

71 High Street, Littlehampton, BN17 5AE



Planning Statement

Introduction

Introduction

This Planning Statement accompanies an application to refurbish and renew the first and second floors of the existing building to the southern side of the site, with a new build proposal to the northern half of the site, creating a new entrance and entrance stairwell with bicycle and bin storage to the existing ground floor area and a new two storey (1st and 2nd floor) build co-living, HMO scheme above together with the change of the use to the former bank (Use Class E) to four commercial units (Use Class E) at 71 High Street, Littlehampton, BN17 5AE.

This submission will detail the proposal and address relevant planning policy issues as identified in National and Local Planning Policy. The submission is supported by a Transport Statement, and Noise Assessment.

This report has been prepared in accordance with the Royal Town Planning Institute Code of Conduct.



RTPI

Chartered Town Planner

ARUN DISTRICT COUNCIL LU382/21/PL

**mohsin
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Site and Surroundings

The site was once occupied by Barclays Bank, which has now been vacant for 3 months.

The former bank used the ground floor only and the 1st and 2nd floor within the existing building to the south of the site are currently redundant.



Site and Surroundings



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Planning History

App Ref: LU/154/19/PL

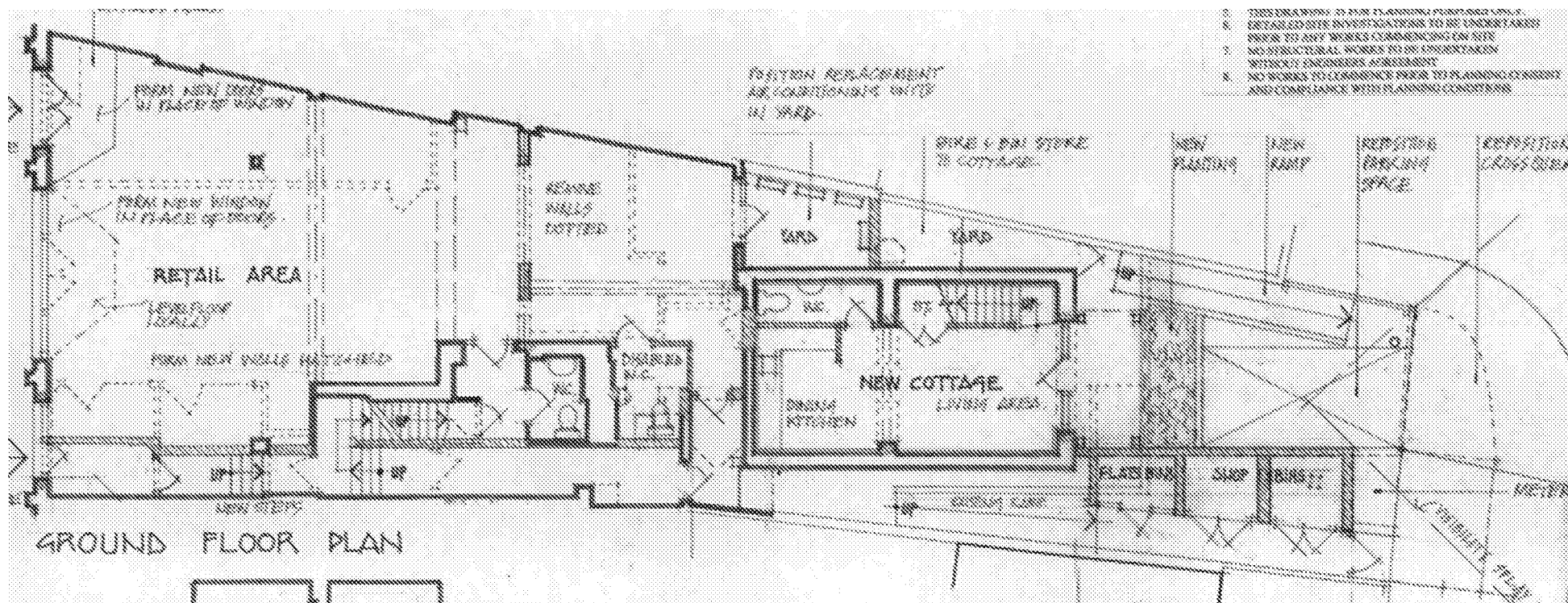
Decision: Approved (10th September 2019)

