

Planning, Design & Heritage Statement

The Tudor Close, Ferring

September 2020



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Project Name: The Tudor Close, Ferring

Location The Tudor Close, Ferringham Lane, Ferring,
West Sussex, BN12 5NQ

Client: Mr and Mrs Baker

File Reference: P1656

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1. Introduction

- 1.1. This Planning, Design & Heritage Statement has been produced on behalf of **Mr and Mrs Baker** in support of a Full Planning application for the conversion of The Tudor Close in Ferring. The development description for the proposal reads:

“Resubmission of Application Reference FG/46/20/PL for the conversion of the existing Public House (Use Class A4) to create 7no residential units (comprising 5no 1-bedroom units and 2no 2-bedroom units) and the erection of 2no 1-bedroom semi-detached bungalows, and associated car parking and landscaping.”

- 1.2. This application follows application reference **FG/46/20/PL** which was refused on 17 June 2020 for the following reasons:

1. *“The proposed extension, as a result of its excessive footprint and height, fails to be visually subservient and integrated to the retained building and will have an unacceptable impact on the character and appearance of the locality in conflict with policies D SP1, D DM1 and D DM4 of the Arun Local Plan.*
2. *The design of the proposed extension will have an unacceptable impact on Tudor Close Public House, a designated building of character, in conflict with policy HER DM2 of the Arun Local Plan.*
3. *Due to the position of proposed windows to flat 1 and dwellings 8 & 9 as well as the proximity of the rear elevation of the proposed extension, neighbouring properties 12 Ferringham Lane and 2 Garden Park will be unacceptably harmed from overlooking and overbearing effects in conflict with policies D DM1 and D DM4 of the Arun Local Plan.”*

- 1.3. Since the refusal of application reference FG/46/20/PL, the Applicant has worked proactively with the Conservation Officer and Planning Officer to amend the scheme to address the previously raised concerns. The proposals are predominantly consistent with the previous application although the main change is listed below:

- The 2no. 2-bedroom semi-detached chalet bungalows have been reduced in scale to 2no. 1-bedroom semi-detached bungalows.

- 1.4. As set out in the supporting marketing information, the owners and previous tenants have tried various marketing strategies to keep the Public House (Use Class A4) trading, and the current owners have heavily invested in the property since purchasing the site in 2001.

- 1.5. As a result of serious trading difficulties and various failed marketing strategies including meal deals, radio advertising and entertainment to increase turnover which presented other issues for trading and profitability, in 2011 the current owners decided to change from directly managing the Public House to lease and tenancy agreements. Unfortunately, this did not help increase trading patterns or increase the profitability of the Public House as one of the tenants went in to liquidation, another tenant went bankrupt and the most recent tenant handed in notice to close on 24 June 2019 due to viability issues. The Tudor Close officially ceased trading as a Public House in May 2020 as the tenant deemed the business to be unviable for trade, particularly due to the outbreak of the Covid-19 pandemic.

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- 1.6. It is considered that the failure of the Public House is due to the nature of the public house market at the current time, surrounding competition and due to other factors such as the fact that the Tudor Close is situated directly abutting residential properties which presents restrictions in terms of music, noise and licensing hours.
- 1.7. This Statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, the relevant planning history, relevant planning policy, details of the development proposed and an assessment of the relevant planning and heritage considerations. This Statement also includes details on the viability of the Public House.
- 1.8. This Planning Statement is accompanied by the following documents:
- **Planning Application Forms, CIL Forms and Notices**
 - **Plans & Elevations**
 - **Validation Checklist**
 - **Biodiversity Checklist**
 - **Marketing Information**

2. The Site

- 2.1. The proposed development site comprises 0.18ha of land located to the south of Ferringham Lane in Ferring (refer to Figure 1). The site is located within the built-up area boundary of Ferring and is bound by residential development to the east and south. To the west of the site is a small parade of commercial units at ground floor and residential flats on first floor.



