

PLANNING STATEMENT

38/40 HIGH STREET, LITTLEHAMPTON

**Whaleback Planning & Design**

91 Boundary Road
Hove BN3 7GA



Site	38/40 High Street, Littlehampton, BN17 5ED
Project	External alterations associated with the change of use of the upper floors to two flats (change of use sought under separate application for Prior Approval)
Applicant	38 High Street Littlehampton Limited
Our Ref	W2610
Date	March 2022
Version	20220322

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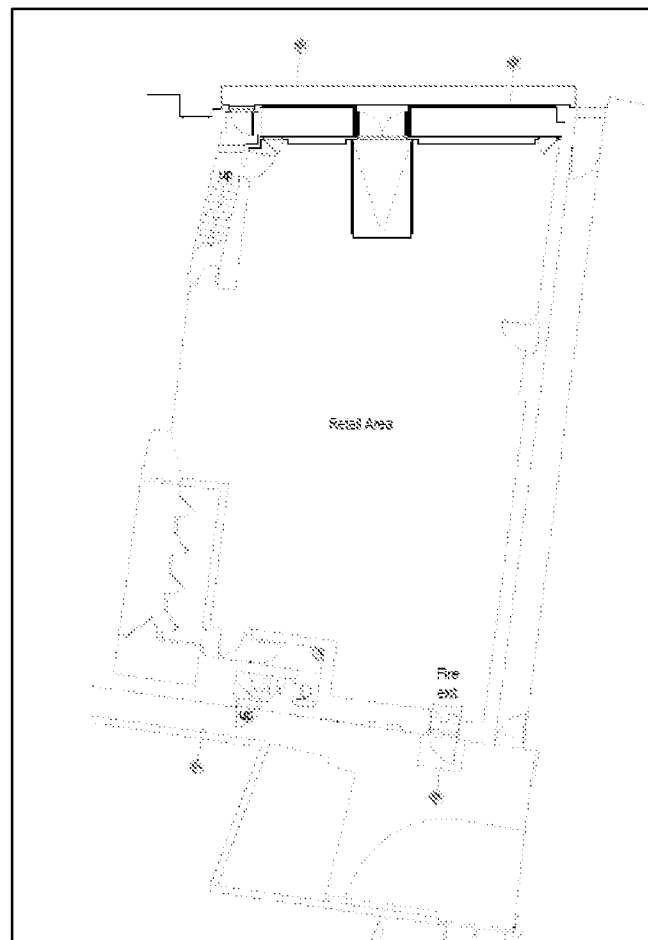
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Introduction

1. Whaleback Planning & Design is instructed by the applicant to prepare and submit a planning application for minor external alterations to 38/40 High Street Littlehampton. These alterations are sought in association with the change of use of the upper floors to two self-contained flats, the change of use is sought under a separate application for Prior Approval. These two applications should be considered in conjunction with one another.
2. This Planning Statement describes the application site and its surroundings, the development proposal, the planning history of the site and the relevant planning policy framework. A planning appraisal is provided to consider the merits of the application followed by a conclusion.

Site and Surroundings

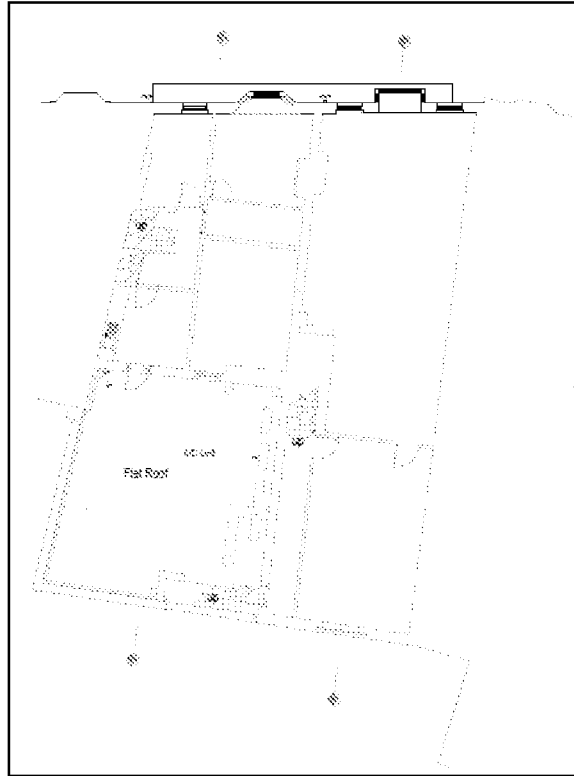
3. The application site comprises a three-storey commercial building located to the west of High Street. The property comprises an open plan clothing shop at ground floor with ancillary offices, storage and staff facilities within the upper floors. The site also contains a service yard to the rear with a separate access from Sparks Court.
4. The building includes a single storey flat roof extension and a hipped roof two storey outrigger to the rear elevation and a dormer window to the rear roofslope. The Use Class of planning unit is E(a).
5. The surrounding site contains a mixture of uses - residential and commercial.