The Planning Officer's Report stated:

"The proposal provides a retail use at ground floor. This would accord with policies RET SP1 and RET DM1 of Arun Local Plan which seek to retain the hierarchy of town centres and retail uses at ground floor along primary shopping frontages. The residential use of upper floors is

acceptable and accords with the National Planning Policy Framework (NPPF) para 85(f) which recognises that residential development often plays an important role in ensuring the vitality of centres.

The site is sustainably located in the town centre with easy access to shops, pubs and restaurants and the station and bus stop are within walking distance. It therefore reduces reliance on the car in accordance with policy TSP1 of Arun Local Plan."



RTP1

Chartered Town Pioneer

APPROVED

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Planning Statement

Planning History and Planning Policy

Planning Policy

Section 38(6) of the Planning Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(3) states that the Development Plan includes the Regional Spatial Strategy and other Development Plan Documents.

National Planning Policy Framework (NPPF)

Paragraph 7 states the purpose of the planning system is to contribute to the achievement of sustainable development. This is continued in paragraph 8 which states that achieving sustainable development means that the planning system has three overarching objectives:-

Economic – to help build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places and at the right time.

Social – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural well-being;

Environmental – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land.

Paragraph 38 states that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. This was continued in paragraph 39 which states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.

Paragraph 69 states that small and medium sized sites can make an important contribution to meeting the housing requirements of an area, and are often built up relatively quickly.

Paragraph 86 states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

- define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters
- recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

Paragraph 105 states that the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.

Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 120 states that planning policies and decisions should:-

- encourage multiple benefits from both urban and rural land; give substantial weight to the value of using suitable Brownfield land within settlements for homes and other identified needs and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- promote and support the development of under-utilised land and buildings, especially if this would help to meet the need for housing where land supply is constrained and available sites could be used more effectively;
- support opportunities to use the air space above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including, comply with any local design policies as standards), and can maintain safe access and egress for occupiers.

Paragraph 124 states that planning policies and decisions should support development that makes sufficient use of land, taking into account:-

- the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; local market conditions and viability; the availability and capacity of infrastructure and services; desirability of maintaining an areas prevailing character and setting;
- the importance of securing well designed, attractive and healthy places.

Paragraph 126 states that good design is a key aspect of sustainable development, creates better places in which to live and work and help make development acceptable to communities.

Local Plan Policy

Arun Local Plan 2011-2031

Policy D-DM1 relates to aspects of form and design quality and states that when considering any application for development the Council will have regard to the following aspects:

Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

Appearance

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land.

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Planning Policy

Trees & Woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

Public Realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

Layout - movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

Layout - legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

Aspects of form and design quality

Development should also comply with the ADC Design Guide.

Policy D-DM2 relates to internal space standards and states that the planning authority will require internal spaces to be an appropriate size (having regard to exceptions that may apply) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.

Policy D-DM4 relates to extensions and alterations to exist buildings and states that when considering applications for extensions and alterations to existing buildings, the Council will require that:

- the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
- the extension or alteration is visually subservient to the main building and provide a high standard of amenity;
- the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;
- the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.



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Planning Statement

Planning Policy

Policy D-SP1 relates to design and states that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

Policy H-SP4 relates to Houses in Multiple Occupation and states that where planning applications for houses in multiple occupation (HMOs) are not already covered by permitted development rights, they will be favourably considered where the proposals contribute to the creation of sustainable, inclusive and mixed communities and meet the following criteria:

- Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing;
- Do not contribute to the generation of excessive parking demands or traffic in an area;
- Provide adequate areas of open space.

