP1 Design

D DM1 Aspects of form and design quality

D DM2 Internal space requirements

D DM3 External space requirements

D DM4 Extensions and alterations to existing buildings (residential and non-residential)

Any relevant saved policies from the 2003 Arun Local Plan have also been taken into account together with the National Planning Policy Framework.

The property is not in an area at risk from flooding so no flood risk control measures are required.

Amount

The proposal will result in a ground floor flat and a first floor flat, each having a combined kitchen, living and dining room, two bedrooms and two bathrooms, with the floor area details as set out below which we have measured on site.

PROPOSED ESSENTIAL GENERAL INTERNAL FLOOR AREAS FOR PLANNED GROUND & FIRST FLOOR FLATS

Ground Floor Flat

Combined Kitchen Living Dining	32.20 m ²
Bedroom 1	12.67 m ²
Bedroom 2	12.00 m ²
Bathroom 1	4.65 m ²
Bathroom 2	3.68 m ²
Storage Utility	4.00 m ²
Total	69.20 m ²

First Floor Flat

Combined Kitchen Living Dining	31.45 m ²
Bedroom 1	9.07 m ²
Bedroom 2	12.15 m ²
Bathroom 1	4.85 m ²
Bathroom 2	2.70 m ²

Storage Utility	3.28 m²
Total	63.50 m²

These areas for both flats exceed the total requirement for a flat for 3 people and are only marginally short of the requirement for 4 people. However, with the ground floor flat the individual room sizes do meet the requirements for a 4 person flat.

Layout

Each flat will be self-contained and have its own front door. The ground floor entrance will be in the same place as the entrance to the shop and the first floor will be from North Ham Road also as existing, so there will be no changes.

The drawings submitted with the planning application show the layout of the flats, but to the ground floor beyond the front door is a large room providing kitchen, living and dining space and then off a corridor are the two double bedrooms a bathroom with a bath with a shower over, wash basin and wc and off bedroom 2 an en-suite shower room with a shower, wc and wash basin. Also off bedroom 2 is a store and there is further storage under the stairs to the first floor.

Beyond the front door for the first floor flat is a small hall and then stairs lead up to the first floor hall or landing at two levels with off this at the front a large room providing kitchen, living and dining space, then two double bedrooms, a bathroom with a bath, wc and wash basin and a shower room with a shower, wc and wash basin. This flat has two storage spaces off the landing and a further internal covered storage area in the garden.

Landscaping

The existing garden areas to the front, side and rear of the house will remain to provide amenity space. Both sheds in the back garden will be removed to enlarge the garden area available.

The total external space available for the two flats is 103.72 square metres. If this were to be made private space then the ground floor apartment could have 60.12 square metres which would include 39 square metres not overlooked from the road, and the first floor apartment 45.60 square metres none of which would be overlooked from the road.

Secure lockable cycle storage for four bicycles, two for each flat, will be available in the private gardens as shown on the planning application plans.

Refuse and recycling bin storage areas containing wheelie bins for each flat are located in the private garden areas as shown on the plans submitted with the planning application.

Scale

This does not really apply as there are no changes to the size of the existing building.

Appearance

Most of the external appearance of the house remains unchanged. To the east facing elevation there will be three first floor windows rather than two but all will have obscured glazing, and to the ground floor there will be three windows rather than two plus a door.

Fronting North Ham Road which is the west facing elevation to the ground floor one window is to be blocked up and another that is boarded up will be re-opened.

To the north elevation the ground floor window is to be changed to a door.

All the new openings in the walls will match the existing in terms of the surrounding brickwork and lintels so as to maintain the history of the building and the character of the area.

To the front of the building facing south following the written pre-application advice obtained and a subsequent meeting on the 10 March 2014, in order that the history of the building is reflected and the character of the area not adversely affected the original design has been amended as indeed had been done with the previous application that was refused.

The drawings submitted with the planning application show that the ground floor flat entrance door is in the same angled position as with the existing shop, and the shop fascia board with a small flat roof above has been retained. Clearly the present shop windows would be inappropriate for a kitchen, living and dining room and have been replaced with box sash windows to match the first floor windows above and the windows of the adjoining house at 42 East Ham Road.

The street scene drawing included with the planning application shows how the building will fit in with the next door houses in both East Ham Road and North Ham Road after the development has been completed.

Access

Both flats are accessed via the pavements and the ground floor flat will have level access for those with mobility problems.

Conclusion

The retail or shop part of the property has been shown to be no longer viable.

The proposal provides much needed housing in an area where the current demand is not being met.

The use of the house as two flats is consistent with many other corner houses in this part of Littlehampton.

The design and layout has been improved to overcome the reasons for the refusal of the previous application.

An Affordable Housing Provision has been agreed in principal and a Unilateral Undertaking under Section 106 has been signed by the applicants in a form agreed with Mr Delwyn Jones the Council's Planning Solicitor.

The provisions of the Local Plan and the National Planning Policy Framework have been taken into account as this development will provide sustainable dwellings by making effective use of an existing building in an existing built-up area, whilst protecting the

environment, and the design recognizes the history of the building and does not adversely affect the character of the area.

Peter D King

14 October 2014