

PLANNING STATEMENT

The Old Printworks, 7 Arundel Road, Littlehampton

Proposed change of use from light industrial (E (g) (iii) Use Class) to residential use (C3 Use Class) to create a 2 bedroom dwelling, and alterations including creation of internal courtyard garden, addition of first floor roof terrace, and window alterations.

March 2022



1.0 INTRODUCTION & DEVELOPMENT PROPOSAL

- 1.1 The current planning application proposes the change of use of The Old Printworks building in Littlehampton from a light industrial (E (g) (iii)) use to a residential (C3) use. The last known use of the building was as a printing workshop “Smallworth Printers” (a light industrial use), who vacated the building in 2010 and re-located to Worthing, and the building has since been empty. The proposal is to undertake some relatively minor building works and alterations to the building to facilitate its use as a 2 bedroom dwelling. This includes the creation of an internal courtyard at ground floor and a first floor roof terrace to provide the future occupants with external amenity space and good levels of outlook and natural light within the main living areas. Appropriate cycle parking and refuse storage provision would also be made to serve the new dwelling.

2.0 SITE & SURROUNDINGS

- 2.1 The site consists of a part-single part-two storey old industrial building (The Old Printworks) located at the rear of no.7a Arundel Road (The Georgian House), in Littlehampton. The building was last in use as a printing workshop (former B1 use class, now E use class), and is currently vacant. The building has a dual-pitched tiled roof section and flat roof sections. The building is constructed of part brick and part plain concrete render elevations. There is a mix of clear-glazed and obscure-glazed windows.
- 2.2 The southern boundary wall adjacent to the retail parade car park is a brick and flint wall with concrete lintels. On the north and east elevations, the building faces into the private garden courtyard belonging to the neighbouring property, no.7a, The Georgian House. This property is a Locally Listed ‘Building of Character’. To the west of the site is a modern purpose-built flatted building known as ‘Drummond Court’.
- 2.3 The site is within the Built-up Area Boundary of Littlehampton in a Town Centre location, with a mixture of commercial and residential uses and different ages and styles of buildings surrounding the site. The site is within the Littlehampton Economic Growth Area. It is in Flood Zone 1 (lowest risk of flooding). There is an old apple tree and another two evergreen trees within the courtyard garden to The Georgian House, but there are no known protected trees within or in close proximity to the site boundary.

3.0 RELEVANT PLANNING HISTORY

3.1 LU/86/16/PL

Conversion and first floor extension of vacant printing works to form 2 No. 2 bed dwellings
Approved
22/07/2016

3.2 LU/340/21/PL

Application for works to existing building including; Insertion of new windows and rooflights, infilling of windows, replacement of windows, addition of French doors and Juliette balcony, and replacement of roofs and new coping to flint wall.

Approved
02/02/2022

4.0 RELEVANT PLANNING LEGISLATION, POLICIES AND GUIDANCE

4.1 The most relevant planning legislation, policies and guidance in the determination of this planning application are as follows;

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (2021)
- Arun Local Plan (2018)
- Littlehampton Neighbourhood Plan (2014)
- Arun District Council Design Guide SPD (2021)
- Arun Parking Standards (2020)

5.0 PLANNING ASSESSMENT OF MATERIAL CONSIDERATIONS

5.1 The material planning considerations for the determination of this planning application are as follows;

- Principle of development – change of use
- Quality of new residential accommodation
- Visual Amenity and Heritage Impact
- Residential Amenity Impact
- Parking

- Waste
- Contamination
- Drainage
- Trees
- Ecology & Biodiversity
- Energy & Sustainability

These matters will be considered in turn against the relevant planning legislation, policies and guidance in the following sections of this Statement.

Principle of development

5.2 The proposal is to change the use and convert the existing vacant print works (light industrial use) to a 2 bedroom dwelling (residential use). The site is located within the Littlehampton Economic Growth Area. The key policies within the Arun Local Plan (2018) are policies EMP SP2 and EMP DM1. Policy EMP SP2 states that the Council will work with partners to enhance local employment opportunities within the Economic Growth Areas (EGAs) and that knowledge and cultural based employment as well as retail, leisure and office developments will be directed toward the EGAs.

5.3 Policy EMP DM1 (2) seeks to protect existing employment sites and premises, where there remains a reasonable prospect of employment use. It states that change of use from business use (B1-B8) will not be permitted unless:

(a) It is demonstrated that the site is no longer required and is unlikely to be re-used or re-developed for industrial/commercial purposes. This should include clear demonstration of marketing, viability appraisal and the suitability of the site to accommodate the proposed use - using a methodology to be agreed by the District Council at pre-application advice stage; or

(b) The existing location poses insurmountable environmental harm or amenity which cannot be satisfactorily resolved.

The Council will require evidence that the site has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative employment uses have been fully explored.