Policy SD-SP1 relates to sustainable development and states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

Policy SD-SP2 relates to the built-up area boundary and states that development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

Policy T-SP1 relates to transport and states that to ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.

Policy RET-SP1 relates to retail and states that the hierarchy of centres in Arun will be maintained by supporting and promoting measures which reinforce their role in meeting community needs and providing a focus for a range of activities including retail, leisure, commercial, office, tourism, cultural, community and residential development.

Bognor Regis and Littlehampton will be the main focus for major retail, leisure, commercial, office, tourism, cultural, community and residential development. The Council will positively welcome developments and initiatives aimed at the sustainable economic growth and social wellbeing of town centres. Such developments will diversify customer choice, aid economies resilience, improve quality both in design and the range of facilities and enhance competitiveness.

Policy QE-DM1 relates to noise pollution and states that Residential development likely to experience noise from road, rail or air must:

- Be supported by a noise exposure category (NEC) assessment and designed to ensure that residents will not be adversely affected by noise.
- Consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future.

Policy QE-SP1 relates to quality of the environment and states that the Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

Planning Statement

Material Considerations

Pre-Application Advice

Pre-Application Advice was sought from the Local Planning Authority in early 2021 (PAA/134/20/) with the following comments received:

DESCRIPTION OF PROPOSED DEVELOPMENT

From the details submitted, I understand that you propose to build a 21 bed HMO facility from a new build unit on the northern side of the site and the top two floors of the existing Barclays Bank.

DESCRIPTION OF SITE

The application site comprises a 3 storey business premises currently used as a bank. There is no provision for parking on the site.

DESCRIPTION OF LOCALITY

The area is part of a town centre with mixed uses predominantly commercial uses.

PRINCIPLE

The site is in the Built-Up Area Boundary (BUAB), a location where the principle of development is acceptable, subject to consideration against other policies in the Development Plan.

DESIGN

The proposed new build is modern in design and designed to tie in with the existing frontage at Barclays Bank.

The spacing of the windows reflects that of the bank. The use of render also reflects the bank in style such that the new build would be read as a continuation of the built form.

At Arun Design Guidance 'Infill Developments' development is required to provide a cohesive and unified response to the existing scale, form, massing and design details of surrounding development and to ensure that any deviations from the prevailing character of the area are for a high quality design response which complements its surroundings and

is appropriate to the schemes location in the existing street hierarchy. The plain and simple design of the new development is considered to accord with the Design Guidance in this respect.

HMO

Policy H SP4 requires that HMO developments meet the following criteria;

a. do not adversely affect the character of the area including eroding the balance between different types of housing.

In this case the area is separated from other housing areas such that the character of the area would not be adversely affected. The block ties in with the character of neighbouring commercial development.

b. Do not contribute to the generation of excessive parking demands or traffic in an area.

As stated there is no parking proposed at present and so the development is unlikely to be acceptable.

c. Provide adequate areas of open space.

None is proposed at present and in this respect the development is unacceptable.

CONCLUSION

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be refused for the following reasons;

- No amenity space has been provided for the residential units.
- No parking has been provided for the residential units.

This is contrary to policy H SP4 which requires open space and parking provision for new HMO units.

Principle

Policy H SP4 (ALP) states where applications for houses in multiple occupation are not covered by permitted development rights, they will be favourably considered where proposals contribute to the creation of sustainable, inclusive and mixed communities and meeting the detailed criteria.

In applying this criteria to development proposals, para 12.5.1 of the Local Plan makes clear that 'it is important to ensure that mixed and balanced communities are developed so that situations where existing communities become unbalanced by the narrowing of household types towards domination by a particular type, such as shared housing, are avoided.'

Paragraph 12.5.5 of the Local Plan also makes clear that 'larger households tend to generate more refuse, regardless of whether the property is occupied by a single family or in multiple occupation.'

- A. Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing;
- B. Do not contribute to the generation of excessive parking demands or traffic in an area;
- C. Provide adequate areas of open space.

