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Planning, Design and Flood Risk Assessment Statement

23 South Drive, Ferring

June 2021



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Project Name: 23 South Drive

Location 23 South Drive, Ferring, BN12 5QU

Client: Mr and Mrs Adam

File Reference: P1816

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Contents

Figures	4
1. Introduction	5
2. The Site	6
3. Planning History	8
3.1. 23 South Drive Planning History	8
3.2. Other Relevant Planning History	8
4. The Proposal	13
5. Policy Overview	14
5.1. Introduction	14
5.2. National Planning Policy Framework (NPPF)	14
5.3. National Planning Practice Guidance (NPPG)	15
5.4. Strategic Planning Policy – Arun Local Plan (2018)	16
5.5. Ferring Parish Neighbourhood Plan 2014-2029	16
5.6. Supplementary Planning Document – Arun District Design Guide (January 2021)	17
5.7. Supplementary Planning Document – Arun Parking Standards	17
5.8. Arun Community Infrastructure Levy (CIL)	17
6. Planning Appraisal	19
6.1. Introduction	19
6.2. Principle of Development	19
6.3. Design, Form, Scale and Appearance	19
6.4. Access and Parking	22
6.5. Residential Amenity	23
6.6. Flood Risk Assessment	25
7. Conclusions	26

Figures

Figure 1 - Site Location (Source: Google, 2021)	6
Figure 2 - Photograph of Existing Dwelling Front Elevation	7
Figure 3 - Government's Flood Maps for Planning	7
Figure 4 - Permitted Elevations for Application Reference FG/97/21/HH	8
Figure 5 - Permitted Elevations for Application Reference FG/18/21/PL	9
Figure 6 - Permitted West and North Elevations for Application Reference FG/145/19/PL	9
Figure 7 - Permitted East and South Elevations for Application Reference FG/145/19/PL	10
Figure 8 - Permitted Elevations for Application Reference FG/95/18/HH	10
Figure 9 - Permitted Site Plan for Application Reference FG/95/18/HH	10
Figure 10 - Planning History Map	11
Figure 11 - Foreshore House - Front (North) Elevation - K/16/16/HH and K/3/17/PL.....	11
Figure 12 - Foreshore House - Rear (South) Elevation - K/16/16/HH and K/3/17/PL.....	12
Figure 13 - Part Garden to Foreshore House – Front (North) Elevation - K/35/15/PL.....	12
Figure 14 - Part Garden to Foreshore House – Rear (South) Elevation - K/35/15/PL.....	12
Figure 15 - Visual of Proposed Dwelling - Front Elevation	13
Figure 16 - Proposed Street Scene	20
Figure 17 - Model of Proposed (Green) and Existing (Red) Mass - Front Elevation (North-East).....	20
Figure 18 - Model of Proposed (Green) and Existing (Red) Mass - Front Elevation (North-West).....	21
Figure 19 - Model of Proposed (Green) and Existing (Red) Mass – Rear Elevation (South-West).....	21
Figure 20 - Model of Proposed (Green) and Existing (Red) Mass –Side Elevation (West)	22
Figure 21 - Visual Image of the Rear of the Proposed Dwelling	22
Figure 22 - Photograph of Rear of Existing Dwelling	23
Figure 23 - Proposed Second Floor (Left) and Roof (Right) Plan	24
Figure 24 - Proposed Eastern Elevation.....	24

1. Introduction

- 1.1. This Planning, Design and Flood Risk Assessment Statement has been produced on behalf of **Mr and Mrs Adam** in support of a Householder planning application for the proposed residential remodelling and extensions to 23 South Drive in Ferring. The development description for the proposal reads:

'Extensions and internal and external remodelling of existing dwelling to create a 4no. bedroom dwelling with double garage including single storey rear extension, replacement and reformation of roof to create second floor accommodation with rear balcony, associated landscaping'.

