

RICHARD J MAILE BSc FRICS

Chartered Surveyor
Consultant Town Planner

Telephone: 01903 231438 Fax: 01903 214959

My ref: RJM.CJS

Your ref:

Date: 19 February 2015

72 PORTLAND ROAD

WORTHING

WEST SUSSEX

BN11 1QG

ARUN DISTRICT COUNCIL

25 FEB 2015

RECEIVED

Mrs Anita Gardner
Arun District Council
Planning & Economic Regeneration
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF

Dear Mrs Gardner

Application reference LU/4/15/PL
Conversion of existing house into 2No. self-contained houses
18 Belloc Road Littlehampton West Sussex

I understand that the above planning application has been validated by your Authority. I confirm that I have inspected the development, which is nearing completion.

I have seen a copy of the previous proposal that was refused on 04 June 2014 (ref: LU/94/14/PL). I have also seen your Report to Committee.

Firstly, I would say that I see no objection to the current proposals having carried out a physical inspection of the site and surrounding area. My view is supported by National policy in the Framework, with which I am sure you are very familiar. Your previous report agreed that the property is in a sustainable location. Paragraph 14 of the Framework contains a presumption in favour of such development.

Following your earlier decision works have been undertaken so that there is adequate on-site parking for both properties and I note that there is excellent kerbside parking available close to the site. There is also a large public open space opposite, which reduces the incidence of car parking within Belloc Road.

Your other reasons for refusal related to the room sizes and the availability of amenity space.

The room sizes set out in the schedule forwarded to you by Rod Brown indicate that there are only minimal discrepancies between the figures set out in the Local Plan and those actually proposed and provided on site. Furthermore, although the private garden area for the three bedroom unit is below that set out in the standards, this must be set against the fact that there is a large open space immediately opposite the site and that many families these days do, not require large gardens.

The Framework makes clear the need to provide a wide variety of house types. This would include houses with both larger and smaller gardens than set out in the Council's standards. There is a preponderance of dwellings within Littlehampton with larger than average gardens. The reduced garden of the 3 bed unit should not be used as a reason to refuse this application (see paragraphs 186 and 187 of the Framework).

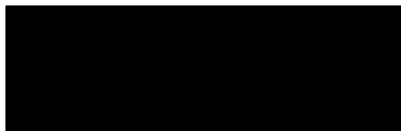
You readily admit that the external appearance of the property will not be amended, although the hipped roof form is, in the words of your Report to Committee, preferable to the gable end previously approved.

I would ask, therefore, that you have regard to paragraphs 47, 49 and 50 of the Framework that encourage a wide choice of high quality homes with a mix of housing in sustainable locations such as this.

Finally, Chapter 7 of the Framework makes clear at paragraph 59 that Local Planning Authorities should avoid unnecessary prescription or detail having regard to the need to substantially increase the supply of new housing.

Given that these two dwellings will be added to the stock of low cost housing in the District, I would hope you are able to support this application. If, however, I can be of any further assistance to you please let me know.

Yours sincerely

A large black rectangular box redacting the signature of the Chartered Surveyor.

 Chartered Surveyor