Figure 1 - Site Location Plan (Site identified by red outline)

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- 2.2. The site is situated within a sustainable location and is approximately 90m from the closest bus stop (west of the site). Additionally, the site is situated approximately 1.71km south-west of Goring-by-Sea Train Station and 2.89km south-east of Angmering Train Station.
- 2.3. As defined by the Environment Agency's Flood maps for Planning, the site is located in Flood Zone 1 and is therefore recognised as having the lowest risk of flooding. There are no on-site planning or environmental policy designations or physical constraints to restrict residential development of the land.
- 2.4. Additionally, the site is not occupied by a Listed Building and is not situated within a Conservation Area. The existing building on-site, the Tudor Close, is however recognised as a locally listed building as it is a 'building of character' as detailed in the Building and Structures of Special Character Supplementary Planning Document. However, as the building is not within a Conservation Area, it has no statutory protection.
- 2.5. The building ceased operation as a Public House (Use Class C4) in May 2020 as it has been deemed unviable for trade despite various marketing strategies and considerable investment in to the property from the current owners, who have owned the site since 2001.

3. Planning History

- 3.1. The Planning History for this site is detailed below.
- 3.2. **Reference FG/46/20/PL. Conversion of the existing Public House (Class A4) to create 7 No residential units comprising 5 No 1- bedroom units & 2 No 2-bedroom units & the erection of 2 No 2-bedroom semi-detached chalet bungalows with associated car parking & landscaping.**
- 3.3. The above application was refused by Arun District Council for the reasons as set out in Section 1 of this Statement. Since the refusal of application reference FG/46/20/PL, the Applicant has worked proactively with the Conservation Officer and Planning Officer to amend the scheme to address the previously raised concerns. This is set out in detail in Section 4 of this Statement.
- 3.4. **Reference FG/156/08. Form 5no. new hotel rooms within existing public house/restaurant premises including new entrance doors & windows. New fire escape doors to rear (south) & side (west) elevations & internal courtyard elevation. Approved 23 December 2008.**
- 3.5. **Reference FG/189/07. Construction of a shelter to provide customers of the bar or restaurant wishing to smoke a degree of protection from inclement weather conditions. Approved 17 December 2007.**
- 3.6. **Reference FG/118/02. Erect conservatory within court yard. Approved 15 January 2003.**
- 3.7. **Reference PAA/82/19. Pre-Application Written Advice (dated 30 September 2019) for the Demolition of existing Tudor Close Public House (Use Class A4) and erection of 6no residential dwellings (Use Class C3) with associated car parking, private amenity space and landscaping.**

4. The Proposal

- 4.1. The proposals seek the conversion of the existing Public House (Use Class A4) to create 7no residential units and the erection of 2no 1-bedroom semi-detached bungalows to the rear of the site.
- 4.2. As set out within the Introduction of this Statement, the existing Tudor Close Public House has been deemed unviable for trade despite various marketing strategies and considerable investment in to the property from the current owners, who have owned the site since 2001. The conversion of the site to residential is considered to result in a conforming use to the immediacy and would result in less noise and disturbance than the existing use. The proposals are further considered to make efficient and effective use of brownfield land, within the built-up area boundary of Ferring and within a highly sustainable location.
- 4.3. The proposed quantum of development is set out in Table 1.

Plot Number	No of Bedrooms	Size of Unit (in sqm)	Nationally Described Space Standards (in sqm)
1	2 bedrooms (4 person)	102	79
2	1 bedroom (2 person)	80	50
3	1 bedroom (1 person)	37	37
4	1 bedroom (1 person)	37	37
5	1 bedroom (1 person)	37	37
6	2 bedrooms (4 person)	77	70
7	1 bedroom (2 person)	65	50
8	1 bedroom (2 person)	68	50
9	1 bedroom (2 person)	68	50
Total		571	

Table 1 - Proposed Quantum of Development

- 4.4. Units 1-7 would be provided within the converted Tudor Close building whilst Units 8 and 9 would be accommodated within the new 2no semi-detached bungalows which would be located towards the rear of the site.
- 4.5. The 2no semi-detached bungalows have been sympathetically designed to complement the existing building at The Tudor Close, as well as make efficient use out of the site. The materials would match the existing building and could be subject to a condition, should planning be permitted.
- 4.6. The steepness of the roof pitch of the new semi-detached dwellings has been designed to replicate that of the existing building and reflects previous discussions undertaken with Arun District Council's Conservation Officer.
- 4.7. Each unit would have access to external amenity space in the form of gardens as set out in Table 2. It should be noted that there would be a communal garden for Units 4, 5 and 6.

