



## APPLICATIONS & APPEALS SERVICES

4 SOUTH DRIVE  
FERRING  
BN12 5QS

Erection of replacement dwelling together with  
reprofiling of the site and installation of new  
boundary to the highway

PLANNING, DESIGN  
& ACCESS STATEMENT

NJA/25/136

August 2025



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## 1.0 INTRODUCTION

1.1 Planning permission is sought for the erection of a replacement dwelling for the property of 4 South Drive comprising a single unit of three bedrooms extending across two floors, with the first floor accommodation contained within the roof space. The property is to be positioned upon the footprint of the existing property. The site would also be re-landscaped to provide a decked platform to the front of the property, a new driveway to the eastern side of the site with the front boundary to be demarcated by new fencing and gates. Parking would be provided upon hardstanding.

1.2 This Supporting Statement addresses the design and access issues as well as relevant planning policy, having regard to the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) Order 2015. The details of the proposals will be described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;

- **Use** – the purpose of the proposed additional accommodation;
- **Amount** – the extent of development on the site;
- **Scale** – the physical size of the development;
- **Layout** – the relationship of the proposed extension and alterations to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Access** – access to the development and parking provision

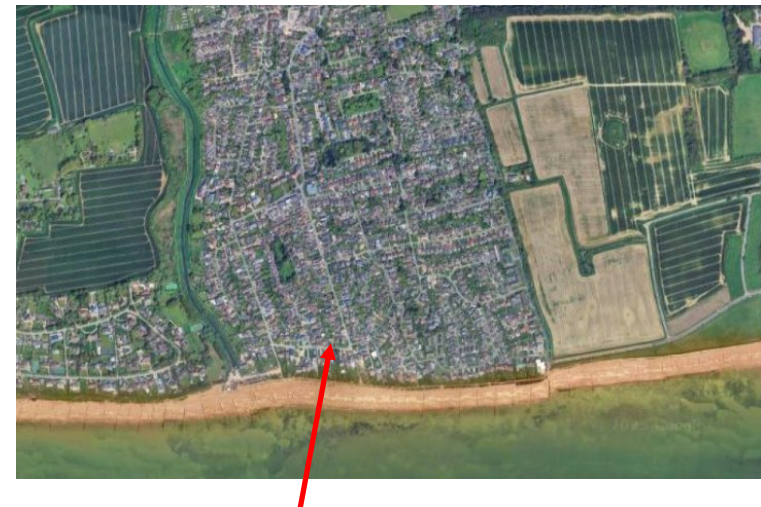
1.3 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant Planning Permission.

## 2.0 PHYSICAL CONTEXT

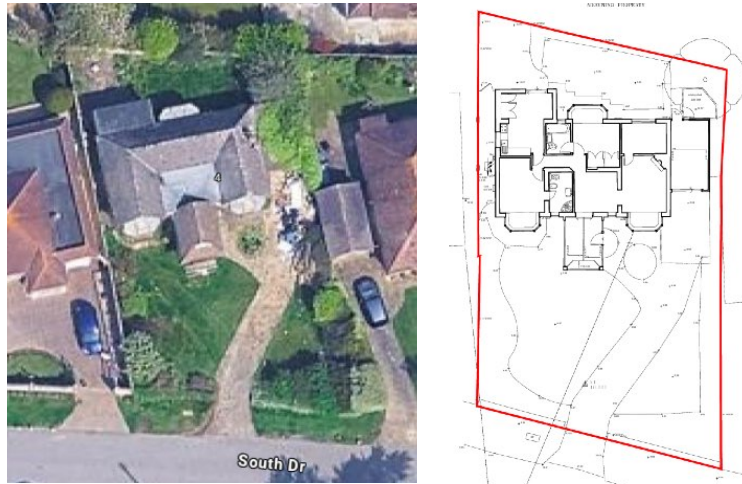
- 2.1 4 South Drive is located towards the south of Ferring positioned within a broadly rectangular plot orientated to extend north to south. The plot currently contains a detached bungalow positioned towards the north of the site. The site historically contained a central driveway providing access from the highway with the front and rear gardens laid to lawn with shrubs distributed across the site.
- 2.2 The property is currently in a state of disrepair with a front extension having been removed, and the internals have been gutted. The property however has elevations of white render sitting under a grey tiled pitched roof. The site currently has an open frontage to the street with the front garden having been stripped of the vegetation and the original driveway removed.
- 2.3 The property sits within a residential estate that contains a mix of dwellings. These range from bungalows, chalet style properties through to full two-storey dwellings orientated to front the highway and sitting within plants of various sizes. Many of the properties have been extended and altered over time to meet the requirements of the respective occupants

with some properties receiving notable changes to the original forms. Parking is mainly provided within the curtilages on driveways or within garages with unrestricted access available for on-street parking.

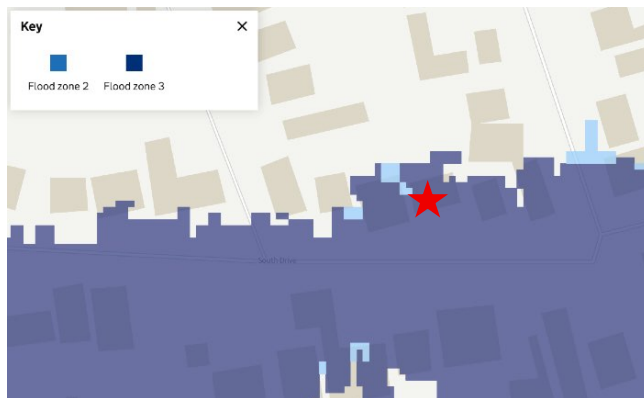
- 2.4 The site is located within the built-up area of Ferring and also within Flood Zones 2 and 3 as determined by the Environment Agency Flood Risk Maps for Planning. This places the site at high risk from flooding but the site is at low risk from surface water flooding.
- 2.5 Set out below are some photographs of the site which provides further context.