5.4 The Littlehampton Neighbourhood Plan (2014) does not contain any specific policies in respect of the protection or enhancement of employment uses and premises. However, policy 7 does allocate 2 sites within the LNP area for business use, policy 8 allocates a business incubator site, and the NP includes the strategic objective of increasing, improving and diversifying the quality of employment.

- 5.5 This particular site in Littlehampton was the former print workshop known as 'Smallworth Printers'. In 2010, Smallworths re-located their business to Worthing (see Appendix 2 – companies house record). Since then, it has been vacant for the past 12 years and fell into a state of poor repair and semi-dereliction. In 2015, the Big Beach Hut Ltd. purchased the premises (see Appendix 2 for Title deed) and later in 2016 obtained planning permission from Arun District Council for the conversion from the printworks and extension of the building to form 2 x 2 bed residential dwellings (ref. LU/86/16/PP). See Appendix 2 for Decision Notice. Although this permission is now expired (in July 2019), the former permission for change to residential forms a material planning consideration in this current application, since its change to residential use was established as being acceptable in principle.
- 5.6 The current owner (and applicant) purchased the site in 2018, on the basis that it could be used for either an industrial use but also had an extant planning permission for change of use to residential. The property was being marketed as having planning permission for residential use (see Appendix 2 – marketing brochure).
- 5.7 The current owner runs a Blacksmith business and had considered operating his blacksmiths from The Old Printworks building. However, a blacksmith use falls under General Industrial (B2 use) rather than Light Industrial use, since it involves noisy works which are not appropriate within a residential area given the detrimental residential amenity impacts. In addition, the premises is not practical for industrial use, given its lack of staff/customer parking and that deliveries cannot easily be made. As such, this has led the owner to now wish to convert the building to a residential use (as permitted, but now expired, back in 2016).
- 5.8 No recent marketing of the site for employment uses has been undertaken nor has a viability appraisal for its use for employment purposes been provided with this application. In this respect, it is acknowledged that the proposal does not comply with policy EMP DM1 (2) (a). However, the suitability of the site as an employment premises is considered low, given its lack of staff/customer parking or possibility for servicing and deliveries etc. In addition, it is noted that the building has been vacant for 12 years, since Smallworth Printers moved out in 2010, and that at the time of gaining planning permission in 2016 for a residential scheme it had already been vacant for 6 years with no employment interest/use. Furthermore, the suitability of the site for the proposed residential use is considered high, given the surrounding residential uses adjacent and in close proximity to the site. This addresses policy EMP DM1 (a) in this respect, and it is considered that it has been demonstrated that the site is no longer required and is unlikely to be re-used or re-developed for industrial/commercial purposes.
- 5.9 It is also noted that under the 2016 planning permission, the loss of this employment premises (to residential use) was not raised as an issue. The Council's Economic Regeneration team confirmed they raised no objection to the application, Littlehampton Town Council raised no objection, and the Local Planning Authority recommended approval of the application. As such, this

2016 planning permission for a change of use from light industrial to residential use is a material planning consideration in the determination of this current application, and the principle of a residential use at the site has been established.

- 5.10 Furthermore, it is noted that Arun District Council currently cannot demonstrate a 5 year housing land supply (currently only 3.3 years). As such, given this proposal relates to the provision of housing, the NPPF's 'presumption in favour of sustainable development' would be engaged. The site would represent 'sustainable development' given its location within the Built-up Area Boundary and Town Centre, with access to a wide range of services, amenities and public transport network. The NPPF (para 11) states that in such circumstances permission should be granted unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 5.11 In this case, it can be concluded that (i) does not apply and that (ii) would not result. The loss of the employment premises and any considered conflict with policy EMP DM1 would not, in the tilted planning balance, constitute an adverse impact which would significantly and demonstrably outweigh the benefits of the scheme. This takes account of the lengthy (12 year) vacancy period of the building, the lack of interest and suitability of the site for business uses and the previous 2016 permission which established the acceptability of the use of the site for residential purposes. The benefits of the scheme consist; the provision of a new high-quality 2 bedroom home (social benefit), contribution to the construction industry, Council tax and local spending (economic benefits), and the re-use of materials and its highly sustainable location (environmental benefits). As such, on balance, it can be concluded that planning permission for the change of use to a dwelling should be granted, in line with the NPPF's 'presumption in favour of sustainable development'.

Quality of new residential accommodation

- 5.12 Policy D DM2 of the Arun Local Plan requires internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs. Section J.08 of the ADC Design Guide SPD reiterates the need to comply with the national internal space standards. The Nationally Described Space Standards provide the current guidance for dictating minimum space standards.