- 1.2. The proposals seek to make efficient use of the brownfield site and seek to provide a high-quality family home for the Applicant. It is contended that these improvements to the appearance and architectural quality will positively contribute to the street scene as a whole and sit in conformity to nearby redevelopment applications (as explored in further detail within this Statement).
- 1.3. This Statement will cover relevant planning policy and guidance, considering effects of the proposed redevelopment and relationship with existing neighbouring properties.
- 1.4. This application for Householder planning permission is supported by the following documents and drawings/plans:
- **Application Form**
 - **CIL Forms**
 - **Suite of Existing and Proposed Architectural Drawings**
 - **Location & Block Plans**
 - **Visual CGI Drawings**
 - **Planning, Design and Flood Risk Assessment Statement**

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2. The Site

- 2.1. The property is located to the south of South Drive, backing on to Ferring Beach. Ferring lies between Chichester and Worthing with good commuting links to cities such as Brighton, London, Portsmouth and Southampton by train through Goring-by-Sea Train Station, 1.96km from the property. The approximate area of the site is 0.13ha. Refer to Figure 1.

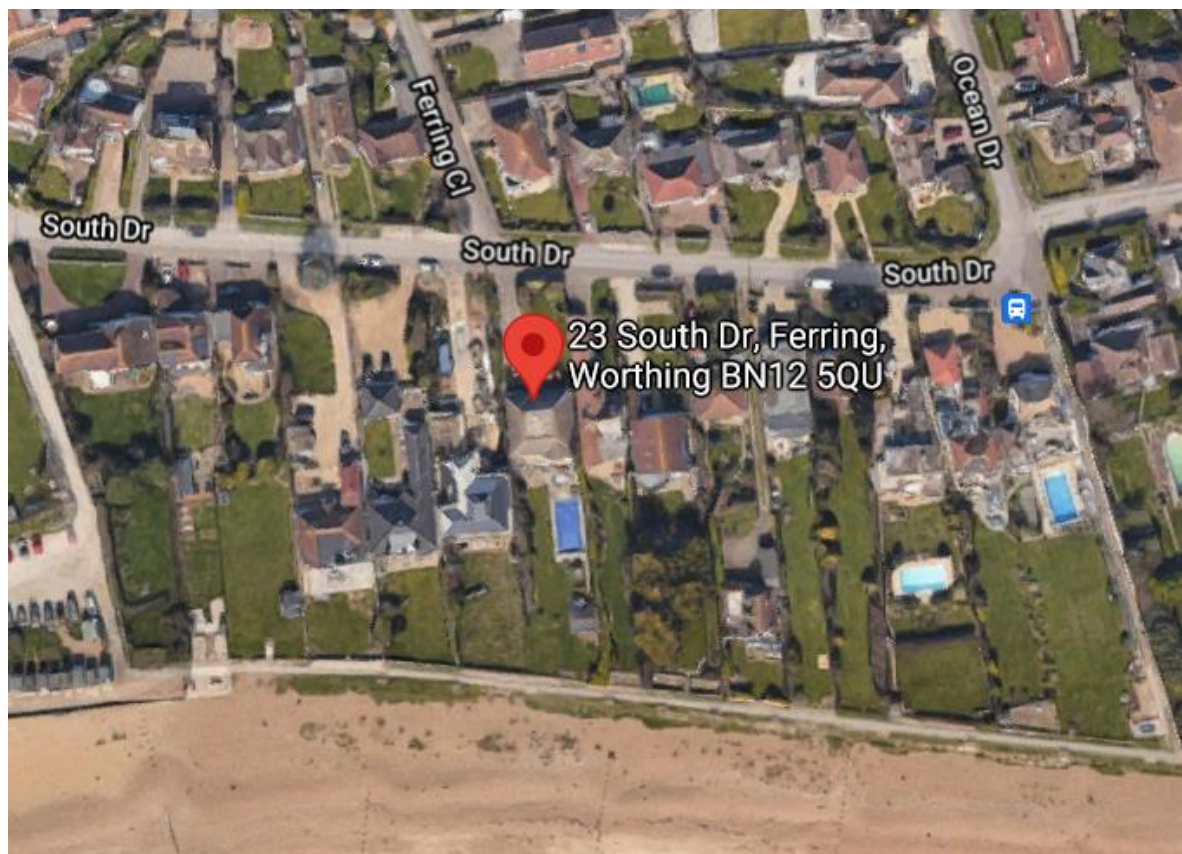


Figure 1 - Site Location (Source: Google, 2021)

- 2.2. South Drive's prevailing characteristics includes the generous size of plots and houses built along it, with the houses on the southern side being particularly large with no established building line. In terms of appearance, the vicinity comprises an eclectic mix of architectural designs and material including single storey and two/three storey dwellings with large, pitched roofs. The immediacy has been subject to many redevelopment applications which are explored in further detail within Section 3 of this Statement.
- 2.3. The existing dwelling, 23 South Drive, is a large two storey house of little architectural merit, with a large, pitched roof and a rear balcony, built in 2009. The existing property sits within a substantially sized plot and has a large parking area to the north of the site with a vehicular access point directly on to South Drive. To the south of the site, separating the property from Ferring Beach, is a large garden with a swimming pool and separate building accommodating a Sauna. The property accommodates established hedgerow to the north, east and west boundaries.