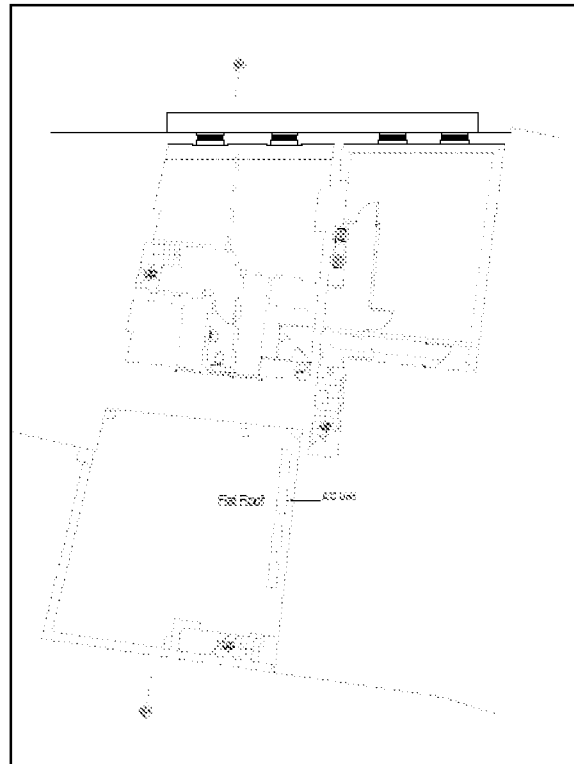
Existing ground floor

Constraints and Designations

6. The site is not within a conservation area and there are no Listed Buildings nearby. The site is located within the Primary Frontage of the Littlehampton Town Centre.