- 5.13 The application proposes the creation of a 2 double bedroom 4 person (2B4P) dwelling. The national internal space standards require a minimum GIA of 79sqm for a 2B4P dwelling over 2 storeys. The GIA of the proposed dwelling would be 144.1sqm, so would far exceed the minimum internal space standards. Storage space has also been incorporated.
- 5.14 The new dwelling would not only be excellently sized but would also provide high-quality residential accommodation. The pitched roof section (Bedroom 1) would benefit from outlook and natural light from multiple sources; with 2 velux rooflights, 2 obscure-glazed windows and 2 high-level porthole windows. The upstairs bedroom (Bedroom 2) would benefit from 2 clear-glazed windows, 2 obscure-glazed windows and 1 set of French doors leading out to a roof terrace. The main habitable living areas within the flat roof section of the building would be open plan, with a kitchen with clear-glazed door and window into rear courtyard, a study with clear-glazed window into rear courtyard and a dining area, snug area and living area all set around a newly created internal courtyard (with a large roof lantern also above the living area). This internal courtyard arrangement with planting would provide an attractive and green outlook to the main living space and plenty of natural light. In terms of privacy, there would be no harmful inter-visibility between the application building and neighbouring properties and its occupants would enjoy a good level of privacy. The new porthole windows would be high-level to avoid overlooking from the car park into the new dwelling, and the roof terrace would be surrounded by screening to a height of 1.7m to ensure it would be well screened and private.
- 5.15 There are no specific policies in the Arun Local Plan with regard to external amenity space. Section H.04 of the Arun Design Guide SPD advises that outdoor amenity spaces should be of an appropriate size and shape and be usable and enjoyable for occupants. It suggests the following quantum of outdoor amenity space is suitable:
- Private rear gardens should have a minimum depth of 10.5 metres.
 - Balconies should have a minimum of 3sqm of usable space.
- 5.16 The scheme includes an internal courtyard (10.7sqm) and a rear courtyard (10sqm) at ground floor level and a first floor roof terrace (11.3sqm). This would result in a total of 32sqm, ample outdoor amenity space to serve a 2 bedroom dwelling. In addition, it is noted (as it was in the 2016 Officers Report for that approved residential scheme) that the site is within the town centre characterised by close-knit development, and so the proposal would be in keeping with the character of the urban setting, and the central position of the property also means that the public amenity spaces of the river, beach, open space and recreation areas are within walking distance.

Visual Amenity and Heritage Impact

- 5.17 Policy D SP1 of the Arun Local Plan (ALP) states development should seek to make efficient use of land but reflect the characteristics of the site and local area. Policy D DM1 looks at aspects of design quality, including; character and

appearance. Policy D DM4 sets out criteria for which applications relating to alterations of existing buildings must be assessed against including (a) the alteration or extension sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials and (b) the alteration or extension is visually subservient to the main building. The ADC Design SPD provides detailed guidance on alterations and extensions. The Littlehampton Neighbourhood Plan contains no specific policies in respect of the design of minor alterations (only Policy 22 which relates to the design of major development proposals).

- 5.18 Paragraph 195 of the NPPF requires the LPA to identify and assess the significance of any heritage assets affected by a proposed development. Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset 'great weight' should be given to the heritage assets conservation. Para 202 states that where proposals would lead to 'less than substantial harm' to the significance of a heritage asset, this harm should be weighed against the public benefit of the proposal.
- 5.19 Arun Local Plan policy HER SP1 requires that development proposals must conserve or enhance the historic environment, which includes the highest protection being given for designated heritage assets including listed buildings/structures, their settings and Conservation Areas. Policy HER DM2 relates to Locally Listed Buildings and Structures of Character. Policy 17 of the Littlehampton Neighbourhood Plan relates to Buildings and Structures of Character stating that "The effect of a planning application proposal on the significance of these non-designated heritage assets will be taken into account in determining the application in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."
- 5.20 The former Old Print Works is not a Listed Building, and it is not located within a Conservation Area. However, the adjacent building, The Georgian House (7a Arundel Road), has been identified by the LPA and the Littlehampton Town Council as a Locally Listed Building or Structure of Character. The Georgian House is a well maintained and pleasant three-bay rendered house of two storeys, with multipaned sliding sash windows.
- 5.21 The proposed external alterations to the building consist of the following changes;
- The addition of 2 x ground floor and 1 x first floor porthole windows on the south elevation
 - Infilling 1 x existing obscure-glazed window on the north elevation
 - The addition of a first floor roof terrace with curved louvred timber screening surround
 - The creation of an internal courtyard at ground floor level
- 5.22 The proposed new port-hole windows would be located within the existing brick and flint boundary wall adjacent to the retail car park and within the flat roofed section of the Old Printworks building. This existing elevation is currently blank and the addition of the windows would add visual interest and articulation to this

solid blank façade and thus improve its appearance. The windows would be of an appropriate scale, at ground floor would align with the velux rooflights above, and their design would be reflective of the nautical detailing common within Littlehampton and other sea-side towns. The existing obscure-glazed window on the north elevation would be infilled with matching brickwork to ensure a consistent appearance with the rest of the building.