The supporting text for policy H SP4 states that it is important to ensure that mixed and balanced communities are developed so that situations where existing communities become unbalanced by the narrowing of household types towards domination by a particular type (such as HMOs) are avoided. The aim of the policy is therefore to avoid an over-concentration of HMOs and to provide a range of mixed housing types to support a balanced neighbourhood.

The Arun District Council register of HMO licences online shows that the High Street does not contain any registered HMOs.

Based on this, the proposed change of use would therefore retain a mixed and balanced neighbourhood in line with local planning policy.

Additionally, it is important to recognise the good standard of accommodation which will be well serviced, managed and maintained. The applicants are well experienced in this field, where they seek long term tenants within high quality accommodation.

The proposed development will provide much needed housing within a central and highly sustainable location, making use of a building which has the opportunity to provide a mix of uses.

It is also important to note that the applicant is in discussions with a registered provider of supported living managed accommodation. This will mean that the accommodation is formally managed through a national organisation to ensure that any tenants are well looked after.

The other elements referenced above (transport and open space) are addressed later in this Statement.

On the basis of the above and information later in this Statement, the development is considered to comply with Policy H SP4 of the Local Plan.

Turning now to the commercial element of the proposal.

Use Class E of the Use Classes Order 1987 (as amended) was introduced on 1st September 2020 and covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure) and puts them all into one new use class.

This means that the former bank which would have been Use Class A2, now falls within the new Use Class E.

Material Considerations

Use Class E - Commercial, Business and Service

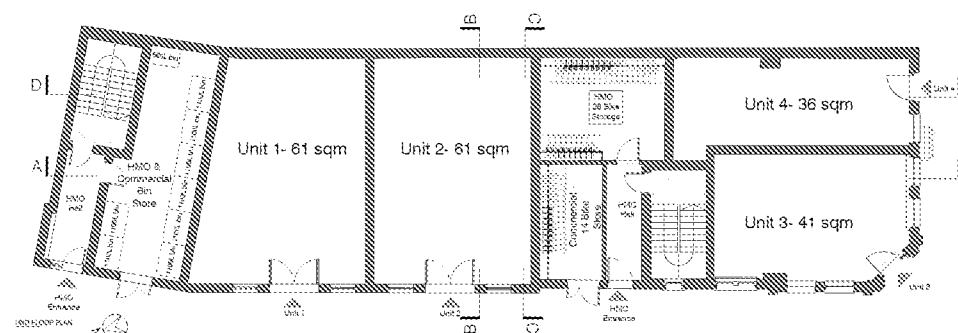
- for the display or retail sale of goods, other than hot food, principally to visiting members of the public, (formerly use class A1)
- for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises, (formerly use class A3)
- for the provision of the following kinds of services principally to visiting members of the public—
 - (i) financial services, (banks and building societies - formerly use class A2)(ii) professional services (other than health or medical services), or (estate and employment agencies etc. - formerly use class A2)
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner, (formerly use class D1(a),
- for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- for—
 - (i) an office to carry out any operational or administrative functions, (Offices - formerly use class B1(a))
 - (ii) the research and development of products or processes, or (formerly use class B1(b))
 - (iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. (Light Industrial - formerly use class B1(c))

Policy RET-SP1 relates to retail and states that the hierarchy of centres in Arun will be maintained by supporting and promoting measures which reinforce their role in meeting community needs and providing a focus for a range of activities including retail, leisure, commercial, office, tourism, cultural, community and residential development.

Littlehampton, among others, will be the main focus for major retail, leisure, commercial , office, tourism, cultural, community and residential development.

Given the central location of the site, its proximity to the town centre and its pedestrianised areas, it makes it ideal to provide additional Use Class E space.

Having considered the provision of nearby units, the development provides for four units of varied sizes.



Planning Statement

Material Considerations

Design

The application is accompanied by a Design and Access Statement, which provides a more detailed assessment of the design approach.