Plot Number	Proposed External Amenity Space (in sqm)
1	60
2	109
3	28
4	33
5	
6	
7	48
8	78
9	95
Total	451

Table 2 - Proposed External Amenity Space

- 4.8. Sufficient space would be provided within the external amenity areas to accommodate bikes for each unit.
- 4.9. In terms of car parking spaces, each unit would have 2no car parking space which would be situated to the north of the site, fronting Ferringham Lane, and in the south-eastern corner of the site. The development would therefore provide 18no car parking spaces on the site.

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision making process. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the Development Plan comprises the Arun Local Plan (2018). The National Planning Policy Framework, the National Planning Policy Guidance and Supplementary Planning Guidance are material considerations.
- 5.1.3. This section considers how the proposed application complies with relevant National and Local Planning Policy.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF was adopted in 2012 with a revised version published in July 2018, and updated in June 2019. At its heart is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking (**paragraph 11**). There are three dimensions to sustainable development: *social, economic and environmental* which is identified at **paragraph 8**.
- 5.2.2. **Section 5** of the NPPF is about '*delivering a sufficient supply of homes*' and states at **paragraph 68** that '*small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly*'; in this regard the proposed 9no new residential units would be compliant with this paragraph and would be a small but valuable contribution to Arun's housing requirement.

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- 5.2.3. **Section 8** of the NPPF seeks to promote healthy and safe communities. **Paragraph 92** requires planning decisions to *'plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.'*
- 5.2.4. **Section 9** promotes sustainable transport and how this can be delivered through the planning system. **Paragraph 103** states that development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. The site is located within a sustainable location with access to an abundance of sustainable transport modes, as set out within Section 2 of this Statement. Additionally, the proposals provide sufficient car parking and cycle storage for the future occupants to use.
- 5.2.5. **Section 11** of the NPPF is about *'making effective use of land'* and encourages the *'effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'*. **Paragraph 118** goes on to state that planning policies and decision should *'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively'*. As explained in further detail within Section 6 of this Statement, the site is not currently efficiently used and the current use generates little employment and is no longer viable or required. The proposals would therefore help to meet the identified housing need within the constrained District.
- 5.2.6. **Paragraph 123** of the NPPF is concerned about *'achieving appropriate densities'* and states that *'Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.'*
- 5.2.7. **Section 12** of the NPPF is concerned about development *'achieving well-designed places'* and under **paragraph 127** it states that *'planning policies and decisions should ensure that developments:*
- a) *will function well and add to the overall quality of the 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 and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);...*
 - f) *...create places that are safe, inclusive and accessible and which promote health and well-being, 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.'*
- 5.2.8. The proposals have been designed with full regard to the immediacy and the *'building of character'* as discussed in detail within Section 6 of this Statement. Furthermore, residential amenity has been fully considered as part of the proposals and the proposed development is considered to be acceptable.

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5.2.9. **Section 14** of the NPPF is concerned about *'meeting the challenge of climate change, flooding and coastal change'*. In particular, **paragraph 164** states that *'applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50.'* Flood risk to the site is discussed in detail within Section 6 of this Statement.

5.2.10. **Section 16** of the NPPF is concerned about conserving and enhancing the historic environment. **Paragraph 197** states that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'* The effect of the proposals on the locally listed building is assessed in detail within Section 6 of this Statement.

5.2.11. Overall, it is concluded that the proposals comply fully with the policy objectives of the National Planning Policy Framework.

5.3. National Planning Practice Guidance (NPPG)

5.3.1. The National Planning Practice Guidance (NPPG) was published by the Government in March 2014 and is updated regularly. The NPPG supplements those overarching objectives of the National Planning Policy Framework. The guidance provided by the NPPG has been fully considered in the creation of this application and the proposed development is seen to be fully compliant with it.

5.4. Strategic Planning Policy – Arun Local Plan (2018)

5.4.1. The Arun Local Plan 2011-2031 was adopted on 18 July 2018 and sets out the vision for the future of Arun and guides development to achieve that vision.