- 5.23 The proposed first floor roof terrace would have a screening surround to a height of 1.7m around it, which is proposed to be of a high-quality design and finished in high quality materials. High quality louvred hardwood with curvature is proposed. Examples of proposed materials can be found in Appendix 2. The roof terrace screening would be readily visible in private views from surrounding properties, although it would be partially screened on the eastern elevation by trees within the garden to The Georgian House. It would not be readily visible from public views within the street scene nor have any visual impact on the character of the street. The proposed ground floor internal courtyard would not be readily visible apart from private properties looking downward and toward the site.
- 5.24 The proposed alterations are considered to be of an appropriate scale, form, design and materials and would be sympathetic to the appearance of the building and area. These alterations are considered to result in no harm to the significance and setting of the adjacent locally listed Building of Character 'The Georgian House' and would have a neutral impact in respect of this non-designated heritage asset. A similar conclusion was drawn by the Council's Conservation Officer in respect of the recent 2022 permission for alterations to windows to the building.

Residential Amenity Impact

- 5.25 Policy D DM1 of the Arun Local Plan (ALP) 2018 states new development will have minimal impact to users and occupiers of nearby property and land, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance. Policy D DM4 (c) requires that alterations do not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties. Policy QE SP1 states the Council requires development to contribute positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity. The ADC Design Guide SPD 2021 includes detailed guidance on the protection of residential amenity, including setting out the required separation distances between habitable rooms to ensure privacy (Section H.04) and measures to maintain privacy (Section J.02). The Littlehampton Neighbourhood Plan (LNP) 2014 contains no policies specifically in relation to residential amenity.
- 5.26 The new porthole windows would be high-level and face toward a public (retail) car park so would not have any impact on neighbouring occupant amenity. The proposed infilling of an existing window opening on the north elevation could be

seen as a benefit as it would reduce windows (albeit obscure-glazed) facing into the courtyard of The Georgian House.

- 5.27 The proposed first floor roof terrace would be surrounded by screening to a height of 1.7m. This would ensure there would be no views downwards into the courtyard garden of no.7A or across to the windows of 7A and 9 Arundel Rd, nor out toward the windows of Drummond Court. The privacy of these neighbouring properties and gardens would therefore be maintained. The roof terrace would be set in from the edge of the roof on all sides and would be of limited depth to ensure it would not appear overbearing, enclosing or visually intrusive from neighbouring properties and gardens. The internal courtyard at ground floor level would be situated within the floor plan of the building itself and would not impact neighbouring residential amenity any more than the use of a ground floor garden/patio.

Parking

- 5.28 Policy T SP1 of the Arun Local Plan requires development proposals to provide safe access on to the highway network and to incorporate appropriate levels of parking in line with adopted planning policies. ALP policy T DM1 requires development to make provision for facilities for sustainable modes of transport such as cycling, to meet the parking standards, including cycle storage. The ADC Design SPD (Sections I.01, I.02 and I.03) includes guidance on the provision and design of car parking, electric vehicle bays and charging points, and cycle parking. The ADC Parking SPD (2020) provides standards for car and cycle parking etc. on site.
- 5.29 The ADC Parking SPD would expect a minimum of 1 on-site car parking space to serve a 2 bed dwelling in this location (Parking Behaviour Zone 4). The SPD does allow for a 10% variation below the parking demand target where sustainable modes of transport are provided (para 3.2) and also states that a more flexible approach will be taken to schemes on sites close to urban centres (para 3.3).
- 5.30 Due to its particular location, it being within the urban centre, and the tight-knit nature of surrounding development, the site is unable to include any off-street, on-site car parking spaces. There is, however, free car parking on nearby residential roads around the train station, and easy access to the public transport network and walking/cycling routes. Under the 2016 planning application, the Officers Report stated 'The proposal has no off-street car parking provision but it is sustainably located in the town centre close to bus stops and the train station. The site adjoins the defined Principal Shopping Area highlighting its close proximity to shops. The former commercial use would have generated traffic levels to off-set against those now proposed. County Highways have been consulted and raised no objection in terms of highway safety.' The same conclusion can be reached in respect of this current scheme, and the lack of car parking provision is concluded as acceptable given the site's

highly sustainable town centre location and that the prior commercial use would have generated more traffic than the proposed single dwelling use.

- 5.31 The ADC Parking SPD would expect a minimum provision of 1 cycle parking space for a 2 bed house. The scheme proposes 4 cycle parking spaces within the vestibule to the property (undercover, secure, lit and easily accessible), so would exceed the standards and accord with design guidelines in this respect.

Waste

- 5.32 Policy WM DM1 of the Arun Local Plan requires new residential development to ensure that kerbside collection is possible for municipal waste vehicles and bin storage provision is made as follows:- Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. The same amount of storage space/bins for recyclable materials is required to be provided. It is recommended that any waste storage provision is located near or adjacent to the highway, so that the maximum refuse pulling distances and refuse vehicles access requirements are complied with. Section H.07 of the Design SPD, requires that attractive bin storage (providing screening for bins) should be integrated into the design of new housing.
- 5.33 The scheme includes the provision of a bin store within the rear wall/courtyard. This would consist of 1 x 240l bin for refuse and 1 x 240l bin for recycling, as required by policy. On bin collection days, the bins would be wheeled out from the rear site access through the alleyway adjacent to Drummond Court for collection kerbside on Albert Street.