Application site



Historic form and layout of the site



Flood Risk Map for the site (site marked with red star)



Front elevation



Front and side elevation



Front elevation and western boundary



Front elevation viewing east



Rear elevation



West and east boundaries viewing south



Internal views



Images of properties undergoing works in South Drive

### 3.0 PLANNING HISTORY

3.1 4 South Drive lies within the administrative area of Arun District Council for planning purposes. An examination of the online planning register reveals the following planning history for the property:

- FG/40/24/HH - Single storey front porch and side garage extension, roof extension to include habitable loft with 1 No. dormer, juliet balcony and rooflights, following demolition of existing front porch and side garage. Internal alterations. Permission granted 03.05.2024
- FG/103/24/NMA - Non-material amendment following the grant of FG/40/24/HH relating to the removal of the en-suite in bedroom 2, relocating the ground floor WC, replacing the entrance doors with windows and relocating the door to the southern elevation, retaining the bay windows to the lounge and bedroom 1 and entrance porch amendments. Approved.

3.2 The planning history reveals that permission has been granted for notable alteration of the property, to include the raising of the roof to provide new first floor accommodation with internal reconfiguration to achieve the internal accommodation needs. The site itself was also to receive new landscaping with front

and rear patios and driveway with the reinstatement of a new boundary to the street. This permission remains extant and capable of implementation.

3.3 The planning history is a material planning consideration noting the change in appearance and form to the original property currently found on site. The current application seeks a replacement dwelling to alter this scheme.

