

17th March 2025

Planning Statement

51 Pier Road, Littlehampton

1. Introduction

This Planning Statement has been prepared to support the application for the conversion of existing commercial space into a suitable dwelling at 51 Pier Road, Littlehampton, BN17 5LP

2. Scope

The proposal is to adapt the existing ground floor of the building in order to create a 1 person, 1 bedroom dwelling (as measured in accordance with NDSS), and much needed local housing provision.

A lack of commercial viability due to the seasonal nature of the location, high running costs and reduced 'high-street' footfall, brings about the proposal to convert the space into a suitable dwelling within walking distance from local amenities.

3. Design

The majority of the design works are related to the conversion of internal spaces, with the retention of the existing front façade, alongside window and door alterations to the rear to provide enhanced means of escape and natural light provision.

4. Access

The existing FFL of the property will be retained and unaltered, this provides stepped access at both the front and rear, whilst remaining above the required height as stated within the associated FRA.

The locality is served by strong transport links with bus stops and train station a short walk away.

5. Drainage

The existing building drainage will be adopted and is more than suitable for a single dwelling. Rainwater and surface water are unaffected by this proposal.

6. Refuse

General waste and recycling will be stored to the rear of the property, alongside the waste from the existing upper apartment.