ARUN DISTRICT COUNCIL LU/366/06/ 31/10/2006

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No. LU 366 06
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APPLICATION STATEMENT BY DAVID FINNAMORE

Littlehampton Marina was originally conceived and constructed in the early 1970's when the intention was to provide a modern facility for the benefit of boat owners in Littlehampton and it's surrounds.

That facility was originally envisaged as being provision for moorings, dry boat storage, workshops, hotel/restaurant, boatel and some housing. Planning consents were granted on that basis and a ground lease was issued to the operating company, Littlehampton Marina Ltd, by The Urban District Council of Littlehampton (as was) giving consent for those uses.

The Marina was started and construction included the wet and dry moorings with some workshops. The hotel/restaurant, boatel and housing were left, somewhat foolishly in hindsight, for another day. The operating company subsequently found that the Marina was not financially viable without other ancillary uses and attempts were made to encourage a redevelopment in the mid to late eighties by which time local authority support was no longer forthcoming.

The business made losses almost every year from inception and this was still the case when the operating company was sold to the present owners in 1997.

Since 1997 the I and my family have tried on numerous occasions to improve the Marina highlighting the need to provide other "enabling" forms of uses to provide either capital or income funds with which to improve core marine activities. On each occasion Arun District Council has opposed such requests/applications citing policy that states that the only development on the Marina should be "marine related".

Where improvements have been made and funds so released to improve those core activities it has been without local authority support.

I would ask your authority to look carefully at their interpretation of "marine related" and perhaps investigate how other authorities around the country deal with improvements to existing marine facilities as well as

applications for new facilities. I would argue strenuously that "marine related" in this day and age includes other ancillary uses which today's boat owners seek including permanent and holiday units of accommodation, restaurants, bars, hotels and even cinemas.

Interestingly Arun continues to promote a new Marina off Bognor Regis where a relatively modest number of moorings are likely to be offset by hundreds of residential units.

There is no doubt at all from my experience that investment in core marina activities is not viable without some enabling form of development.

This application includes a modest amount of improvement which would not previously have been accepted as "marine related" but which in my opinion most certainly is. Your authority must decide whether it wishes to encourage the enhancement of our facility and in so doing embrace the requirements of today's boat owners.

David Finnamore
Managing Director...Littlehampton Marina Ltd

Design Statement

Office Extension
Littlehampton Marina

Introduction

The application is for detailed planning approval for a single storey office extension and a linked 2 storey marina related residential extension comprising of 2 number 1 bed flats.

The development is to provide additional office accommodation for the marina's operating company and to provide on-site residential accommodation for marina related staff.

Site Analysis

The site is located within the existing Littlehampton Marina site, located on the west side of the River Arun, Littlehampton West Sussex.

It is understood that part of the marina site lies over an existing landfill site.

Design Principles

i) Design to be appropriate in terms of size, height, materials and general appearance.
ii) To minimise disruption of the existing landfill site.

Design Solution

The single storey office extension is to be in the same style as the existing building under a flat roof with rendered elevations and detailed eaves condition to match the existing building.

The two storey residential element is set back from the rear elevation under a metal mono-pitch roof to match the standing seam roof on the existing building. The elevations will be render to the ground floor with horizontal Cedar cladding to the first floor.

Polyester powder coated aluminium windows will be used throughout to match the existing building.

The foundations will be of either a reinforced raft or piled foundations to minimise disruption to the underlying fill.

Two dedicated car parking spaces will be allocated in the main Marina car park for the two flats.

Access Statement

All access to the new development will comply with Part M of the building regulations.