Figure 2 - Photograph of Existing Dwelling Front Elevation

- 2.4. Arun District Council's Policy Maps (2011-2031) have been reviewed and reveal that the site is within the Built-Up Area Boundary of Ferring. The maps also reveal that the site is not subject to any landscape or heritage designations.
- 2.5. In terms of flood risk, the Government's Flood Maps for Planning have been consulted and reveals that the site is situated within Flood Zone 3 and therefore the land and property have a high probability of flooding. Refer to Figure 3. The Government's Flood Maps for Planning also reveal that the site has a 'very low' extent of flooding from surface water.

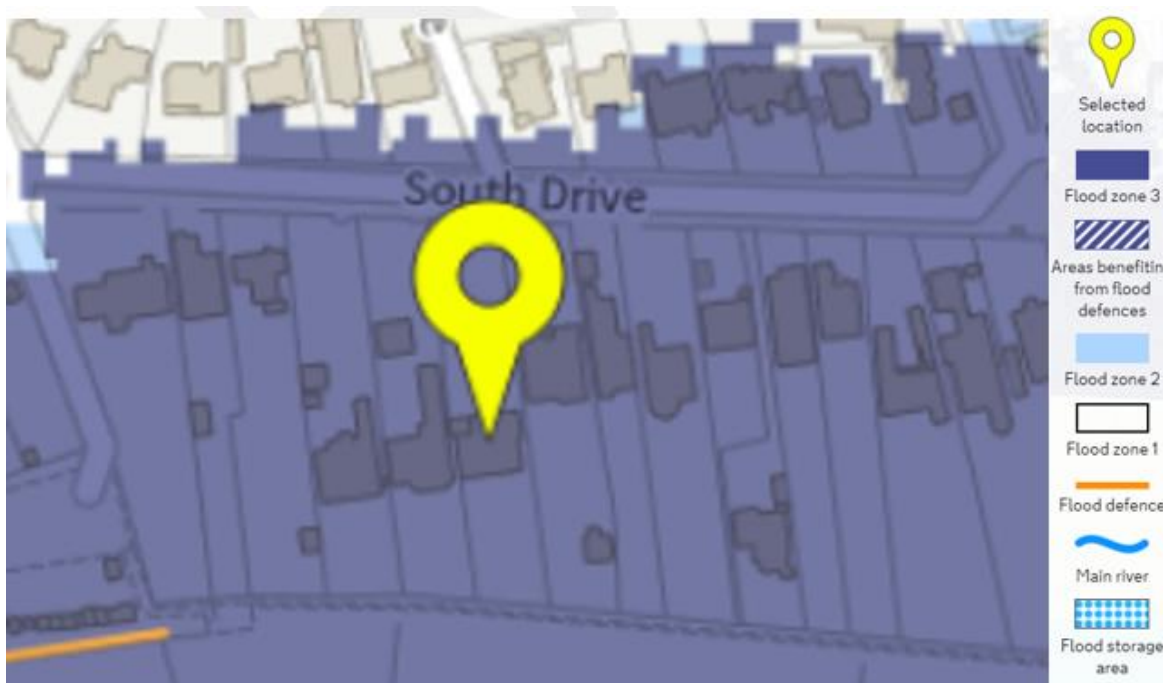


Figure 3 - Government's Flood Maps for Planning

3. Planning History

3.1. 23 South Drive Planning History

- 3.1.1. The Council's online portal has been reviewed and reveals the following planning history pertaining to the site.
- 3.1.2. **Reference FG/160/08. Demolition of existing house and the erection of a replacement 4 bedroom dwelling with garaging and parking, re-use of existing access. Permitted 27 January 2009.**
- 3.1.3. The above application was permitted in 2009 and subsequently built out. Refer to Figure 2.