Figure 2: Approved elevations

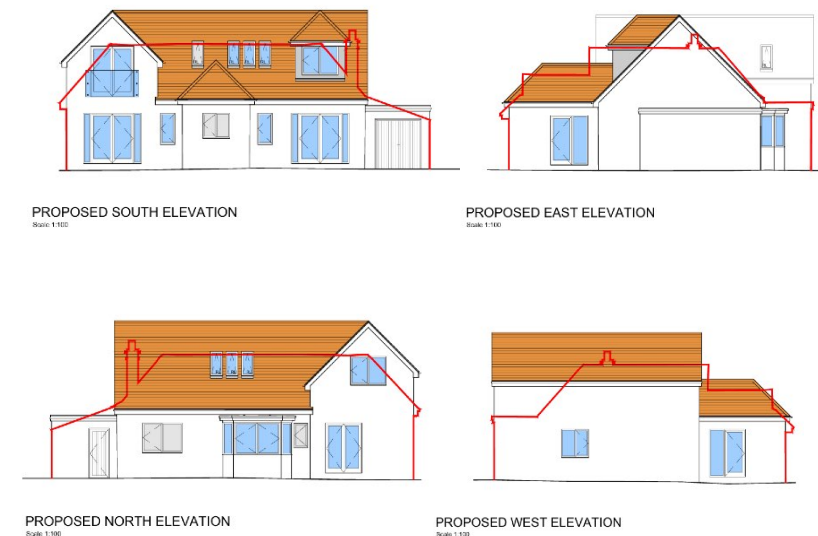


Figure 3: Approved floor Plans

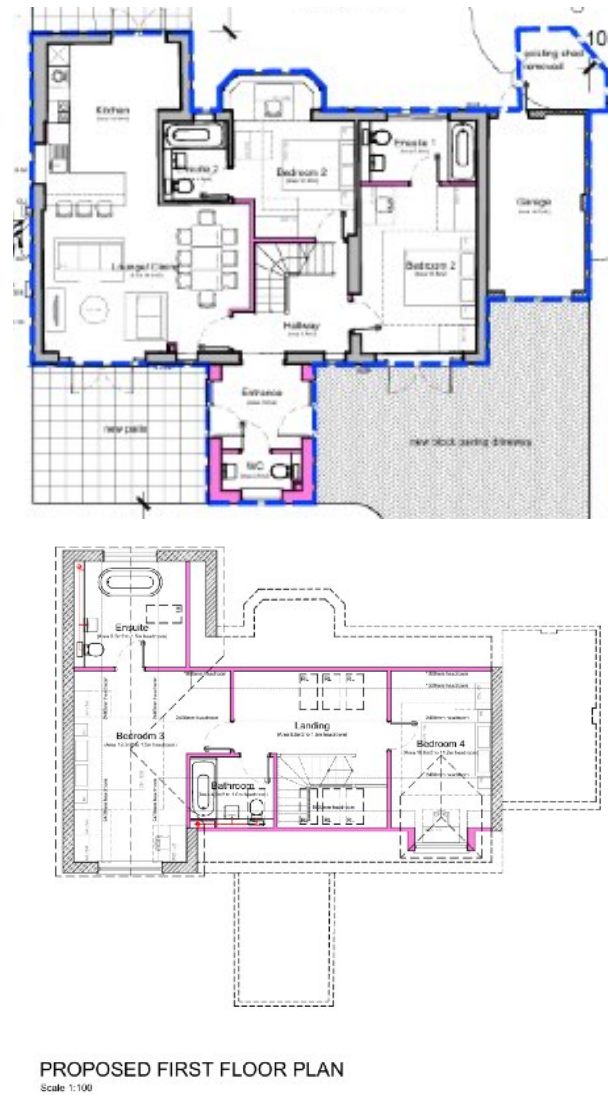
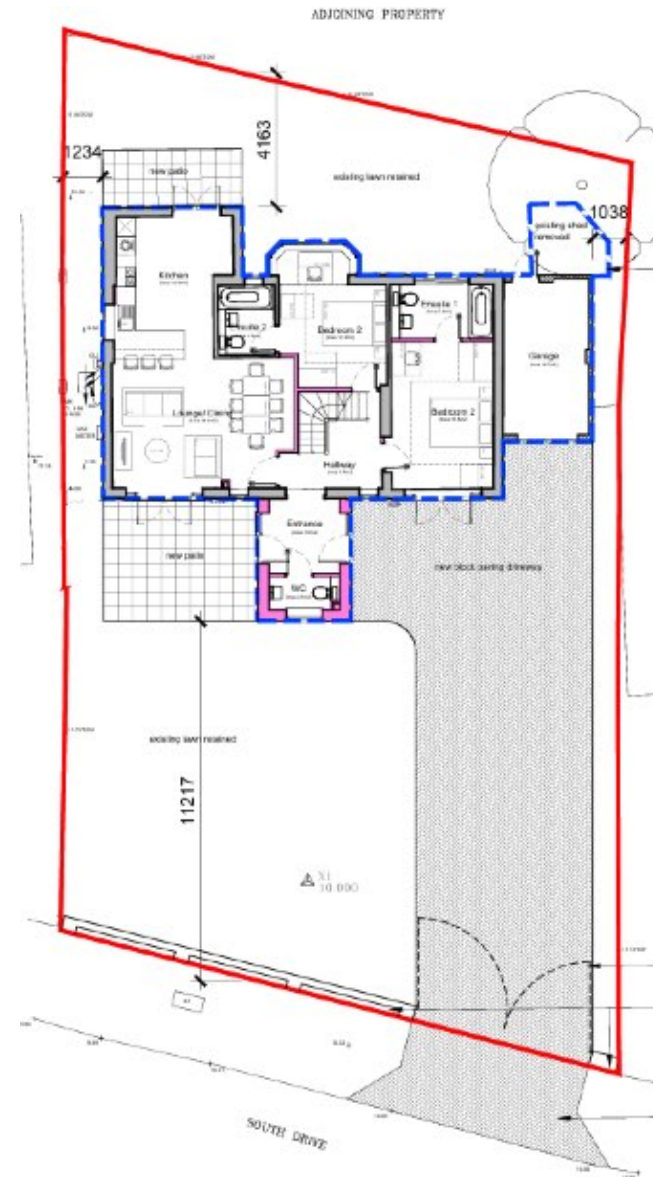


Figure 4: Approved site layout



## 4.0 PLANNING POLICY CONTEXT

### National Planning Policy Framework (NPPF)

- 4.1 The NPPF sets its status within the planning process at paragraph 2 where it states: ***“The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions”***. The NPPF is therefore afforded weight in the decision-taking process whereby it sits as more up to date than the adopted development plan.
- 4.2 The NPPF reinforces the drive for sustainable development within paragraph 7 stating that ***‘the purpose of the planning system is to contribute to the achievement of sustainable development.’*** The pursuit of sustainable development continues to have three dimensions, now expressed as objectives, comprising an economic objective, a social objective and an environmental objective.
- 4.3 Paragraph 9 states that in pursuing sustainable development ***“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and***

***opportunities of each area.”*** This paragraph is of paramount importance which identifies that the objectives of sustainable development outlined in paragraph 8 of the NPPF should be taken as a guide when determining what is sustainable, reinforcing that each planning decision has to be made on its own merits having regard to local circumstances.

- 4.4 The principle of proactively accepting new development is continued within paragraphs 10 and 11 of the NPPF. It is stated that where there are no relevant development plan policies or the relevant policies are out of date, planning permission should be granted unless the policies of the Framework indicate otherwise or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework considered as a whole. For decision taking, the NPPF states that this means approving development that accords with the development plan without delay.
- 4.5 Paragraph 12 of the Framework states that ‘Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed’.

4.6 Chapter 4 of the NPPF addresses decision-taking. Paragraph 39 states that ***‘Local planning authorities should approach decisions on proposed development in a positive and creative way.’***

4.7 In respect of car parking provision, Chapter 9 states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.

4.8 In assessing development proposals, the NPPF ensures that there are appropriate opportunities to promote sustainable transport modes, that there is safe and suitable access to the site (for all road users) and that any significant impacts on the transport network or on highway safety terms can be cost effectively mitigated to an acceptable degree.

4.9 The NPPF places great emphasis upon the creation of high quality buildings and places within Chapter 12. The NPPF sets out a number of tests for achieving high quality development,

which includes ensuring that developments (in summary):

- a) function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character, including the surrounding landscape setting;
- f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.10 Chapter 14 draws reference to addressing the challenges of climate change to ensure that a proactive approach is taken to mitigating against the widespread impacts to the biodiversity, landscapes and health. Specific reference is drawn to mitigating the risks from flooding to ensure that development is made safe for its lifetime without increasing flood risk elsewhere.

4.11 Chapter 15 of the NPPF gives consideration to the natural environment. Paragraph 180 states that the planning system should contribute to and enhance the natural and local

environment by protecting and enhancing valued landscapes, geological conservation interests and soils, by recognising the wider benefits of eco system services and by minimising impacts on biodiversity.

