

# Elegant Designs

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256 Barnett Wood Lane, Ashted, Surrey, KT21 2BY



Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton,  
West Sussex  
BN17 5LF

25/03/2021

Re: 71 Beach Road, Littlehampton BN17 5JH

Change of Use - from single dwelling house to 3 x 2-bedroom flats (C4)

## Heritage Statement

The property is located opposite Caffyns Field and St Catherine' Church in a residential area comprising of a mixture of flats and houses, Beach Road runs from the town centre to Littlehampton's wide grassed seafront.

The site is a large three storey semi-detached residential property which has been in use in recent times as a guest house and small unit holiday let accommodation previously. The property was also used as 3 x 2bed flats for a 10-year period dating back to 2005 with appropriate Council Tax paid, albeit without planning consent I understand from the current owner.

Since the guesthouse closed on 30/06/2018, the owner has had very limited success letting rooms by the week as short holiday lets.

In January 2020, permission was granted for a "Change of Use" to a single dwelling house. Since then, the owner has been trying to sell the property as one single dwelling, but so far without any success.

Now we would like to explore the option of a further "Change of Use", from single dwelling residential to 3 x 2-bedroom flats, so that the owner can approach the market again with a different proposition, on a rental or sale basis.

As a result of the "Change of Use" the owner proposes only internal alterations, the existing elevations will remain as is. Vehicular and pedestrian access will remain unaltered, and accommodates already three cars at the front with plenty of adjacent street parking available, and further hard standing at the rear.

Please note, to be clear, the proposed works are internal changes only with no impact on the external elevations of the building or existing parking. The setting of the building will be unchanged so there will be no impact to the surrounding buildings either listed or not listed.

I hope this clarifies our client's position on heritage matters.

Elly Hutton – Principle Designer

Looking forward to hearing from you.

Yours sincerely

Elly Hutton

Elly Hutton – Principle Designer