3.2. Other Relevant Planning History

- 3.2.1. As Arun District Council will be aware, there are a significant amount of approved precedent applications within the immediate vicinity of the site. The most relevant applications are set out below:
- 3.2.2. **Reference FG/97/21/HH. Erection of front and rear extension, loft conversion and detached garage. Pending Decision. 4 Florida Close, Ferring.**
- 3.2.3. The above application seeks consent for modern extensions to the existing dwelling, as illustrated in the Figures below. At the time of producing this Statement, the application has not been determined.

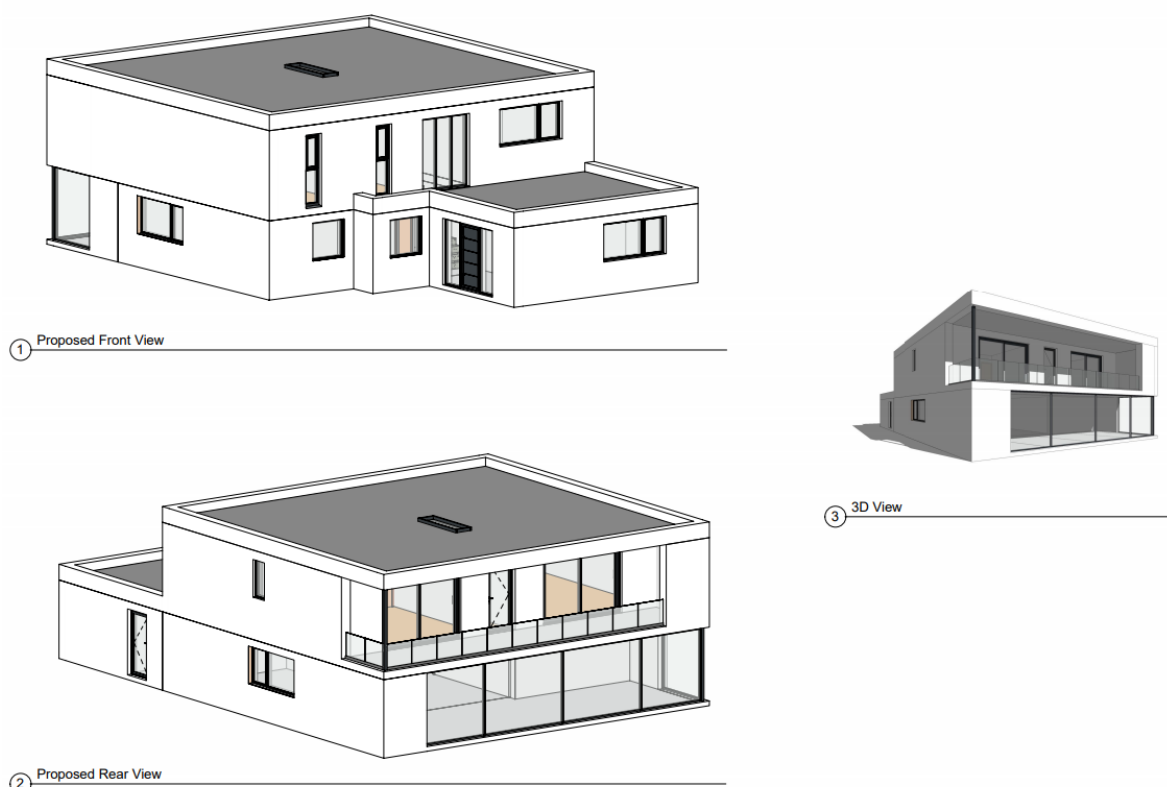


Figure 4 - Permitted Elevations for Application Reference FG/97/21/HH

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3.2.4. Reference FG/18/21/PL. Demolition & erection of 1 No. dwelling. Permitted 26 April 2021. 10 South Drive, Ferring.

3.2.5. The above application received planning consent for a new replacement, two storey residential dwelling in place of the existing. The approved plans can be seen in the below Figures. This application followed the previously approved alterations and extensions application which was permitted under reference FG/121/20/HH.