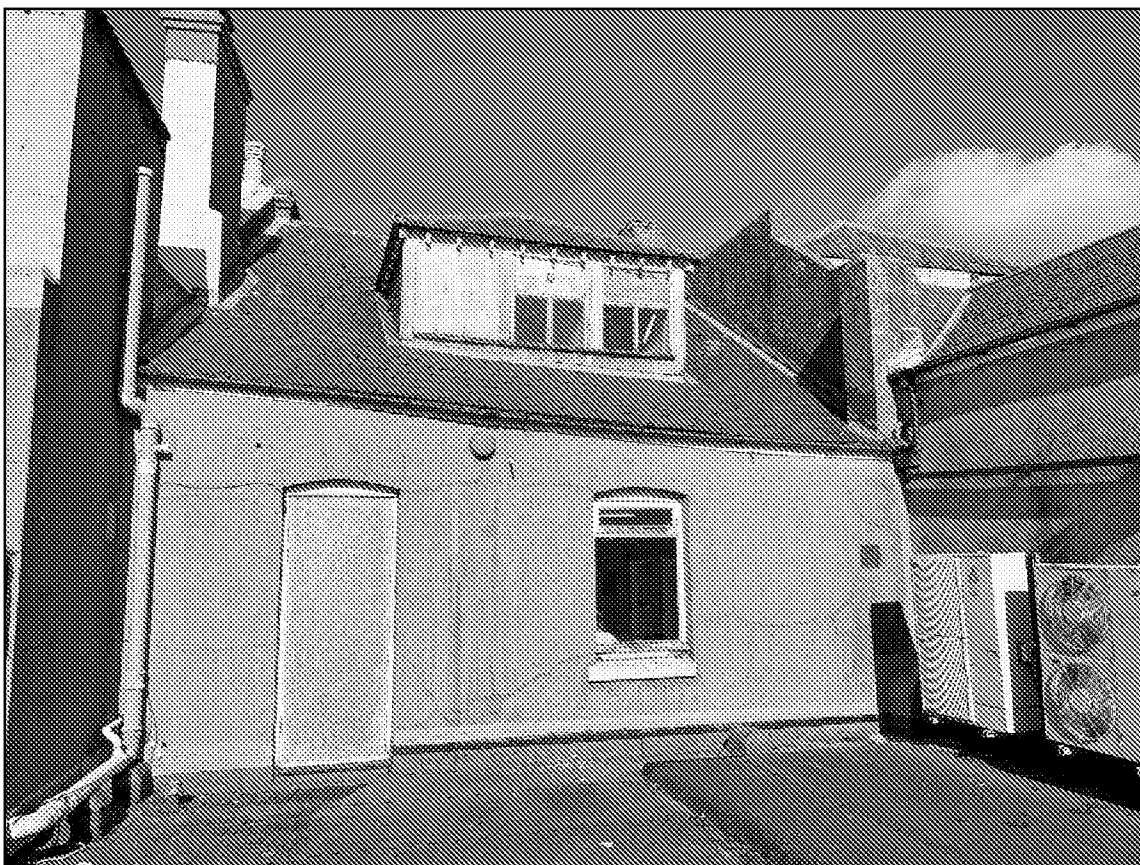
Existing first floor



Existing second floor



Front elevation



Part rear elevation



Rear elevation and access



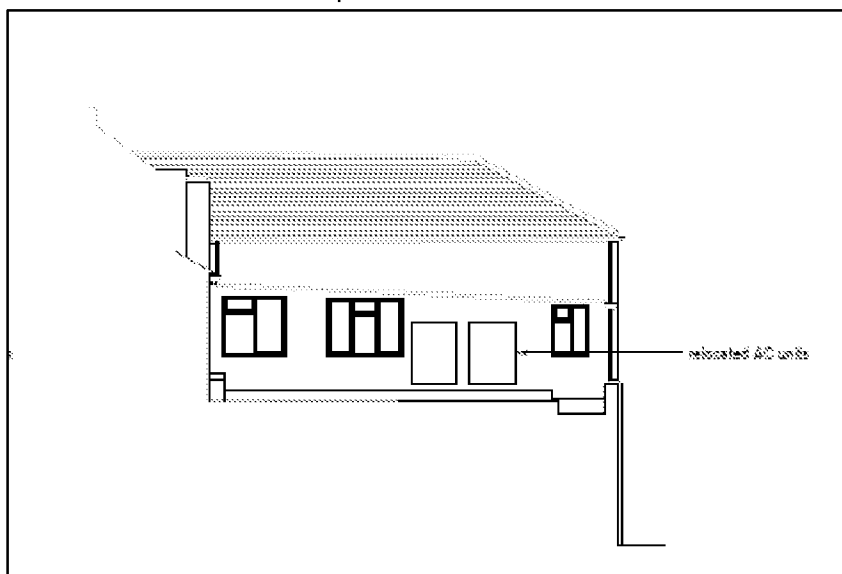
Existing AC units

Development Proposal

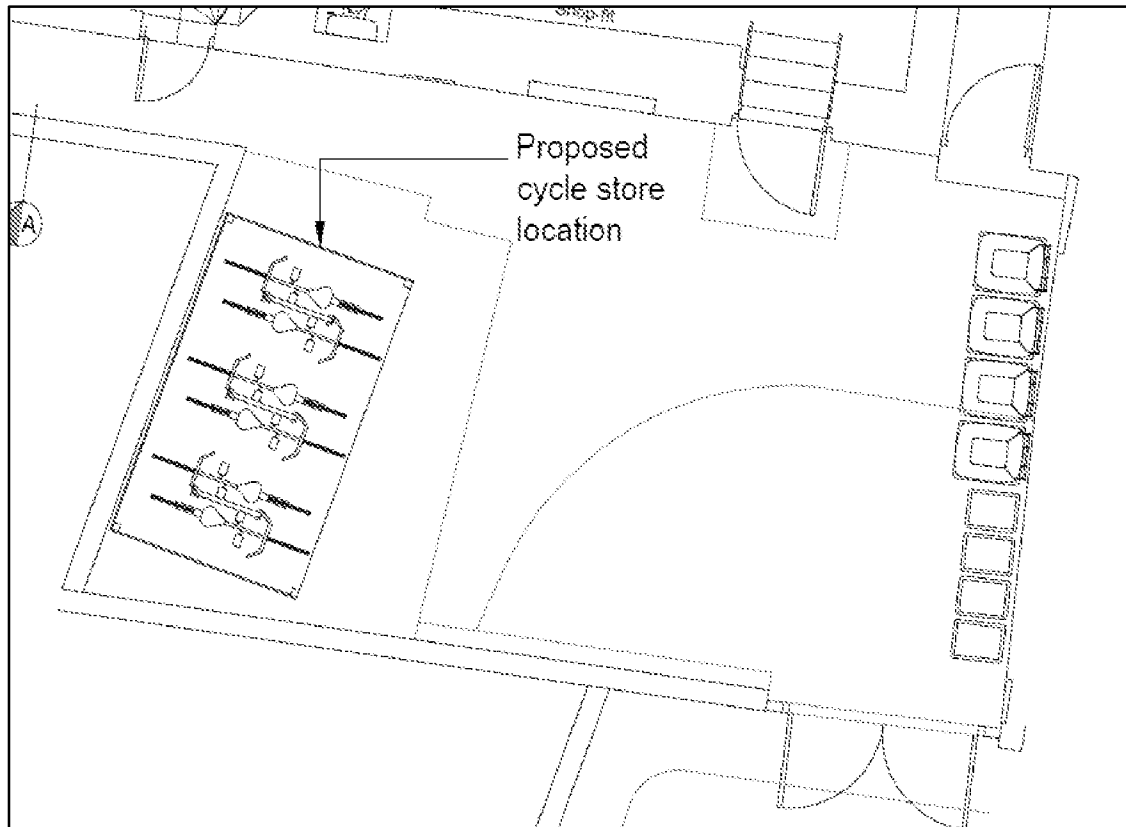
7. As set out above, this application seeks planning permission for minor external alterations to 38/40 High Street Littlehampton. These alterations are sought in association with the change of use of the upper floors to two self-contained flats, the change of use is sought under a separate application for Prior Approval. These two applications should be considered in conjunction with one another.
8. The proposed minor external alterations to the property comprise:
- The installation of a replacement dormer window to the rear roofslope
 - The installation of a new ground floor access door to the eastern side elevation
 - The installation of three new windows at first floor level to the western side elevation
 - The installation of one new window at second floor level to the rear elevation
 - The relocation of four AC units from the first-floor western side elevation to the adjacent flat roof
 - The installation of cycle storage and refuse and recycling storage within the rear curtilage