However, in the interests of completeness, this Statement also provides a brief summary.

Policy D SP1 (ALP) requires development to make efficient use of land but reflects the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Policy D DM1 (ALP) sets out a 15 point criteria against which the design of new development should accord with. Criteria 1 requires development to reflect or improve upon the character of the site and surrounding area.

The proposals look to refurbish and renew the existing building to the southern side of the site, with a new build proposal to the northern half of the site. Two entrances are provided to the co-living scheme with ample bin and bike storage provided to both the co-living and commercial units in line with Arun policies.

The new build front elevation has been designed to enhance the street scene, complementing the existing building with similar proportions, albeit in a more contemporary style.

Taking the above factors into account, the development would reflect the character of the site and surrounding area and would accord with Policies D SP1 and D DM1 of the Arun Local Plan.

Landscaping

Given the location of the site, external landscaping is limited. However, as shown on the submitted plans, the proposals include the provision of useable private amenity space, accessed on the first floor via communal kitchens/dining areas.

Sustainable Transport

Policy T SP1 (ALP) requires development to reduce the need to travel by car by identifying opportunities to improve access to public

transport services whilst making provision for safe access to the highway network.

Policy H SP4(b) makes clear the provision of HMOs should not contribute to the generation of excessive parking demands or traffic in the area.

Paragraph 108 of the National Planning Policy Framework (NPPF) states that in assessing specific applications for development it should be ensured that safe and suitable access to the site can be achieved for all users.

Paragraph 109 (NPPF) states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Located in Parking Zone 4 and with the HMO comprising 23 units which contain just 1 single or double room per unit, this would equate to a total of 23 spaces. It must be noted, however, that there are currently no provided standards regarding HMOs, which are not typical of general residential development. Consequently, the actual parking requirement is considered to be much lower.

Pre-application advice advised that the actual figure would be expected to be around 10 spaces for the HMO development, but it is not clear what criteria or guidance this level is based upon.



Planning Statement

Material Considerations

Principle 1 of Arun District Council's Parking Standards Supplementary Planning Document (2020) stipulates that 'If parking could reasonably be expected to take place in existing streets, then it will be necessary to demonstrate through a parking capacity survey that there is sufficient capacity to accommodate the expected parking demand'.

In line with the above guidance, a Lambeth methodology parking capacity survey was undertaken overnight on the mornings of Tuesday 5th October and Wednesday 6th October 2021 to review the available parking provision within approximately 200m of the site.

The assessment confirmed that the available on-street parking, local to the site has space for 85 and 81 vehicles overnight, during the two nights surveyed. In relation to the unrestricted parking there is also capacity for 10 and 9 vehicles during the assessment period, although it is noted that Goda Road experiences the highest parking stress.

In the unlikely event that a resident would require parking, long-stay parking would be preferable. Based on the assessment of the locality there is capacity for a limited amount of long stay parking on either Goda Road or Church Street, as well as an abundance of overnight parking within 200m of the site.

As referenced in the Planning History section, a nearby application was approved at 52 High Street. In approving the application, the Planning Officer's Report stated that the town centre location is highly accessible, reducing the reliance on cars. As such, the site retained a single car parking space.

As a side note to the car parking, the development provides for 14 secure cycle spaces for the commercial aspect of the site located within the ground floor layout.

The site would provide 28 secure cycle parking spaces for the HMO aspect, exceeding the requirement of 23, to 'exploit the potential for sustainable travel' as stipulated in Principle 1 of ADC's parking SPD.

This is in addition to the 48 existing short-stay cycle spaces along High Street and East Street which will mean that the development significantly over provides on cycle parking.

Given this, the development would comply with to Policy T SP1 and Policy H SP4 of the Local Plan.

Impact on Amenity

Para 12.5.4 of the Local Plan makes clear that 'many properties are capable of accommodating a modest increase in occupancy, as a way of meeting the increasing demand for HMOs and other conversions. However, the number of tenants is unlikely to remain fixed over time and increased occupancy may well give rise to noise and disturbance and a greater demand for off-street parking'.