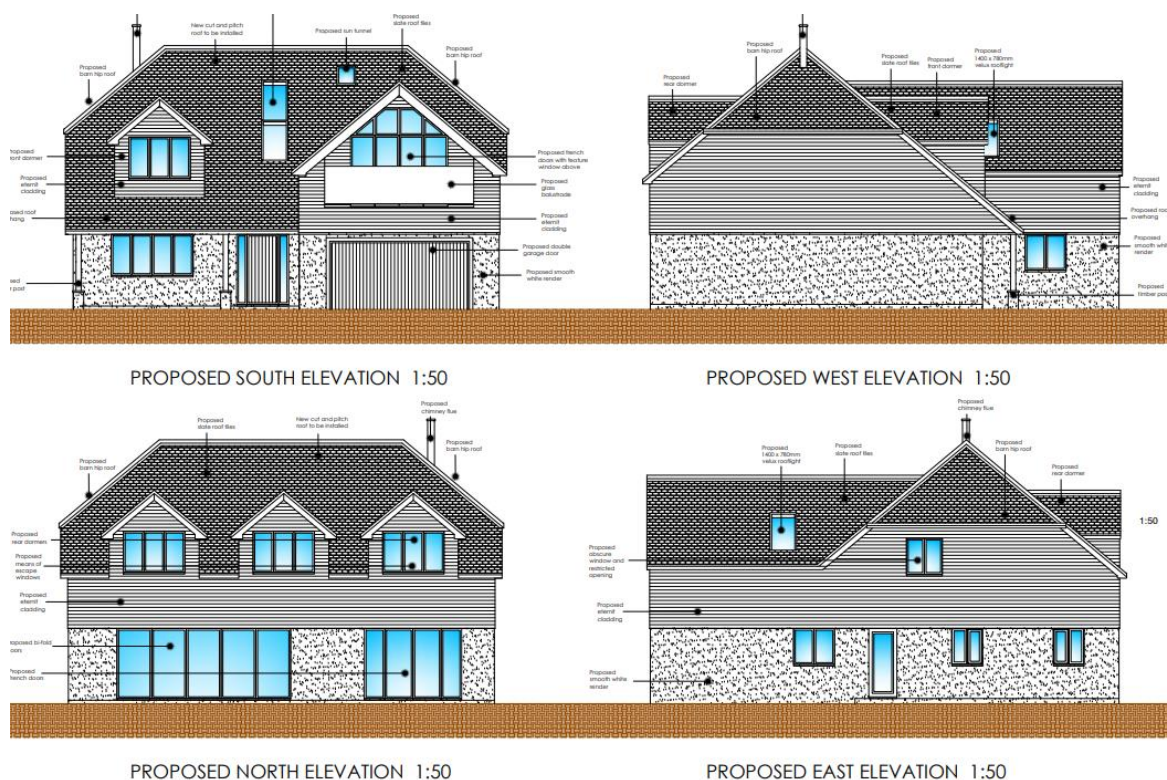


Figure 5 - Permitted Elevations for Application Reference FG/18/21/PL

3.2.6. Reference FG/145/19/PL. Demolition of existing detached dwelling and replace with new two storey detached dwelling. Permitted 28 January 2020. 31 South Drive, Ferring.

3.2.7. The above application received planning consent for a new replacement, three storey residential dwelling in place of the existing. The approved plans can be seen in the below Figures. The same dwelling received consent for extensions and alterations to the existing dwelling under reference FG/166/18/HH however this was never implemented.



Figure 6 - Permitted West and North Elevations for Application Reference FG/145/19/PL

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Figure 7 - Permitted East and South Elevations for Application Reference FG/145/19/PL

- 3.2.8. **Reference FG/95/18/HH. Two storey front extension, side/front first floor extension & replacement garage. Permitted 3 October 2018. 25 South Drive, Ferring.**
- 3.2.9. The above application site is located to the immediate west of 23 South Drive and received consent for a large two storey front extensions, side/front first floor extension and replacement garage. The approved plans can be seen in the below Figures.