Proposed rear elevation



Proposed western side elevation



Proposed Cycle store and refuse and recycling

Relevant Planning History

9. **LU/209/96** – New Shopfront to existing Mackays shop. Approved 14/11/96
10. **LU/507/86** - Change of use from office to photographic studio. Approved 19/12/96

Planning Policy Framework

11. Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.

National Planning Policy Framework

12. A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
13. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.

14. For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Arun Local Plan (2018)

15. Policies of the Arun Local Plan (2018) relevant to the application proposal are as follows:
- Policy SD SPI Sustainable Development
 - Policy D SPI Design
 - Policy D DMI Aspects of Form and Design Quality
 - Policy D DM4 Extensions and Alterations to Existing Buildings

Planning Appraisal

Design / Visual Impact

16. The proposed rear dormer would replace an existing dormer window and would be of modest proportions, set well away from the ridge, eaves and edges of the roof and would result in an appropriate appearance, similar in character to the existing dormer.
17. The new ground floor access door to the eastern side elevation would be located within an existing undercroft/alleyway section of the building and therefore would not result in any visual harm to the application building.
18. The proposed fenestration comprises three new windows to the western elevation of the rear outrigger at first floor level and a single window to the rear elevation of the main building at second floor level. The windows would be of similar style and proportions to the existing windows and would be finished in white uPVC to match other windows to the rear elevation. The proposed windows would result in an appropriate appearance.
19. The AC units would be re-located from the first-floor western side elevation of the rear outrigger to the flat roofed area adjacent – a minor change in location. The number of AC units (4) would remain the same and therefore the visual impact would be neutral.
20. The cycle storage and refuse and recycle storage would be discreetly located to the rear of the building within the existing rear service yard and would be screened from view by the brick wall to the rear.
21. Overall, the scheme proposes modest and sympathetic additions, which would be in keeping with the character of the main building and those to either side. Furthermore, the works would be confined to discreet locations and the principal elevation and shopfront on The High Street would not be altered. The development therefore accords with Policies D DMI and D DM4.

Neighbouring Amenity

22. The proposed dormer window would retain the same outlook as the existing dormer and therefore the impact would be neutral in this regard.
23. The proposed west facing windows would provide outlook towards the Dolphin Hotel and would not result in the loss of privacy to any residential dwellings. The proposed second floor window would provide outlook to the rear and would not overlook any residential properties.
24. The AC units would be located in a similar location to the existing arrangement and therefore would not generate any additional noise or amenity impact.
25. The cycle storage and refuse and recycling would not be located near to any residential windows and would be screened by the surrounding brick wall.
26. Overall, the works proposed works would be modest additions to the property and would not result in any overshadowing, loss of outlook, loss of privacy or additional noise impact to neighbouring properties. The proposal is therefore acceptable in amenity terms, in accordance with Policies D DMI and QE SPI.

Conclusion

27. The proposed development would deliver the refurbishment and improvement of the existing building in a sympathetic manner. The proposed works have been designed sympathetically and are discreetly located to avoid harm to the visual amenity of the building.
28. No harm to neighbouring amenity would occur as a result of the proposed works.
29. It is therefore respectfully requested that Planning permission be granted without undue delay.

Engagement with the Local Planning Authority

30. This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to Whaleback Ltd via the contact details set out below.

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