

A Planning Application for
a detached new dwelling on land rear of:

141 Wick Street,
Wick, Littlehampton
BN17 7JY

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1. Introduction

This Design & Access Statement accompanies a planning application for the construction of a detached dwelling and associated works on land rear of 141 Wick Street, Littlehampton, BN17 7JY.

The application site is located within the Built-Up Area Boundary of Littlehampton where new residential development is acceptable in principle providing it accords with other national and local planning policies.

2. Planning Policy

The proposed scheme has been considered carefully with all relevant Planning Policies, both National and Local. We consider the application proposal to be compliant with all the Planning Policy Framework to deliver an appropriate sustainable development.

3. Planning History

A planning application was submitted 15 years ago in 2004 for a two bedroom house on the same site by a different applicant.

This application LU/287/04 gained Planning Officer Recommendation to Permit. The application subsequently went before the planning committee and the planning officers decision was overturned by the committee.

This new application seeks to improve on this past application and is considered an enhancement to what was previously designed.

4. Site Context

The application site is located within the Built-Up Area Boundary of Littlehampton, on a large plot. The area is characterised by a variety of housing types.

The site was once the garden for 141 Wick Street, but for more than 8 years has been used as an additional garden space by 66 Colebrook Road, and is no longer owned by 141 Wick Street.

The application site area is approximately 155m², the length of the site is 22.4m and 6.9m wide. The main area of the site is level with the ground level of 66 Colebrook Road. The site towards the East drops down by 1.3m in height and the length of this lower part of the site is 6.3m long.

5. Proposal - Amount / Size

The proposed scheme is for a modest 3 bed dwelling to form a new family size property. The proposed GF GIA is 62m² this includes the Garage area. The proposed FF the GIA is 58m²

The width of the site is 6.9m wide and the width of the proposed new dwelling is 6.18m.

It is considered that the house design and site layout has led to a well-proportioned scheme, where the proposed plot provides sufficient amenity space and compare's favourably with other nearby properties, and would provide an appropriate scale of development consistent with the existing residential development within the Built-Up Area Boundary.

6. Layout / Design / Appearance

The proposed new dwelling will front the existing vehicular access from Wick Street, the dwelling will be built into the existing site and take advantage of the level change on the site. This will mean that the entire ground floor will be 1.3m below the ground level either side of the site.

By sinking the dwelling into the site this allows the ridge height to be lower than the nearest properties in Colebrook Road. It also reduces the scale and mass of the building because less of the dwelling will be visible as it will be below ground level.

The proposed layout has been carefully considered to maximise the usable floor space internally whilst having minimal visual impacts externally.

The Design on the new dwelling is in keeping with the surrounding properties, the side profile of the building is the same as the terrace properties in Colebrook Road, see photo below of 103 Colebrook Road:



The Appearance of the dwelling will be face brick work with rendered quoining surrounds to the windows, the roof will be clay tiles and the windows and doors UPVC.

The layout of the proposed dwelling; and the placement of fenestration have been thoroughly considered in terms of separation distances; and in order to protect the amenities of neighbouring residential occupiers.

The new dwelling will have a good size rear garden and will be over 10m in length and 6.9m wide.

The development has been carefully considered, taking into account the amenities of neighbouring residential occupiers and is not considered to cause harm to the neighbouring occupiers

7. Access

The dwelling would be wheelchair accessible, and built according to Part M of the Building Regulations.

The scheme would provide a single parking space in the garage, with access to this from Wick Street through the existing vehicular access.

8. Location

The new dwelling is very close to public transport links, being less than 40 yards to the nearest bus stop, with bus routes 9, 15, and 615 frequently stopping at this location. The dwelling is also very close to the South Coast cycle route.

The new dwelling is also within very short walking distance to local amenities, shops, doctors and schools. It is close to the centre of Wick and also not far from Littlehampton town centre. This location is sustainable and responds to key planning criteria for new properties.

9. Landscaping.

The main garden will be laid to lawn and will have soft landscaping, outside the external ground floor doors at rear there will be a small courtyard patio which will be at the lower level of the site. The boundaries will be fenced as they currently are at the moment.

10. Flooding

The site is not in a Flood Risk Zone, please see attached documents from the Environment Agency website.

11. Foul and Surface Water

The foul sewage will be dealt with via the mains drainage system, and surface water will be disposed of by soakaways in the rear garden. All drainage work will be carried out in line with current building regulations.

11. Conclusion

The design has carefully been considered with regard to the location, which has determined the scale, style and appearance of the new dwelling.

The development proposal has been considered in order to respect existing character whilst achieving sustainable development. It is therefore considered that the principle of residential development is acceptable at this highly sustainable location.

The small scale residential scheme would make efficient use of existing residential land in order to deliver a single additional dwelling in context with the surrounding pattern of residential development and would make a useful contribution to the supply of local housing market.

It is considered that the proposed scheme presents a well-balanced development designed to a high standard. The proposed dwelling would make a positive contribution to the townscape of Wick whilst maintaining the character of the area.