Contamination

- 5.34 Policy QE DM4 of the Arun Local Plan relates to land contamination and ensuring that sensitive uses are not exposed to land contamination and any contamination is remediated prior to first use.
- 5.35 The site did operate as a former printing workshop, however the building has been vacant for around 12 years. On this basis, and the fact that under the 2016 planning permission for change of use to a residential use, contamination was not raised as a potential issue at the time, and it is concluded that the same would therefore be the case now. In any event, pre-commencement planning conditions could be used if this would meet the NPPG's tests for planning conditions as being 'necessary'.

Drainage

- 5.36 ALP policy W DM2 sets out the requirements for development in areas at risk of flooding, including; the need for the sequential test, an FRA, adaptation and mitigation measures, flood warning and evacuation plans and site drainage plans. ALP policy W DM3 states that all development must identify opportunities to incorporate a range of Sustainable Urban Drainage (SUDs) systems. The ADC Design Guide SPD (Section K.04) requires that development incorporate Sustainable Drainage Systems (SUDs) and flood risk mitigation.
- 5.37 The site is located within Flood Zone 1 (lowest risk of flooding) and as such an FRA nor flood proofing measures are not required. SUDs have been incorporated into the scheme in the form of the rear courtyard paving being porous/permeable and the provision of gutters from the flat roof section of the building to rainwater-harvesting water butts within the internal courtyard which would also have overflow discharge to planters. The rainwater from the pitched roof section of the building currently flows into gutters which then discharge into water butts serving The Georgian House.

Trees

- 5.38 ALP policy ENV DM4 seeks to protect trees with TPOs, identified as Ancient Woodland, in Conservation Areas, or that contribute to local amenity.
- 5.39 There is an old apple tree and another two evergreen trees within the courtyard garden to The Georgian House, but there are no known protected trees (with TPOs and Conservation Area trees) within or in close proximity to the site boundary. The alterations to windows, addition of a first floor roof terrace nor the new ground floor internal courtyard (which will not involve excavation of the existing building's core foundations i.e. no soil disturbance) will have no impact on tree canopy or Root Protection Areas (RPAs) of any nearby trees.

Ecology & Biodiversity

- 5.40 In terms of legislation, development will need to avoid impacts on legally protected species, and where this is not possible, mitigation or compensation will be necessary and a Licence from Natural England may be required. Paras 174 and 180 of the NPPF indicates that developments should aim to protect or enhance, minimise impacts, and provide net gains to biodiversity. Net Biodiversity Gain is an important aspect of the Environment Act and the NPPF.

ALP policy ENV DM5 states development shall seek to achieve a net gain in biodiversity and protect existing habitats on site.

- 5.41 Although the building has been vacant in terms of a permanent use and occupation for the past 12 years, the building has remained secure with watertight roof and secured shut windows/doors throughout that period, and in the past year or so the owner has undertaken building works such as the replacement of the roofs and windows (as approved under LU/340/21/PL) and making good internally etc. As such, the potential presence of any protected species such as bats or owls is considered negligible and there has been no evidence of such. It is also noted that under the 2016 application (when the building had been vacant for 6 years) the matter of protected species was not raised as an issue, so the same can be concluded in this case.
- 5.42 The scheme incorporates wildflower planters within the courtyard and roof terrace and a bird box and bee bricks at first floor level, which will ensure Biodiversity Net Gain.

Energy and sustainability

- 5.43 Arun Local Plan policies ECC SP1, ECC DM1 and ECC DM2 seek energy efficient buildings and the use of renewable energy, as does the ADC Design Guide which provides detailed design guidance on this.
- 5.44 Since the proposal involves the conversion of the existing building rather than a new building construction, the fabric-first approach is more limited, however high quality super thick insulation (above the Building Regs requirements) has been used to insulate the building and make it thermal-efficient. In addition, recycled materials will be re-used wherever possible, for example for the porthole windows and existing stock bricks for the window infill. The timber screening around the roof terrace will be sustainably sourced hardwood. Internal lighting will be energy-efficient LED and there will be an energy smart-meter. In addition, 4 PV solar panels are proposed to be installed on the top flat roof, and a domestic micro wind turbine is also proposed, to generate renewable energy.

6.0 CONCLUSION

- 6.1 The proposed change of use and conversion of the building from a light industrial to residential use would bring a building which has been vacant for a considerable period of time (12 years) back into use and would result in the provision of a high-quality new dwelling in a sustainable location within the Built-Up Area Boundary. Although marketing for a business type use has not recently been undertaken, contrary to Local Plan policy EMP DM1, for the reasons set out in this Statement, the site is not considered practical or suitable for this type of use, and given its lengthy period of vacancy (12 years), it is considered likely

the site is no longer required and is unlikely to be re-used or re-developed for industrial/commercial purposes, in accordance with policy EMP DM1.