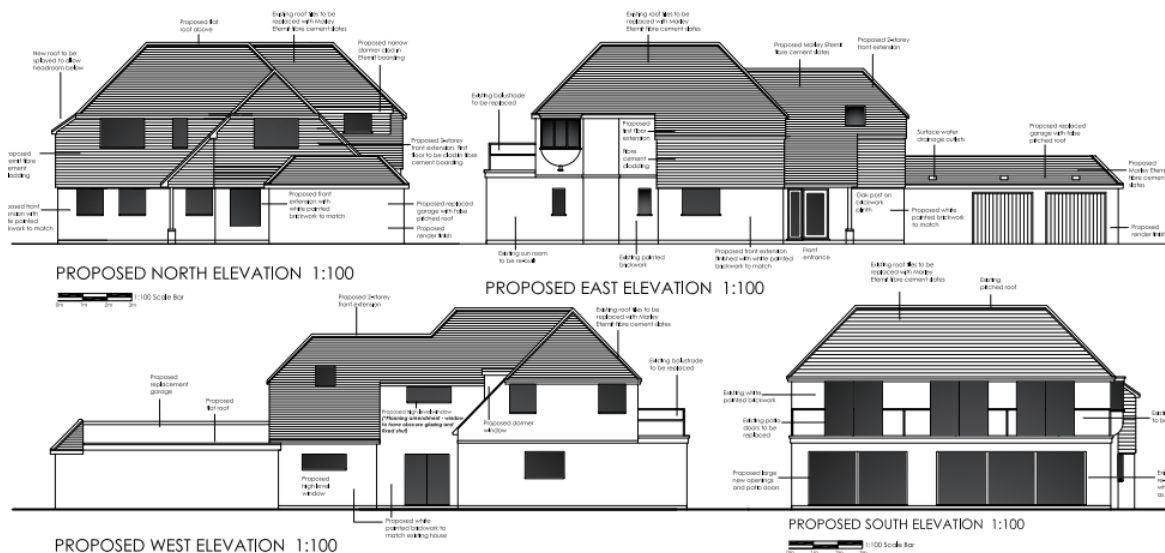


Figure 8 - Permitted Elevations for Application Reference FG/95/18/HH



Figure 9 - Permitted Site Plan for Application Reference FG/95/18/HH

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- 3.2.10. The above applications are within close proximity to the proposed site at 23 South Drive. Refer to the Figure below for the application's locations in relation to 23 South Drive.

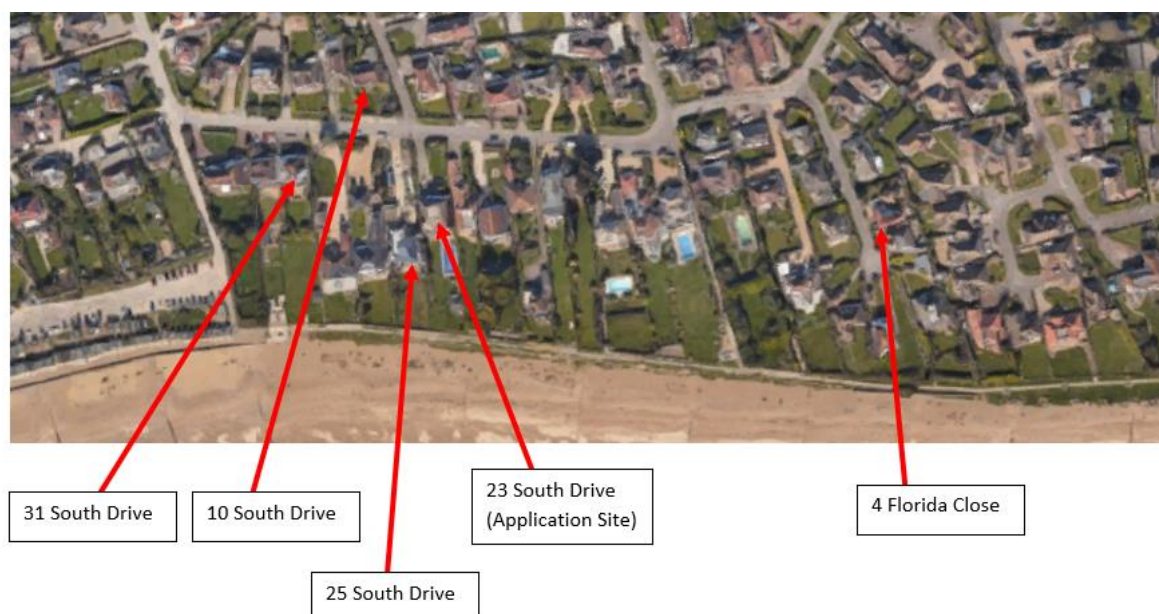


Figure 10 - Planning History Map

- 3.2.11. Although slightly further afield and located within East Preston Parish, the design concept of the proposed dwelling is considered to reflect the following permitted dwellings which have been considered to be acceptable in a seaside location, similar to South Drive.
- 3.2.12. **Reference K/16/16/HH. Remodelling of existing dwelling to create a 3 storey dwelling with double garage including elevational changes with additional second storey & single storey front & rear extensions. 9 Coastal Road, Kingston, BN16 1SJ. Approved 17 August 2016.**
- 3.2.13. As shown in the below Figures, the application received consent for extensions and alterations to the existing building in order to completely remodel the dwelling in to a very contemporary and high architectural quality dwelling.



