

**PROPOSED CONVERSION OF RESTAURANT AND LIVING ACCOMODATION TO TWO
RESTAURANTS WITH LIVING ACCOMODATION AT 56-57 PIER ROAD,
LITTLEHAMPTON BN17 5LP.**

Context

56-57 Pier Road comprises the River Breeze restaurant at Upper Ground Floor Level with toilets and storage on the Lower Ground Floor . The two floors above comprise a 5 bedroomed maisonette which is occupied by the owner and his family, who are involved in the running of the restaurant. The highest storey has been formed by the conversion of the loft space with the installation of dormers.

56 and 57 were built as separate dwelling units in the terrace which is 48-60 Pier Road. All but 3 of the properties in the terrace have commercial use at street level and 56 and 57 were previously two restaurants each with their own living accommodation.

The exact age of the terrace is unknown, but thought to be at least 100 years.

The upper ground floor level has been reduced approximately 600mm to provide level access from the pavement at the expense of the ceiling height in the lower ground and as a consequence, making it unsuitable for habitable use.

A two storey flat roofed extension has been added to the rear of No 57, with a tandem flat roofed double garage.

Originally built in brick and flint with a plain tiled pitched roof, the elevations are now mostly rendered, with some plastic cladding.

The terrace runs parallel with the East bank of the River Arun which in recent years has been the subject of extensive flood defence works.

With retirement in mind, the applicant sought, and subsequently gained, in 2017 permission for change of use to two retail units and six flats, which involved the extension of the building at the rear with a stair tower for access to the flats, and also reverting to the original upper ground floor level with stepped access from the street. It was proposed to dispense with the existing garage and parking spaces in favour of bicycle storage.

However analysis of quotations received from contractors in respect of these proposed works has revealed that the cost would be prohibitive, and it was advised that a much more viable alternative as regards maximising the value of the site would be to convert back to two separate restaurants, each with its own living accommodation, and the use of the lower ground floor unchanged.

56 and 57 would be extended to the same extent as in the 2017 application but with the stair tower replaced with two separate external staircases to the living accomodation without passing through the restaurants.

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It is proposed to retain the existing level of the Upper Ground Floor so that disabled access will be maintained. There is no record of flooding in this terrace.

The conversion back to two separate units is relatively simple, as indicated on accompanying plans.

It is proposed demolish the existing garage to provide each plot with 2 parking spaces.

Proposal

It is proposed to extend the rear of No 56 to bring it level with 57 and to extend both roofs with a rear flat roofed dormer. This will necessitate the demolition of the existing conservatory. The extension to No 56 represents an increase in area of 26.8 M2 on two floors, with an extension of some 33 M2 to each property at second floor level.

Design

The main change proposed to the West (front) elevation is the addition of the two pitched roof dormers, clad with plain tiles to match existing, with balustrading in stainless steel. The restaurant frontage is to be basically unchanged other than signage. It is proposed to replace the somewhat disjointed mixture of face brickwork, render and cladding to the rear elevation with smooth render. Door and window frames, rainwater goods and fascias to be white plastic.

It is proposed to leave the landscaping at the rear unchanged, other than the extension of the brick paving over the existing footprint of the garage.

Access:

Level access will be maintained from pavement level to both restaurants. The new WCs to be installed at lower ground floor level to No 57 will be accessed by a staircase suitable for ambulant disabled persons.

The external staircases will provide alternative access to the living accommodation and emergency egress.