5.4.2. The following policies within the Local Plan are considered to be relevant to the application. These are not all explored in detail, however, it is contended that the proposal is consistent with the aims and objectives of these policies and the more up-to-date policy thrust within the National Planning Policy Framework (NPPF):

- Policy SD SP1 (Sustainable Development);
- Policy SD SP1a (Strategic Approach);
- Policy SD SPA2 (Built-up Area Boundary);
- Policy H SP1 (The Housing Requirement);
- Policy H DM1 (Housing Mix);
- Policy D SP1 (Design);
- Policy D DM1 (Aspects of form and design quality);
- Policy D DM2 (Internal space standards);
- Policy ECC SP1 (Adapting to climate change);
- Policy ECC SP2 (Energy and climate change mitigation);
- Policy ECC DM1 (Renewable Energy);
- Policy T SP1 (Transport and Development);
- Policy HER SP1 (The Historic Environment);
- Policy HER DM2 (Locally Listed Buildings or Structures of Character);
- Policy W DM1 (Water Supply and Quality);
- Policy W DM2 (Sustainable Urban Drainage Systems);
- Policy QE SP1 (Quality of the Environment).

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- 5.4.3. **Policy HER DM2** seeks to protect Locally Listed Buildings or Structures of Character and states that *'Applications will only be granted for development which results in the loss of existing Locally Listed Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high quality design. There may be circumstances where the public benefit from the proposed development outweighs any proposed harm, in such circumstances, the proposal will need to be justified as appropriate. Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest.'*
- 5.4.4. As demonstrated within the accompanying Marketing documents and discussed in further detail within Section 6 of this Statement, the building is no longer deemed viable to be used as a Public House. However, it is considered that the Locally Listed Building can be retained and slightly adapted to accommodate residential units. In order to make the development viable, the 2no semi-detached bungalows are proposed. The materials to be used on the bungalows and on the minor extensions to the existing building would conform to the surrounding area and reflect those on the existing building.
- 5.4.5. To conclude it is considered that the proposals are compliant with those relevant policies from the Arun Local Plan which are explored in further detail in Section 6 of this Statement.
- 5.5. **Supplementary Planning Document – Emerging Arun District Design Guide**
- 5.5.1. Arun District Council are currently in the process of adopting a new Design Guide which is intended to provide further detail to the Design policies of the Arun Local Plan (chapter 13) and to raise the standard of design across the District.
- 5.5.2. The emerging document went out for consultation between 9 January 2020 until 21 February 2020. The SPD was then taken to Planning Policy Sub Committee on 30 June 2020 where it was agreed that the document could progress to a Regulation 12b Public Participation period in accordance with Regulation 35.
- 5.5.3. The emerging SPD is therefore in early stages of adoption and is therefore not considered to hold much weight at this time, in the determination of the application. Despite this, the draft guide has been reviewed and considered within the preparation of this application.
- 5.6. **Supplementary Planning Document - Arun Parking Standards**
- 5.6.1. Arun District Council adopted a new Parking Standards SPD as a result of West Sussex County Council's new 'Guidance on Parking at New Developments' document (dated January 2020).
- 5.6.2. The Parking Standards SPD relates to the amount of parking, cycle and electric vehicle charging points expected to be provided within development of differing sizes.
- 5.6.3. In this regard the SPD has been considered in the preparation of this application and is discussed in detail within Section 6 of this Statement.
- 5.7. **Supplementary Planning Document – Buildings or Structures of Character**
- 5.7.1. This SPD was adopted by Arun District Council in 2005 and provides a district-wide 'local list' and additional information regarding Buildings or Structures of Character within the District. Although the SPD refers to out of date planning policy, it is still considered relevant to this site.

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5.7.2. The Tudor Close Public House is identified within the SPD as a locally listed building and the following relevant criteria (2-5) has been considered in the preparation of the proposals:

- *“Buildings which are extremely good examples of traditional or established style, or unusual type.*
- *In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.*
- *All buildings must be largely intact and not adversely affected by later extensions or alterations.*
- *Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.”*

6. Planning Appraisal

6.1. Introduction

6.1.1. The principal issues in relation to this development are as follows:

- **Principle of Development;**
- **Loss of a Public House;**
- **Design and Heritage;**
- **Residential Amenity;**
- **Access, Parking and Highways.**

6.1.2. The following sections consider these matters in greater detail.

6.2. Principle of Development

6.2.1. The proposed development seeks to make an efficient and effective use of a sustainably located, previously developed site, within the built-up area boundary of Ferring, in order to provide 9 new residential units.

6.2.2. This principle of development is strongly supported by the policy objectives and guidance of the NPPF and fully accords with the spatial strategy of the development plan, in particular SD SP2 of the Arun Local Plan.