- 4.12 This is continued within paragraph 186 which refers to biodiversity and states that local planning authorities should preserve and enhance biodiversity. It is also required that new development should adequately mitigate against any potential harm, with encouragement given to incorporating biodiversity enhancements in and around new development.

### **Local Planning Policy**

- 4.13 The local Development Plan comprises the Arun Local Plan 2011 – 2031 which took effect in July 2018 and the Ferring Neighbourhood Plan 2014-2029 was made in December 2014.

### **Arun Local Plan 2011 – 2031**

- 4.14 The relevant Local Plan policies to this development proposal comprise:
- Policy SD SP1 – Sustainable development

- Policy SD SP2 – Built-Up Area Boundary
- Policy D SP1 - Design
- Policy D DM1 - Aspects of form and design quality
- Policy D DM2 - Internal Space Standards
- Policy ECC SP2 – Energy and Climate change mitigation
- Policy T SP1 - Transport and Development
- Policy ENV SP1 – Natural Environment
- Policy ENV DM5 – Development and biodiversity
- Policy W DM1 – Water supply and quality
- Policy W DM2 – Flood Risk
- Policy W DM3 – Sustainable Urban drainage Systems
- Policy QE SP1 – Quality of the Environment

- 4.15 Policy SD SP1 (Sustainable development) states that a positive approach will be taken to development proposals that reflect the presumption in favour of sustainable development and will work proactively to find solutions to secure development.

- 4.16 Policy SD SP2 (Built Up Area Boundary) requires development to be focused within the boundaries.

- 4.17 Policy D SP1 (Design) requires that new development makes efficient use of land whilst reflecting the characteristics of the local area in all aspects of design.
- 4.18 Policy D DM1 (Aspects of form and design quality) sets required criteria for the assessment of new development, having regard to character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, public art, density, scale and form.
- 4.19 Policy D DM2 (Internal Space Standards) requires development to be of an appropriate size to meet changing needs.
- 4.20 Policy ECC SP2 (Energy and Climate change mitigation) requires all new residential development to be energy efficient having regard to matters such as energy efficiency measures, design and layout and low carbon technologies.
- 4.21 Policy T SP1 (Transport and Development) requires development to minimise the use of the car, to provide for appropriate parking, and encourages healthy lifestyles.
- 4.22 Policy ENV SP1 (Natural Environment) encourages and promotes the preservation, restoration and enhancement of biodiversity and the natural environment through the development process.
- 4.23 Policy ENV DM5 (Development and biodiversity) requires that new development seeks to achieve a net gain in biodiversity and protects existing habitats on site. Regard is additionally given to ensuring that protected species is given appropriate consideration within development proposals.
- 4.24 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere.
- 4.25 Policy W DM2 (Flood Risk) requires development at risk from flooding to meet the sequential tests in accordance with the NPPF with applications accompanied by a Flood Risk Assessment which sets out appropriate adaptations and mitigation measures and evacuation plans.
- 4.26 Policy W DM3 (Sustainable Urban Drainage Systems) seeks to ensure that proposals incorporate SUDS within private

areas of development. This can include the provision of green roofs, permeable driveways and parking, soakaways and water harvesting.

sustainable drainage design features for managing the risks of surface water flooding.

- 4.27 Policy QE SP1 (Quality of the Environment) requires development to positively contribute to the quality of the environment having regard to residential amenity and the natural environment.

#### **Ferring Neighbourhood Development Plan 2014 – 2019**

- 4.28 The Ferring Neighbourhood Development Plan 2014 - 2029 (November 2014) was made in December 2014. Relevant policies of the Plan to this development comprises:
- Policy 1A – A Spatial Plan for the Parish
  - Policy 10 – Sustainable Water Management.
- 4.29 Policy 1A (Spatial Plan for the Parish) sets out that development proposals within the built-up area boundary will be supported provided that they are suited to the urban setting and other development plan policies.
- 4.30 Policy 10 (Sustainable Drainage Systems and Water Management) requires that proposals demonstrate effective

## 5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

- 5.1 The proposed development seeks to replace an existing outdated bungalow with a new dwelling sitting across the existing footprint as a revised scheme from the permission previously granted in 2024 for extensions and alterations. The site would also be re-provided with access from the public highway and new hard and soft landscaping to provide amenity space.
- 5.2 In addressing the principle of development, the site is located within a built-up area where development and redevelopment that makes good use of land and provides development that can enhance the environmental credentials of the site. The proposal is deemed to accord with the principles of sustainable development as set out within the NPPF and reflected within the development plan.
- 5.3 There is no change proposed to the use of the site which would remain as a residential planning unit containing a single detached dwelling. Furthermore, by retaining the single residential unit, the development respects the established building density and character of the area which

is residential and comprises units occupying good sized plots with space between.

- 5.4 The amount of development on the site would increase in terms of scale in order to make efficient use of the site and provide a dwelling that meets modern family living requirements and space standards. The proposed dwelling would continue to have a chalet form as previously approved, with use made of the roof space punctuated with forward and rear facing gables, dormer windows and rooflights.
- 5.5 Given the good-sized curtilage, the property will not overdevelop the site nor appear disproportionate in relation to its surroundings. The size of the dwelling within its plot will also retain adequate space for re-providing parking on site, and for private amenity.
- 5.6 The use, amount and scale of development has been informed by the planning history for the site where permission has been granted under reference FG/40/24/HH for a reconfiguration of the property to provide accommodation at the first floor level with an increase in the ridge height. This proposal presents an alternative scheme

which provides an improved quality of build and requires only a further very modest enlargement.