Policy QE SP1 (ALP) requires the LPA to ensure that development does not have a significantly negative impact upon residential amenity.

The development does not include any rear facing windows, apart from those opening up onto the private communal terrace.

The access, and windows serving the HMO units, are forward facing and overlook the High Street. As a result, there is no impact on neighbour amenity.

The only element of the development which opens up to the rear of the site is the first floor private roof terrace. However, a Noise Assessment has been provided with this application, demonstrating no impact on the rear of neighbouring properties.

The development safeguards amenities of neighbouring residents and would be compliant Policy QE SP1 of the Arun Local Plan.

Standard of Accommodation for Future Occupiers

Licensing requirements for HMOs require bedrooms to have a floorspace of at least 6.51sqm.

Every bedroom within the proposed HMO would meet/exceed the current Nationally Described Space Standards as follows:

- Unit 1 - Double - Ensuite - 14.5 sqm
- Unit 2 - Double - Ensuite - 14.2 sqm
- Unit 3 - Double - Ensuite - 15 sqm
- Unit 4 - Double - Ensuite - 13.4 sqm
- Unit 5 - Double - Ensuite - 13.4 sqm
- Unit 6 - Double - Ensuite - 13.4 sqm
- Unit 7 - Double - Ensuite - 14.5 sqm
- Unit 8 - Single - Ensuite - 16 sqm
- Unit 9 - Single - 9.9 sqm
- Unit 10 - Single - 9.9 sqm
- Unit 11 - Single - Ensuite - 12.3 sqm
- Unit 12 - Double - Ensuite - 14.5 sqm
- Unit 13 - Double - Ensuite - 14.2 sqm
- Unit 14 - Double - Ensuite - 15 sqm
- Unit 15 - Double - Ensuite - 13.4 sqm
- Unit 16 - Double - Ensuite - 13.4 sqm
- Unit 17 - Double - Ensuite - 13.4 sqm
- Unit 18 - Double - Ensuite - 13.8 sqm
- Unit 19 - Single - Ensuite - 16.3 sqm
- Unit 20 - Single - Ensuite 16 sqm
- Unit 21 - Single - 10.5 sqm
- Unit 22 - Single - 10.2 sqm
- Unit 23 - Single - Ensuite - 12.7 sqm

Nineteen of the bedrooms would feature an en-suite bathroom and all rooms would benefit from a full-sized window providing ample daylight and outlook. A communal WC/shower room on the first and second floor to serve the remaining four units.

The proposed layout also provides for a kitchen/living/dining room measuring 21sqm and 30sqm on the first floor and 21sqm on the second floor. This provides ample space for the 23 units.

The third criteria of Policy H SP4 requires HMOs to provide adequate areas of open space.

There is no guidance on what is considered “adequate” and therefore this represents a judgement based on facts on the ground and any site constraints. The site is located within the Town Centre of Littlehampton and therefore any scheme is constrained in providing large quantities of open space.

However, the development features a private amenity space on the first floor of the building. The area would provide a secluded, quiet and usable space for the residents. As mentioned, given the location of the site, it is considered that the provision of open space needs to be suitable. It is important to note that the site is a 2-minute walk to Caffyns Field to the south, which provides further open space options.

The development would therefore provide adequate amenity space compliant with criteria (c) of Policy H SP4 of the Local Plan.

Bin Storage

Policy WM DM1 (ALP) requires residential development to ensure that kerbside collection is possible for municipal waste vehicles and, where possible, communal recycling bins and safe storage areas to be available.

The site plan details 8 x 1100L and 1 x 660L bins to accommodate both the commercial and residential uses. This would address the maximum anticipated occupancy of the development.

The location of the bin store is adjacent to the High Street and would rely upon traditional drive-by collections. The dragging distance is minimal and would be acceptable on bin collection days.