6.2.3. The efficient and effective use of land in meeting the need for homes and other uses is supported by paragraph 118 of the NPPF. The redevelopment of the site is therefore considered acceptable and would be a valuable contribution towards Arun District Council's housing need.

6.2.4. The principle of development is therefore considered to be acceptable in this instance, and this was recognised by the Planning Officer within the pre-application response (reference PAA/82/19):

‘The proposed development is located within the built up area and therefore in principle, in accordance with policy SD SP1 of the Arun Local Plan, it would be considered to be acceptable subject to other policies and material considerations’.

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6.2.5. In addition to the above, the Planning Officer notes in the Officer's Report for the previously refused application (reference FG/46/20/PL) that the public house is clearly unviable and the principle of redevelopment of the site is acceptable, and is compliant with local and national planning policies.

6.3. Loss of a Public House

6.3.1. The Arun Local Plan does not contain any development policies which seek to protect against the loss of a public house in this location. The NPPF seeks to retain community facilities, such as public houses, in rural areas at paragraph 83. The site is situated within the built-up area boundary of Ferring and therefore cannot be considered as within a 'rural area'.

6.3.2. Furthermore, paragraph 92 of the NPPF requires decisions to plan positively for the provision and use of community facilities, including public houses, however it does not imply any form of protection to such facilities (as recognised under reference BR/142/18/OUT).

6.3.3. Although not required by policy, the following marketing information has been submitted in support of this application which provides background to the failure of the existing Public House:

- Letter from A W Gore and Co dated 28 June 2019
- Letter from Applicant (Trevor Baker) dated 28 June 2019
- Letter from Sidney Phillips dated 26 April 2019
- Updated Letter from Sidney Phillips dated 19 December 2019
- Rightmove Extract dated 6 January 2020
- Updated Letter from A W Gore and Co dated 27 January 2020
- Notice Letter from Tenant dated 25 May 2020

6.3.4. As previously set out within this Statement, the existing Public House has experienced serious trading difficulties and various failed marketing strategies, in 2011 the current owners decided to change from directly managing the Public House to lease and tenancy agreements. Unfortunately, this did not help increase trading patterns or increase the profitability of the Public House as one of the tenants went in to liquidation, another tenant went bankrupt and another tenant handed in notice to close on 24 June 2019 due to viability issues. The most recent tenant handed in notice to close on 25 May 2020 and the Public House has ceased to trade ever since.

6.3.5. The failure of the Public House is considered to be due to the nature of the public house market at the current time, surrounding competition and due to other factors, such as the fact that the Tudor Close is situated directly abutting residential properties which presents restrictions in terms of music, noise and licensing hours.

6.3.6. The loss of the Public House is therefore considered to be acceptable and the provision of residential units in this location would provide a more conforming use which would omit less noise and disturbance to surrounding residents.

6.3.7. To conclude it is not considered that there is any reason to withhold consent on the basis of the loss of the Public House.

6.4. Design and Heritage

6.4.1. The design, form and appearance of the proposals have been taken in to full consideration with regards to the existing locally listed building and the surrounding immediacy.

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- 6.4.2. Paragraph 197 of the NPPF states that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
- 6.4.3. Policy HER DM2 of the Arun Local Plan seeks to retain locally listed buildings and states that *'proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest.'*
- 6.4.4. The proposals are considered to consist of a sensitive redevelopment and seek to improve and predominantly retain the building's historical features. The proposed alterations are considered to be necessary in order to facilitate the conversion and the 2no bungalows.
- 6.4.5. The northern elevation which can be viewed from Ferringham Lane seeks minor alterations including the removal of a door and windows and the installation of windows and a new porch. The northern elevation additionally seeks the removal of the north-western element of the building which consists of a later, flat-roof extension and is considered to be of poor architectural merit. The amendments to the northern elevation are considered to visually improve this elevation.
- 6.4.6. The 2no semi-detached bungalows consist of a high-quality architectural design and seek to reflect important features of the existing Public House such as sensitively replicating the architectural detailing. Additionally, the materials would match the existing building and could be subject to a condition, should planning be permitted.
- 6.4.7. In terms of scale of the bungalows, the height would remain subservient to the existing building which consists of varying heights. The height of the bungalows is considered to be acceptable and would respect the existing building by adopting a lower parapet than the host building, the Tudor Close.
- 6.4.8. The proposals for the alterations to the existing building and the erection of the 2no semi-detached bungalows are considered to be sensitive and make efficient and effective use out of an under-used building and site. The proposals are considered to respect the locally listed building's architectural, landscape and historic interest and preserve important contributing features. Furthermore the new bungalows would be subservient to the existing building therefore would not detract from the building within the streetscene.
- 6.4.9. To conclude it is considered that the proposals comply with Policy HER DM2 of the Arun Local Plan.