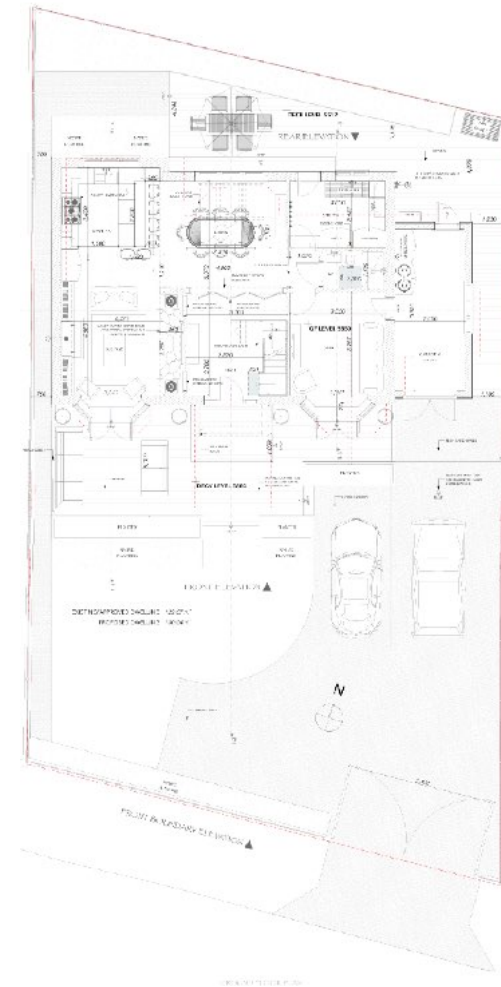
- 5.7 In granting permission, it was previously acknowledged that South Drive and the wider locality 'has no uniform character of design' and that the proposal at that time, whilst changing the existing character of the original property 'would pose no harm to the wider area, and the resultant character would not appear alien amongst the wealth of diversity in the area'. The scheme notably altered the roofscape of the original property which was equally deemed acceptable where it was recognised that there is 'no one consistent ridgeline' and with larger properties in the vicinity, the additional bulk would 'not be out of character and is visually acceptable'.
- 5.8 The use, scale and amount of development has to be considered acceptable when the proposal is essentially replacing the property as opposed to extending the dwelling which will in turn provide a higher quality construction, of improved energy efficiency and visually more appealing than the extant scheme.

## 6.0 LAYOUT, DESIGN & APPEARANCE

- 6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment. Locally the provision of high-quality development is driven by the Local Plan Policies SD SP1 and D DM1 which consider matters of design, affording weight upon the effect of new development upon its surroundings and having regard to matters of scale, materials, siting and layout as well as the relationship to neighbouring development and the setting in the landscape.
- 6.2 In having regard to the development plan policies, it is fully intended for the new dwelling to be of a high quality and have full regard for the character of the location. The proposed development is therefore sensitive to the site and its surroundings. The unit proposed is to be modest in size and by virtue of its design and positioning, would not distract or adversely dominate the street scene given the mixed character and appearance.
- 6.3 The proposal also has regard to providing a unit that is tailored to meeting space standards as required by Policy D DM2 of the Local Plan. The proposal is also to provide adequate internal circulation and storage space to account

for long terms needs and also as needs change in perpetuity.

Figure 2: Proposed site plan



- 6.4 The proposal additionally includes the demarcation of the site to the highway frontage with use of a timber picket fence of 1m in height which would otherwise be permitted development. The access itself would be closed with a five bar timber gate which by virtue of the gate posts at 1.20m would require permission. These structures would be commensurate with the character of the area.
- 6.5 Within the site the front garden is to be reprofiled to provide a deck level with the front of the property which has a raised position to assist with flood mitigation. This provides forward amenity space within the south facing front garden.
- 6.6 In addressing the development proposal, the strategic approach is set by Policy D SP1 (Design) with the detail of a proposal explored more closely within Policy D DM1 of the Local Plan. To assist the decision-taking process, the Local Plan Policy D DM1 is set out in full and the criteria responded to below.

**Policy D DM1 (Aspects of form and design quality)**

***Aspects of form and design quality***

***When considering any application for development the Council will have regard to the following aspects:***

- 1. Character - Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.***
- 2. Appearance/attractiveness  
Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.***

- 6.7 Criteria 1 and 2 overlap, both referring to materials and landscaping and are therefore considered together.
- 6.8 The application site comprises a large garden area already in residential use and of a size similar to neighbouring plots. Dwellings in the vicinity also range in scale, many of which have received alterations to the original built form. With a modest sized property continuing to be proposed, the footprint would not overdevelop the plot nor, with its design contributing to the mix of properties within the locality, appear disproportionate in scale or have adverse harm to the wider mixed character of the street scene. The footprint is only modestly altered from that existing through a 'squaring-off' of the rear elevation, a reduction in the overall width, and the removal of the front projection. The replacement dwelling provides an ideal opportunity to make efficient use of the land, without appearing cramped or overdeveloped.