- 6.2 Furthermore, there are in this case other material considerations which indicate that a decision could be made otherwise than in accordance with the Development Plan policies. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 6.3 These other material considerations in this case are; the previous 2016 planning permission (ref. LU/86/16/PL) which granted the change of use of the building to 2 x residential dwellings, and the Council's current lack of a 5 housing land supply. The 2016 planning permission established that the change of use and conversion of the building to residential purposes was acceptable in principle. The Council's current lack of a 5 year housing land supply, means that the NPPF's 'presumption in favour of sustainable development' is triggered. In this case, the development would constitute 'sustainable development'. In terms of impacts, the proposals would provide high quality new residential accommodation with cycle and refuse storage, SUDs and Biodiversity Net Gain, and would have an acceptable impact on visual amenity, heritage assets, neighbouring residential amenity, parking/highways, drainage, trees and ecology. It can be concluded that there are no adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme in the tilted planning balance. As such, it can be concluded the proposals would benefit from the 'presumption in favour' and should be granted permission.



APPENDIX 1 – SITE PHOTOS

Photo 1: Front of site from car park/Arundel Road



Photo 2: Southern elevation



Photo 3: Southern elevation (The Georgian House and Arundel Rd in background)



Photo 4: View west towards application building and Drummond Court in background



Photo 5: View east from application building toward The Georgian House



Photo 6: View west from application building toward Drummond Court



APPENDIX 2 – SUPPORTING INFORMATION

Item 1: Companies House record of re-location of Smallworth Printers in 2010

21:39 Sat 5 Mar
s3.eu-west-2.amazonaws.com

1 of 1


Companies House
----- for the record -----

AD01^(ef)
**Change in situation or address of a
Registered Office**


XJCB25ZR

Company Name: SMALLWORTH PRINTERS LIMITED

Company Number: 00683671

Received for filing in Electronic Format on the: 05/10/2010

New Address Details

New address: BAKER HOUSE FERRING STREET
FERRING
WORTHING
WEST SUSSEX
UNITED KINGDOM
BN12 5JF

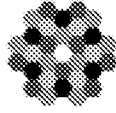
Please Note:
The change in the Registered Office does not take effect until the Registrar has registered this form. For 14 days, beginning with the date that a change of Registered Office is registered, a person may validly serve any document on the company at its previous Registered Office.

Authorisation

Authenticated
This form was authorised by one of the following:
Director, Secretary, Person Authorised, Liquidator, Administrator, Administrative Receiver, Receiver, Receiver Manager, Charity Commission Receiver and Manager, CIC Manager, Judicial Factor.

Item 2: Land Registry Title for Big Beach Hut Ltd purchase of site in 2015

HM Land Registry



Official copy
of register of
title

Title number WSX69167

Edition date 09 03 2016

- This official copy shows the entries on the register of title on 17 JAN 2016 at 11:01:04.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 17 Jan 2016.
- Under s 67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : ARUN

- (17.01.1982) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 7 Arundel Road, Littlehampton (BN17 7BX).
- The land has the benefit of and is subject to the following rights granted by a Conveyance of the land in this title dated 22 December 1982 made between (1) Kenneth John Dean (Vendor) and (2) Smallworth Printers Limited (Purchasers):-

"TOGETHER ALSO with a right of way on foot only in common with the Vendor and his successors in title the owners and occupiers for the time being of 7a Arundel Road over and along the piece of land coloured brown on the said plan providing access to Arundel Road Subject to the payment of a fair proportion of the cost of repairing and maintaining the same AND TOGETHER ALSO with the right to the unimpeded access of light and air to all the existing windows of opaque glass (which shall be so maintained) on the north and east sides of the building now erected and which overlook the garden of 7a Arundel Road aforesaid which said garden is hatched black on the said plan."

NOTE: The land coloured brown and the garden hatched black referred to are tinted brown and tinted blue respectively on the title plan.
- The Conveyance dated 22 December 1982 referred to above is expressed also to grant the following right:-

"AND TOGETHER ALSO (so far as the Vendor can grant the same) with a right of way on foot over and along the land edged blue on the said plan giving rear access to the premises from Albert Road."

NOTE: The land edged blue referred to is tinted yellow on the title plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

1 of 2

Title number WSX69167

Title absolute

- 1 (09.03.2016) PROPRIETOR: BIG BEACH HUT LIMITED (Co. Regn. No. 03412338) of 8 Carlisle Road, Hove BN3 4PN and DAVID PAUL CUMMINGE of 8 Carlisle Road, Hove BN3 4PN.
- 2 (09.03.2016) The price stated to have been paid on 1 September 2015 was £75,500.
- 3 (09.03.2016) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorized by an order of the court..

