

**STATEMENT TO ACCOMPANY PLANNING APPLICATION
FOR
CONVERSION OF SHOP TO 1 BEDROOMED FLAT
AND
ERECTION OF 1NO 1 BEDROOMED BUNGALOW
AT
9A ARUNDEL ROAD LITTLEHAMPTON**

1/2 AFFORDABLE HOUSING PROVISION

Not Applicable following changes in policy Dec 2014.

3 BIODIVERSITY SURVEY/REPORT

Enclosed

4 LAND CONTAMINATION ASSESSMENT

The size, location and previous uses of the site make it most unlikely that there will be any land contamination issues on this site.

5 ECONOMIC DEVELOPMENT STATEMENT

My brother and I have owned the site since 2008 but it was owned by my father from 1986. We have never been able to attract a proper tenant, paying a commercial rent. In the past we have had occupancy by charities and the shop has been vacant for long periods. At the moment we have a tenant, running a second hand furniture business, but his occupancy is on a week-by-week basis, he is not paying a commercial rent and I am doubtful of the long term future.

I have offered the shop for sale throughout most of my ownership with the option of renting whenever empty. I have used estate agents, but also posted the window and used the internet. I have never received a reasonable offer to purchase the premises and have never been able to attract a tenant able to pay an economic rent.

The location of the shop, with no on street parking on the busy main road into Littlehampton and only one other retail unit in the neighbourhood forces me to consider alternative uses for the site.

6 RETAIL IMPACT ASSESSMENT

Not applicable to this application.

7 FLOOD RISK ASSESSMENT

The site lies in flood zone 1 and is not at risk of flooding

8 FOUL & SURFACE WATER DRAINAGE STATEMENT

Foul

The existing building is connected to the foul water sewer, this will also be used for the new bungalow.

Surface Water

The existing building systems remain, the new bungalow roof drainage will be taken to a soakaway on the site, the new drive/parking area will be constructed from porous materials.

9 LAND ENGINEERING WORKS STATEMENT

Not applicable to this application.

10 LANDSCAPING STRATEGY

There are no trees on the site.

The gardens of the dwellings will be landscaped by the occupiers. There is no scope with the development for public landscaping.

11 LIGHTING ASSESSMENT

No new permanent lighting is proposed, low level PIR controlled security/access lighting will be incorporated within the entrance paths of the dwellings.

12 NOISE/EXTRACTION ASSESSMENT

Not applicable, the site sits adjacent to the B2187.

13 BIN STORAGE AND PROVISION

Normal and recycling bin storage provision is indicated on drawing 2.

14 PARKING PROVISION

Vehicular access to the site and space to park one car exists at present from Howard Road, this does not include turn on site. This provision is relocated to provide parking for 1 car in the drive/parking area west of the bungalow, see drawing 2.

No parking provision is proposed for the small flat.

The size of the flat, proximity to town centre and transport links make the flat viable without parking for cars.

Both dwellings have ample space for safe, secure, storage of cycles and motorcycles.

15 PLANNING APPLICATION SUMMARY

Not applicable to this application.

16 STREET SCENE

Existing and proposed north elevations from the path are indicated on drawings 1 & 3. The changes to the East Elevation to Arundel are also shown. The changes to the existing building are not significant in the street scene.

17 STRUCTURAL SURVEY AND CONVERSION METHOD STATEMENT

The conversion of the shop to flat involves only changes to non-loadbearing partitions and openings in the external walls. No structural alterations to the fabric of the existing building are involved.

18 TELECOMMUNICATIONS DEVELOPMENT STATEMENT

Not applicable to this application.

19 TRANSPORT ASSESSMENT

Not applicable to this application.

20 TRANSPORT STATEMENT

Not applicable to this application.

21 TREE AND ARBORCULTURAL REPORT

There are no trees on the application site, or any adjacent land.

22 LIDSEY FOUL WATER

Not applicable to this application.

23 VALIDATION CHECKLIST

Enclosed.

24 PLANS AND DRAWINGS

The following plans are enclosed;

Drawing 1 survey plan and elevations

Drawing 2 proposed plan, site plan & location plan

Drawing 3 proposed elevations