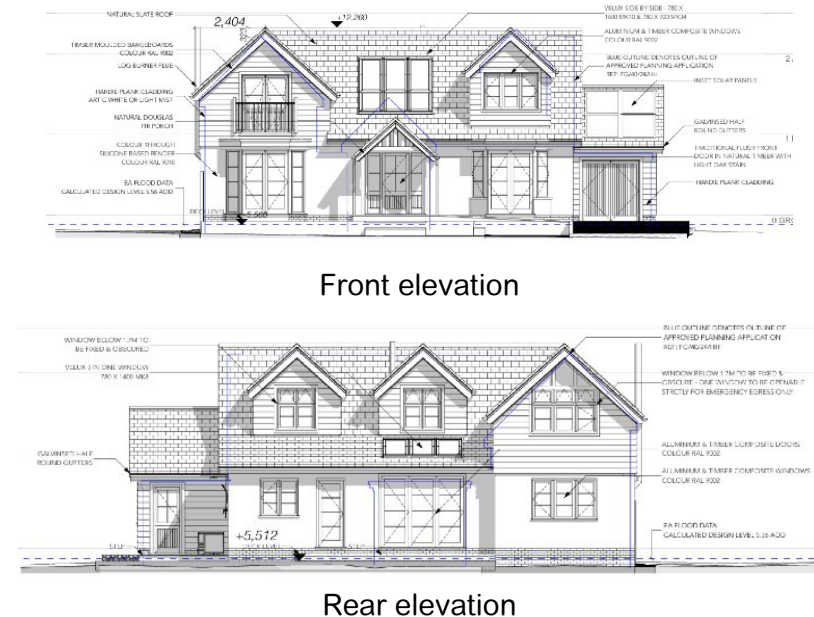
6.9 The proposal would retain the existing density of a single dwelling and would continue to address the street scene to ensure a presentation to the public domain. The site would also receive new hard and soft landscaping to further contribute to the character of the area and to provide for on plot parking and amenity space.

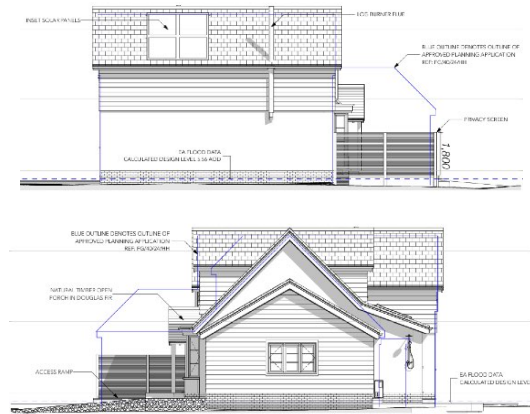
6.10 The design of the property has been informed by other similar dwellings in the locality bringing a contemporary appearance through the use of materials within a chalet form. The dwelling would continue (as previously approved) to provide accommodation at the first-floor level and whilst there would be a further 32cm increase in the ridge height, this would not be discernible in the public domain. The property would also retain space about the built form to enable the separation to remain apparent in views from the highway.

6.11 Whilst introducing a contemporary appearance, the property would retain simplicity in its elevational form with use of a limited palette of materials to ensure that this appropriately reflects its surroundings and recesses in public views. It is intended for the property to be constructed from a mix of render and clad elevations set

under a natural slate roof where the materials and finishes can be secured by condition.

Figure 3: Proposed elevations





Side elevations





6.12 The plot size also allows for a sensitive approach to the siting of bin and cycle storage to minimise the visual effect of these additional requirements for a residential dwelling. A garage is provided to the side of the property which internally would provide storage. The proposal would therefore accord with criteria 1 and 2.

6.13 Proposed elevations illustrate the intended form of the proposed dwelling with artistic illustrations providing further clarity for the planning process.

### 3. Impact

**Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.**

6.14 Criteria 3 seeks to protect the amenities enjoyed by neighbouring development which is generally considered to address matters of privacy, access to sunlight and daylight, noise, vibration, and pollution. Residential amenity is similarly considered within Policy QE SP1. In this instance, the closest residential properties are to the east and west along South Drive but also 52 Ocean Drive to the north which has its garden extending west to the rear of the application site. With the application site having a rear garden depth of approximately 4.5m there will be a change to the outlook from this property.

6.15 The impact of the development has previously been deemed acceptable in terms of scale and massing upon the neighbouring dwellings with the additional height not giving rise to any severe new harm. The impact therefore upon the outlook and daylight/sunlight will not be significantly different to that already approved.

6.16 In addressing matters of privacy, the development has windows to the front and rear, again as previously approved. The ground floor accommodation would have fenestration

viewing into the curtilage of the site only and towards the driveway to the south. This provides natural surveillance.

- 6.17 The first floor fenestration would have views south across the public domain and to the rear, the floor plan has accommodated the relationship to the rear gardens to properties in Ocean Drive. The windows closest to these neighbouring properties would serve bathrooms and would have obscure glazing and top hung opening windows only. There would be an additional window to that previously granted permission serving a bedroom however this would be obscure glazed up to 1.7m above floor level to avoid any adverse loss of privacy to the most private areas (e.g. patios) adjacent to the rear elevations.
- 6.18 In addition to protecting neighbouring amenity, the development would also provide new outdoor amenity space for the dwelling itself with provision of a new raised platforms to the front and rear of the property. The level of outdoor space is no different to that already existing therefore enables the occupier's sufficient outdoor enjoyment.
- 6.19 The neighbouring properties would receive some disturbance during construction works but this would be

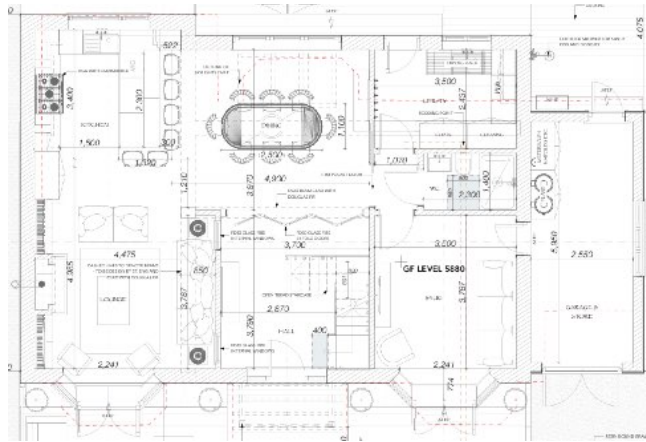
over a short duration and therefore not be adversely harmful.