End of register

Item 3: LU/86/16/PL permission for site for change of use to 2 dwellings

LU/86/16/PL

Recommendation Report for Planning Permission

REF NO: LU/86/16/PL

LOCATION: Smallworth Printers
7 Arundel Road
Littlehampton

PROPOSAL: Conversion & first floor extension of vacant printing works to form 2No. 2 bed dwellings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal includes demolition of the single storey part of the printworks and the front/side entrance. The 2 storey element is to be retained and extended to create 2no 2 storey 2 bedroom dwellings each with 2 patio areas.
SITE AREA	155 sq metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	130 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint walling to approx. 2m to south elevation. Fencing/walling to other boundaries.
SITE CHARACTERISTICS	Detached single and 2 storey property with brick and painted rendered elevations. Former printing works. 7a is in residential use. Commercial customer car parking area to south. Drummond Court to the west comprises residential flats.
CHARACTER OF LOCALITY	Edge of town centre location. Predominantly residential

RELEVANT SITE HISTORY

LU/432/79	Renewal of temporary permission for vehicular access and car park	ApproveConditionally 10-10-1979
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REPRESENTATIONS

Representations received:
Littlehampton Town Council

No Objection

One letter of representation - The access to the development is not shared it is a right of way for pedestrian access owned by the adjoining neighbour. The new development should use the current entrance to the premises. Can the alley be required to be kept free of materials and equipment during the construction period? It is requested the large light well window is obscure glazed. The proposal will renovate and repair a building that is fast becoming an eyesore and a potential threat to security and safety.

Comments on Representations received:

The position of the access has been altered to address the concerns of the neighbour. The obstruction of the alley is a private matter.

CONSULTATIONS

Economic Regeneration
WSCC Strategic Planning
Engineering Services Manager
Engineers (Fluvial Flooding)

Consultations responses received:

Economic Development - No Objection

County Highways - No Objection. In principle the existing use of the site as a printers (160 sqm B1c) would have had the potential to generate vehicular movements, by staff, customers and services. The change of use into residential dwellings would likely reduce the number of vehicle movements being associated with the site. Therefore there would be no highway capacity concerns raised to this proposal.

The site will not be served with any off street car parking provision, and it is not possible to provide any. The site is sustainably located within walking and cycling distance to services and amenities within Littlehampton town centre. Longer trips can be made via bus or train. It would not be considered that future residents of the dwellings would be dependent on the use of a private motor vehicle. The existing use as a print works would have also generated some parking demand. On this basis it would not be considered that a nil parking provision could be used as a substantive reason for a highways objection.

The applicant has demonstrated a communal cycle store; this facility would be considered appropriate and should be secure and covered. I would ask the facility is secured in perpetuity in the interests of sustainability via condition.

Vehicle access to the site for construction is constrained. Should consent be granted the applicants would be advised to contact WSCC Highways to agree in principle any traffic management that may be required. In order to secure these measures it would be advised a construction management plan be secured via condition.

In conclusion this proposal would not have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

Drainage Engineer - No surface water drainage comments

Comments on Consultation responses:

- comments noted. Requested conditions/informatives have been imposed

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary
Class A road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: GEN7
GEN12

The Form of New Development
Parking in New Development

Publication Version of the Local
Plan (October 2014):

D DM1 Aspects of Form and Design
Quality
D DM2 Internal Space Standards
D DM3 External Space Standards
D DM4 Extensions and Alterations to
Existing Buildings (residential and non-
residential)

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it

being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been published for pre-submission consultation(Reg. 14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Yapton. There are no policies in Littlehampton Neighbourhood Plan specifically relating to this type of development.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed dwellings have a warehouse style appearance which is in keeping with its surroundings. The new dwelling will replace existing structures which have a footprint covering the whole site. The site is adjoined by 2 storey residential dwellings of varying design and age. To the south of the site is a relatively recent flat development of contemporary design. The proposal would reflect elements of the design of adjoining properties.

The new wing of the development would be located adjacent to the parking area to the southern boundary and therefore has no adverse impact in terms of loss of overbearing impacts. A 2m gap will be introduced to the northern boundary which ensures that the impact on the adjoining property is minimised and that no adverse overbearing impacts result. Given the central position of the plot in relation to neighbouring properties and its lack of site frontage there is the potential for adverse overlooking and loss of privacy to result to adjoining properties. The first floor windows facing Drummond Court are existing and no additional windows are proposed in the east, north or west elevations and additional openings are conditioned.

In terms of residential amenity of future occupiers the dwellings would have gross internal floor areas of 78 sqm and 75 sqm in accordance with the National Space Standards 2015 for 3 person 2 storey dwellings of 70 sqm. However the dwellings do not comply with policy DDM3 (External Space standards) of the Emerging Local Plan. They each have access to a private patio area exceeding 8.5 sqm, but a 2 bedroom semi detached dwelling would require a garden area of 85 sqm. The provision for a 2 bedroom flat would be 5sqm. The proposal is located in the town centre where the character of the area is defined by close knit development. There are several flat

developments to the north with only communal outside space. Therefore whilst the proposal does not accord with the external space requirements it would be in keeping with the character of the area. The central position of the property also means that the river, beach, open space and recreation areas are within walking distance.

