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Design and Access Statement

49 River Road, Littlehampton, BN17 5BZ
28th April 2025

For: Change of Use from Light Industrial (Class E/B2) to Residential (Class C3)

Local Authority: Arun District Council

Application for Change of Use: 49 River Road, Littlehampton, BN17 5BZ
Planning Application Reference: LU/77/25/PL

Introduction

This Design and Access Statement is submitted in support of the full planning application for the change of use of the ground floor of the existing two-storey building at 49 River Road, Littlehampton, from light industrial use (Class B2/Class E) to residential (Class C3).

The proposal seeks to incorporate the ground floor into a single dwelling, with all principal habitable accommodation retained and expanded on the first floor. No external alterations to the building are proposed.

Design Principles

- **Use:**
The ground floor, previously used for woodworking and joinery (light industrial use), will be converted for ancillary residential purposes, including workshop, games room and utility areas. The first floor will remain residential, consistent with the use previously approved under planning application LU/144/97.
- **Layout:**
No external changes are proposed. Internal alterations are minimal and designed to support comfortable residential use, consistent with Building Regulations and modern living standards.
- **Scale and Appearance:**
The scale, massing, and external appearance of the building will remain unchanged. There are no external extensions, alterations to materials, or changes to the roof form.
- **Landscaping:**
No changes to external landscaping are proposed as part of this application.
- **Flood Risk:**
The site falls within Flood Zone 3; however, government flood mapping identifies the risk as low to very low. A Flood Risk Assessment has been submitted with the application, and flood resilience measures, such as the location of primary accommodation on the first floor, are incorporated.

Access

- **Vehicular and Pedestrian Access:**
The existing vehicular and pedestrian access arrangements will be retained. No new access points or alterations to highways arrangements are proposed.
- **Inclusive Access:**
The change of use ensures continued safe and suitable access for all users. As the primary habitable areas are located on the first floor, access will remain via the existing stairwell.

Conclusion

The proposed change of use from light industrial to residential use is minor in nature, involving no external alterations and no impact on the wider street scene. The proposed development is consistent with the objectives of national and local planning policies promoting sustainable residential use within established communities, and will positively contribute to the surrounding residential environment.