#### 4. Innovation

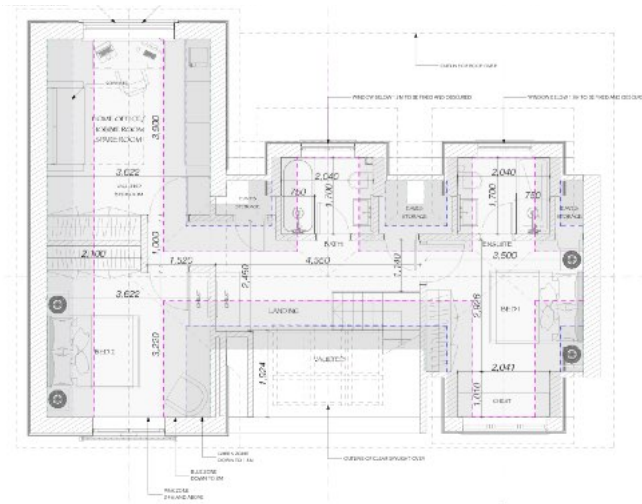
**Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.**

- 6.20 The new dwelling would be supported by a package of energy efficiency measures to maximise the thermal efficiency of the property and minimise energy demands. The development will therefore ensure that required standards of the latest Building Regulations. This would include having consideration to fixtures and fittings to ensure sustainable water use and the addition of solar panels. The proposal would therefore be energy efficient in terms of layout, design and technologies as required by Policy DCC SP2 of the Local Plan.

Figure 5: Proposed Floor plans



## Ground floor plan



### First floor plan

## 5. Adaptability

**Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.**

- 6.21 The proposed development provides for single storey living to ensure that the needs of occupants can be met upon occupation or as they change over time. The property would therefore be fully accessible with ramped access also able to be installed. The development does not include public space therefore this aspect of the criteria is not relevant.

## 6. Crime prevention

**Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.**

- 6.22 The property is provided with fenestration that would provide for natural surveillance across the clearly private areas of the site. The property would also be constructed with appropriate security fixtures to secure the building itself. Criteria 6 is therefore met.

## 7. Trees and woodland

**All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.**

- 6.23 The site is presently devoid of vegetation however the proposal would seek to provide new landscaping to providing some screening of the forward decked area to the public domain and also contributing to the character of the area and street scene. The character of the new planning unit would therefore immediately benefit from this landscaping, whilst contributing to biodiversity gains.

## 8. Solar gain

**Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.**

- 6.24 The orientation of the site is prefixed and would have the front elevation facing south, and given the position of the proposed dwelling, giving a north facing rear garden that provides shade for the occupants. The design of the property also seeks to maximise natural light within internal spaces through the positioning and size of the fenestration.

This would also contribute to internal heating but not result in excessive internal temperatures.

## 9. Public realm

**Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.**

- 6.25 The development is for a single property only which would have minimal contribution to the street scene but would not be providing for any public realm features.

## 10. Layout – movement

**Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.**

- 6.26 The property would be provided with its own parking and pedestrian access to ensure that the property can provide for off-site parking. The proposal could also provide for on-site cycle parking with storage in the garage.

## 11. Layout – legibility

**Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).**

- 6.27 The proposed development is specifically designed to provide a property that accommodates the constraints of the site to ensure that the property respects the street scene and the amenities of the neighbouring dwellings. The property would sit behind a modest fence to the street scene and would be viewed in conjunction with the neighbouring properties and given the design, would not appear unduly conspicuous to the public domain.
- 6.28 This is achieved by not providing focal points or distinctive embellishments and by making use of local materials. However, to ensure that the property remains legible, the property is orientated to provide a focal entrance to ensure that visitors can identify with the public and private areas of the plot.

## **12. Public art**

**Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the**

**public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.**

- 6.29 The proposal is for a single private residential dwelling therefore provision of public art is not relevant.

## **13. Density**

**The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.**

- 6.30 The proposal is for a replacement dwelling therefore does not change the density of the site. This ensures that the character of the area is respected and the site would not be overdeveloped or appear cramped in the street scene. The density would sit commensurate with the locality.

## **14. Scale**

**The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.**

- 6.31 Matters regarding scale and massing have been addressed in relation to criteria 1.

## 15. Aspects of form and design quality

**Development should also comply with the Arun District Council Design Guide.**

- 6.32 The Arun Design Guide was adopted as a Supplementary Planning Document in January 2021. This provides generic design guidance and requires development to respond positively to the character, appearance and layout of surrounding buildings to provide high quality development which enhances amenity for surrounding and new residents. .
- 6.33 Matters regarding scale and massing as well as design have been addressed in relation to criteria 1. The Design Guide for instance requires new development to emulate existing built form which in this instance, matters such as height, scale and massing as well as materials, architectural details, fenestration and boundary treatments have been given appropriate consideration to ensure that the proposal is an acceptable response to its context.
- 6.34 Design guidance for infill plots seeks to avoid adverse impacts on the privacy, noise pollution and overshadowing of existing or proposed dwellings. It has been demonstrated that appropriate amenity can be achieved for both existing properties surrounding the site and for the proposed property.

The proposal accords with guidance set out within the Arun Design Guide 2021.