The proposal has no off street car parking provision, but is sustainably located in the town centre close to bus stops and the train station. The site adjoins the defined Principal Shopping Area highlighting its close proximity to shops. The former commercial use would have generated traffic levels to off set against those now proposed. County Highways have been consulted and raised no objection in terms of highway safety.

The application is therefore recommended for approval subject to the following conditions

HUMAN RIGHTS ACT

FOR APPROVAL

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal neutral impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans TA 941/01, TA 941/10 A, TA 941/11 A, TA 941/14 A, TA 941/17, TA 941/13 A, TA 941/15 A, TA 941/16 and TA 941/12 A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.
- 3 The first floor bedroom window on east elevation of the extension shall at all times be glazed with obscured glass and fixed to be permanently non-opening below internal floor level of 1.7m.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy GEN7 of the Arun District Local Plan.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no windows or other openings (other than those shown on the plans hereby approved) shall be formed at first floor level and above in the north, east or west wall/roof of the buildings without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policy GEN7 of the Arun District Local Plan.
- 5 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.
- 6 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.
- 7 No part of the development shall be first occupied until the secure cycle parking has been provided in accordance with plans and details hereby approved by the Local Planning Authority and such provision shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.
- 8 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.
- 9 **INFORMATIVE:** The applicant would be advised to contact WSCC Highways (01243 842105) to discuss any traffic management that may be required to implement the development prior to submitting plans and details pertaining to the construction plant and materials plan condition
- 10 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Item 4: 2018 marketing materials for site



PHOTOS & DETAILS

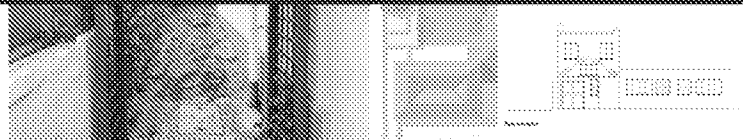
MAPS

FLOORPLANS & EPC

01273 829300

ARUNDEL ROAD, LITTLEHAMPTON, BN17 7DD
Asking Price: £200,000





PROPERTY DETAILS

- Development Site
- Town Centre Location
- Close to Shops and Train Station
- Detailed Planning Approved
- 2 Contemporary Houses
- Vacant Site
- Suitable for Alternative Uses

Set within close walking distance of the local shopping centre is this vacant development site. Formerly a small print works the existing buildings are planned to be part-retained and part-replaced to create a pair of contemporary 2 bedroom houses.

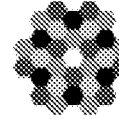
Approached down a private but shared driveway each house will have 2 small patio gardens each and well laid-out living spaces. On the first floor are 2 sensible bedrooms and a bathroom.

Full plans and details of the property are available on request. Contact Mishon Mackay Land & Development for access and further details 01273 829300.

[View Property Details](#)

Item 5: Title deed of current owners purchase of site in 2018

HM Land Registry



Official copy
of register of
title

Title number WSX69167

Edition date 06.03.2018

- This official copy shows the entries on the register of title as of 13 Mar 2018 at 11:25:09.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 13 Mar 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : ARUN

- (17.03.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 7 Arundel Road, Littlehampton (BN17 7BY).
- The land has the benefit of and is subject to the following rights granted by a Conveyance of the land in this title dated 22 December 1982 made between (1) Kenneth John Dean (Vendor) and (2) Smallworth Printers Limited (Purchasers):-

"TOGETHER ALSO with a right of way on foot only in common with the Vendor and his successors in title the owners and occupiers for the time being of 7a Arundel Road over and along the piece of land coloured brown on the said plan providing access to Arundel Road Subject to the payment of a fair proportion of the cost of repairing and maintaining the same AND TOGETHER ALSO with the right to the unimpeded access of light and air to all the existing windows of opaque glass (which shall be so maintained) on the north and east sides of the building now erected and which overlook the garden of 7a Arundel Road aforesaid which said garden is hatched black on the said plan."

NOTE: The land coloured brown and the garden hatched black referred to are tinted brown and tinted blue respectively on the title plan.
- The Conveyance dated 22 December 1982 referred to above is expressed also to grant the following right:-

"AND TOGETHER ALSO (so far as the Vendor can grant the same) with a right of way on foot over and along the land edged blue on the said plan giving rear access to the premises from Albert Road."

NOTE: The land edged blue referred to is tinted yellow on the title plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

1 of 2

Title number WSX69167

Title absolute

- 1 (06.03.2018) PROPRIETOR: CONAN STURDY of Unit 19, Rowan Road, Streatham, London SW19 5BN.
- 2 (06.03.2018) The price stated to have been paid on 5 March 2018 was £140,000.

End of register

**Item 6: Proposed roof terrace screening, timber louvre examples
(gaps to allow air flow, high quality hardwood, planting)**