6.5. Residential Amenity

- 6.5.1. The proposed scheme has been sensitively designed to respect the existing residential amenity of surrounding dwellings and to ensure the residential amenity of future residents is also respected.
- 6.5.2. With regards to the residential amenity of existing occupiers, the proposed dwellings are considered to be situated a sufficient distance away from existing dwellings and would therefore not have a significant impact. Furthermore, the nearest dwellings are located to the west and south of the site and are situated approximately 10m away from Units 1, 2 and 9.
- 6.5.3. The previous reason for refusal for application reference FG/46/20/PL stated the following:

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3. Due to the position of proposed windows to flat 1 and dwellings 8 & 9 as well as the proximity of the rear elevation of the proposed extension, neighbouring properties 12 Ferringham Lane and 2 Garden Park will be unacceptably harmed from overlooking and overbearing effects in conflict with policies D DM1 and D DM4 of the Arun Local Plan."

- 6.5.4. Firstly, it is important to note that the 'proposed' dormer window to Flat 1 at first floor is existing as illustrated in Figures 2 and 3. The proposals seek to retain this existing window and do not seek to amend or enlarge it. It is therefore considered that an element of overlooking already exists and the proposals do not seek to make this any worse.

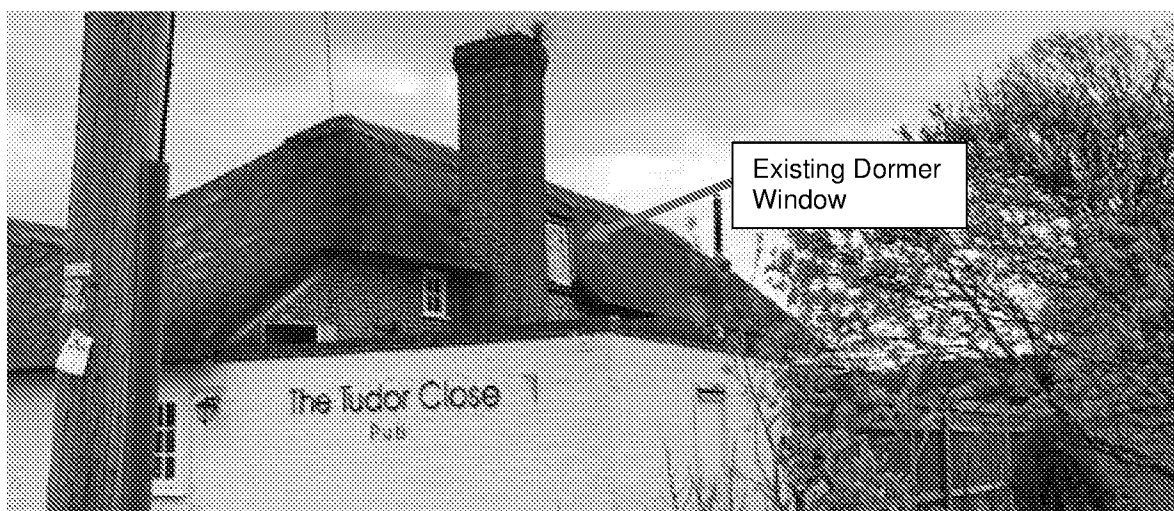


Figure 2 - Existing Dormer Window to Western Elevation



Figure 3 - Existing Relationship between the Site and 12 Ferringham Lane

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- 6.5.5. Further to the above, the existing window is proposed to serve Flat 1's bedroom which is not a primary living space. It is therefore considered that the retention of this dormer window to be used for the benefit of natural light and ventilation to Flat 1's bedroom is acceptable.
- 6.5.6. The reason for refusal also refers to the proximity of the rear elevation of the proposed extension to 2 Garden Park as being 'unacceptable'. It is considered that by virtue of the bungalows being significantly reduced in scale, the revised proposals would not have a detrimental impact on 2 Garden Park.
- 6.5.7. In addition to the above, the proposed conversion of the Tudor Close and the proposed bungalows would be separated from existing dwellings on Ferringham Lane and Garden Park by existing boundary treatment. Sufficient boundary treatment is also proposed to the boundaries of the proposed residential units to avoid inter-looking between gardens.
- 6.5.8. It is important to note that the existing use as a Public House (Use Class C4) is currently discordant with its residential surroundings. The proposed change of use would therefore provide a more conforming use than the existing. In this regard the proposed use would not result in an increase in noise and disturbance.
- 6.5.9. As set out in Table 1 of this Statement, the proposed units would all comply, and in some cases exceed, the Nationally Described Space Standards.
- 6.5.10. The proposed development is considered to be in accordance with the NPPF and local planning policy, in particular Policy QE SP1 of the Arun Local Plan.

6.6. Access, Parking and Highways

- 6.6.1. The site is situated within a sustainable location and is approximately 90m from the closest bus stop (west of the site). Additionally, the site is situated approximately 1.71km south-west of Goring-by-Sea Train Station and 2.89km south-east of Angmering Train Station.