Taking into account the above, the development accords with Policy WM DM1 of the Arun Local Plan.

Planning Statement

Material Considerations

Sustainability

Paragraph 8 of the NPPF sets out the three key aspects of Sustainable Development:

- Economic
- Social
- Environmental

Considering these aspects against the proposals, the development would achieve the following:

Economic Benefits

- The creation of construction jobs.
- The creation of other jobs in supply chain and wider construction related activities.
- Additional household expenditure and tax income benefitting the local area.
- New commercial units

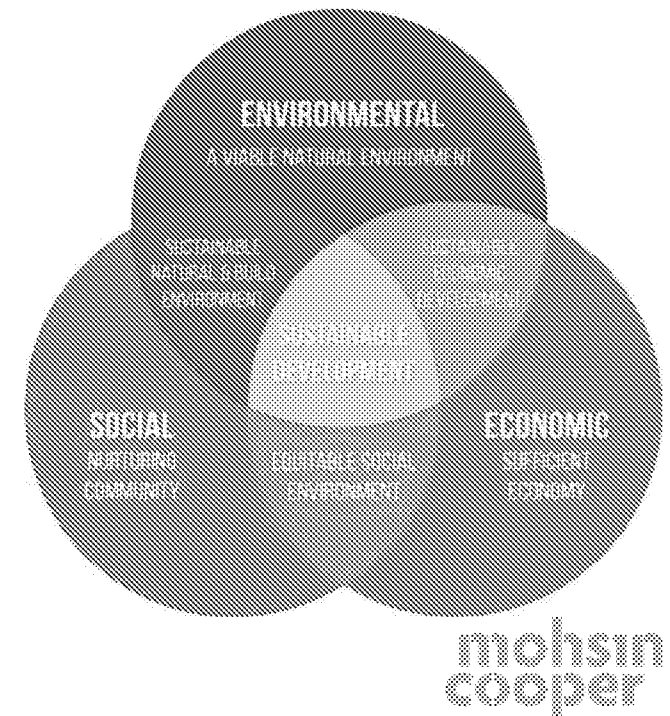
Social Benefits

- The delivery of needed HMO units
- Development in a sustainable location in a settlement with a suitable range of facilities to support future residents.

Environmental Benefits

- Protecting and enhancing the natural built, and historic environment by developing on a site with no specific environmental or heritage designations.
- Sustainable form of construction reducing the pressures on energy.
- A sustainable location of the proposal means that future residents have the option of using sustainable forms of transport for everyday trip to use services/facilities.

It is considered therefore that the proposed development would generate significant economic, social and environmental benefits and there are no adverse impacts that would significantly and demonstrably outweigh said benefits.



Planning Statement

Summary

Summary

This Planning Statement accompanies an application to refurbish and renew the first and second floors of the existing building to the southern side of the site, with a new build proposal to the northern half of the site, creating a new entrance and entrance stairwell with bicycle and bin storage to the existing ground floor area and a new two storey (1st and 2nd floor) build co-living, HMO scheme above together with the change of the use to the bank (Use Class E) to four commercial units (Use Class E) at 71 High Street, Littlehampton, BN17 5AE.

The site was once occupied by Barclays Bank, which has now been vacant for 3 months.

Policy H SP4 requires that HMO developments meet the following criteria;

- a. do not adversely affect the character of the area including eroding the balance between different types of housing.
- b. Do not contribute to the generation of excessive parking demands or traffic in an area.
- c. Provide adequate areas of open space.

The Pre-Application Advice confirmed that an application would be refused, unless it could be adequately identified that the development would not lead to excessive parking demand and that adequate open space could be provided.

This has been addressed by way of this planning submission and therefore it is found that the development would not result in adverse impacts upon public and neighbouring amenities and would be compliant with Policies H SP4 and QE SP1 of the Arun Local Plan.

It follows that planning permission should be approved.



RTPI

Chartered Town Planner

ARUN DISTRICT COUNCIL LU/382/21/PL

**mohsin
cooper**