### *Natural Environment*

- 6.35 The NPPF requires local planning authorities to preserve and enhance biodiversity and ensure new development adequately mitigate against any potential harm. Locally, Policies ENV SP1 (Natural Environment) and ENV DM5 (Development and biodiversity) require new development to achieve a net gain in biodiversity and protects existing habitats and protected species on site.
- 6.36 The site is not located within any area designated for its ecological interest all sites have potential for providing a suitable habitat for protected species. The proposed development would require the demolition of the existing dwelling therefore the property has been assessed for its ecological potential for bats and nesting birds with the site also assessed for potential for mammals and reptiles. The supporting Ecological Impact Assessment has not revealed any ecological interest which would a constraint to development.

6.37 Whilst the property is not considered to accommodate any protected species, a precautionary approach will be adopted and advice taken on ecological matters at the appropriate time should any protected species be found. The development would result in new built form and this can be achieved whilst being sensitive to the natural environment with new enhancements provide such as bat and bird boxes, bug hotels and sensitive planting. There is no conflict with the relevant development plan policies or advice set out in the NPPF addressing biodiversity.

#### *Flood Risk*

6.38 Policy W DM2 (Flood Risk) requires all development to be designed and constructed to reduce the level of flood risk when compared to the current use. 4 South Drive is located within Flood Zones 2 and 3 with this being an existing position. The current property, as a 'more vulnerable' development could be refurbished and occupied without further control from the Council with the property at risk, as is the access and egress east and west along South Drive.

6.39 The NPPF states that development should be directed to areas at the lowest risk of flooding or if necessary,

development should be made safe for its lifetime. In adopting a risk-based and proportionate approach, the development as a replacement dwelling as opposed to a new build, would not be located in any other area, such as an area of less risk.

6.40 Development has also been already accepted in this location for enlargement of the property to provide a first floor which was recognised by the Officer to, 'on balance, result in an improvement of the existing flood risk on site, and would not be likely to increase flood risk elsewhere'. The development as a replacement dwelling would continue to provide betterment on site, again with provision of first floor accommodation and no significant enlargement of the footprint as to displace flood water.

6.41 The application continues to be accompanied by a Flood Risk Assessment which confirms that the development will provide a property that is flood resilient with appropriate mitigation as well as continued connection to the flood warning system.

6.42 Any drainage can be appropriately addressed through a sustainable drainage strategy to ensure that no new impacts

arise. This will ensure that the development would accord with Policy W DM3 (Sustainable Urban Drainage Systems) of the Local Plan.

- 6.43 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere. The proposal is for a replacement dwelling that already benefits from a water connection.

## 7.0 ACCESS AND PARKING

- 7.1 Local Plan Policy T SP1 (Transport and Development) ensures that development meets its transport demands and is designed to minimise additional traffic generation, provides for safe and easy movement and meets parking requirements.
- 7.2 The development is a traffic generating use however as a replacement property in this location, would not generate significant numbers of additional vehicular movements from the extant position, thus ensuring no new interruption to the free flow of traffic on the highway.
- 7.3 The property historically had parking provided on a driveway and had a side garage. The historic situation is to be replicated with driveway parking and a garage for storage. The access to the highway would be newly demarcated and can easily provide for at least three vehicles within the driveway. The arrangement would not be dissimilar to that at neighbouring properties which are long established. The site is also within an area of unrestricted street parking enabling space for additional visitors if required.
- 7.4 Within the site, the resultant dwelling would be provided with space for cycle storage to ensure encouragement is given to use alternatives to the car.

- 7.5 The requirements of Local Plan Policy T SP1 (Transport and Development) are therefore met.

## 8.0 INFRASTRUCTURE

- 8.1 The Local Plan is concerned with the infrastructure requirements of new developments. The provision of a replacement dwelling at this site would not add significantly to the demand for local infrastructure services. In addition, as set out within the NPPF, the development would also not qualify for affordable housing. The application has nevertheless been accompanied by the required Community Infrastructure Levy form.

## 9.0 PLANNING BALANCE AND CONCLUSION

- 9.1 This Planning, Design and Access Statement demonstrates that the proposed development is compliant with the policies of the development plan as well as the aims of the NPPF to encourage sustainable development and its support to deliver a wide choice of high-quality homes in appropriate locations.
- 9.2 The proposal seeks to replace an outdated bungalow with a chalet style dwelling as a revised scheme to a previous permission which sought to significantly alter the form and appearance of the property to provide for modern day living requirements. The proposed property would bring a different change to the appearance of the site through its design; however the proposal would not result in overdevelopment of the plot or in a property disproportionate to the surroundings. The proposal makes efficient use of land in accordance with sustainable development principles.
- 9.3 The site is located within an area characterised by residential properties of differing forms, scale and design with the proposal informed by the architectural approach within the vicinity. The scale of the surroundings are

respected by retaining a chalet style of property and would use materials common to the locality. The proposal would additionally not generate any harm to the amenity of neighbouring properties with no adverse levels of overlooking or loss of day/sunlight arising.

- 9.4 The site is in an area of flood risk however the nature of the accommodation is essentially no different to that previously granted permission, albeit as extensions. The proposal would continue to provide first floor accommodation as a refuge. As a replacement dwelling, the quality of the construction can also incorporate flood mitigation measures to assist with future resilience.
- 9.4 This Planning, Design and Access Statement demonstrates that the proposal for a replacement dwelling is compliant with the aims of the NPPF to support the provision of housing within sustainable locations. The development additionally accords with the relevant policies of the Arun Local Plan 2011-2031 and the Ferring Parish Neighbourhood Plan 2014 – 2029.