- 6.6.2. Arun District Council's new Parking Standards SPD (dated January 2020) has been reviewed in the preparation of the proposals, in conjunction with WSCC parking guidance (dated August 2019).
- 6.6.3. For cycle provision, Arun's Parking Standards SPD states that 1 space should be provided for both 1 and 2 bedroom units. WSCC parking guidance states that 1 and 2 bedroom units should provide 0.5 cycle parking spaces per unit. It is therefore concluded that sufficient space is provided within the external amenity areas to accommodate at least 1 cycle space for each unit, in accordance with Arun's Parking Standards SPD and WSCC parking guidance.
- 6.6.4. Arun's Parking Standards SPD identifies that the site is situated within Parking Zone 2 which means that 1 and 2 bedroom units are expected to provide 2no. car parking spaces per unit. WSCC parking guidance identifies that 1 bedroom units in Parking Zone 2 should provide 1.4 parking spaces per unit whilst 2 bedroom units in Parking Zone 2 should provide 1.7 parking spaces per units.
- 6.6.5. As set out in Section 4 of this Statement, the proposal seeks to provide a total of 18no. car parking spaces which equals 2no. car parking spaces per unit. The proposals would therefore be in accordance with Arun's Parking Standards SPD and would exceed WSCC parking guidance.

7. Conclusions

- 7.1. The proposed development seeks consent for the “*conversion of the existing Public House (Use Class A4) to create 7no residential units (comprising 5no 1-bedroom units and 2no 2-bedroom units) and the erection of 2no 1-bedroom semi-detached bungalows, and associated car parking and landscaping*” at The Tudor Close in Ferring.
- 7.2. This application follows application reference FG/46/20PL which was refused on 17 June 2020 as set out in full in Section 1 of this Statement. It is considered that the previous reasons for refusal relating to the 2no. bungalows and residential amenity have been fully addressed as a result of this resubmission.
- 7.3. As set out, the existing Tudor Close Public House has been deemed unviable for trade despite various marketing strategies and considerable investment in to the property from the current owners, who have owned the site since 2001. Therefore, the proposed conversion of the site to residential is considered to be acceptable and would represent a conforming use to neighbouring properties which would be ideal for this location.
- 7.4. Furthermore, the proposals would represent a valuable contribution towards the District’s housing need and would make efficient and effective use of a sustainably located, previously developed site, within the built-up area boundary of Ferring, conforming fully with the requirements of the Framework.
- 7.5. The design of the proposals in relation to density, layout, scale, mass, bulk and height have been given careful consideration in relation to the context of the site and the impact on residential amenity of existing and proposed neighbouring properties.
- 7.6. To conclude, the proposals seek the efficient use of this underused site and seek to make the best use of the building, helping to secure its optimum use whilst providing a valuable contribution towards Arun’s housing need.
- 7.7. The proposals have been found to be consistent with the aims and objectives of the National Planning Policy Framework, the Arun Local Plan and Supplementary Planning Guidance. It is therefore requested that this application is approved without delay.