Figure 11 - Foreshore House - Front (North) Elevation - K/16/16/HH and K/3/17/PL



Figure 12 - Foreshore House - Rear (South) Elevation - K/16/16/HH and K/3/17/PL

- 3.2.14. **Reference K/35/15/PL. Demolition of existing double garage & erection of 1 no. dwelling with double garage. Part garden to West of 9 Coastal Road Kingston. Approved 28 January 2016.**
- 3.2.15. As illustrated in the below Figures, this application received consent for a contemporary and high architectural quality dwelling within the grounds of Foreshore House, replacing the existing double garage.



Figure 13 - Part Garden to Foreshore House – Front (North) Elevation - K/35/15/PL



Figure 14 - Part Garden to Foreshore House – Rear (South) Elevation - K/35/15/PL

4. The Proposal

- 4.1. This application for Householder Planning Permission, seeks extensions and alterations, including external remodelling of the existing dwelling at 23 South Drive, to create a 4no. bedroom dwelling with double garage.
- 4.2. The proposal represents a sustainable approach to the reuse of the existing structure. As a result of the proposal being an extension rather than a demolition and rebuild, there will be a decrease in the movement of goods along the quiet road of South Drive and surrounding roads. The proposals will also result in a faster construction, both of which will result in a decreased disturbance to neighbouring properties.
- 4.3. The extensions to the property have been designed sympathetically with regards to surrounding properties and in relation to the existing property itself which represents a redevelopment opportunity. As set out in the proposed drawings, the proposals seek consent for a single storey rear extension which would not extend past the neighbouring properties rear building lines.
- 4.4. The proposals also seek consent for the replacement and reformation of the existing roof to create second floor accommodation with rear balcony. The reformation of the roof would not extend higher than the existing.
- 4.5. In terms of materials, the proposals have adopted materials similar to neighbouring properties and to the existing dwelling, as set out below:
- Walls - Through colour render, colour white, above masonry plinth. Plinth to be painted anthracite grey. First Floor - Cedar cladding decorative panels as shown.
 - Windows/Doors - Anthracite grey aluminium casements.
 - Roof - Flat roofs - EPDM. Eaves soffit - Cedar cladding to Upper storey only. Powder coated aluminium fascias and soffits elsewhere. Hidden powder coated aluminium guttering – grey anthracite.
 - Balcony - Frameless glass balustrade.



Figure 15 - Visual of Proposed Dwelling - Front Elevation

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 consists of the Arun Local Plan (2018) and the Ferring Parish Neighbourhood Plan (2014-2029). The National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and supplementary planning guidance are all material considerations.
- 5.1.3. This section considers how the proposed redevelopment complies with both 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 9** of the NPPF is concerned about ‘promoting sustainable transport’ and states at **paragraph 109** that *‘development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’*. The proposals seek permission for internal and external remodelling and extensions to an existing dwelling which, once completed, would not result in a significant increase in vehicular movements to and from the site. The residual cumulative impacts on the road network would therefore not be severe and the proposals should therefore not be refused on highway grounds.
- 5.2.3. **Section 11** of the NPPF requires developments to make ‘effective use of land’ and identifies at **paragraph 117** that *‘Planning policies and decisions should promote an 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’*. The proposals are considered to make efficient use of the existing dwelling which sits within a substantially sized plot. The extensions and alterations would improve the living conditions for the current occupiers and therefore the proposals are in accordance with Section 11 of the NPPF.
- 5.2.4. The NPPF provides clear guidance to planning authorities on how to consider design in policy terms, with **Section 12** (Achieving well-designed places) providing the following framework against which to consider design quality. **Paragraph 127** 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;*

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- 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);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- 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 users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

5.2.5. These design related requirements have fully informed the design of the proposed development and it is considered that the proposed extensions/alterations fully respond to the context of the site, providing for a design solution of high architectural quality that considers the built form and natural context of the surrounding area.

5.2.6. **Paragraph 153** states that '*in determining planning applications, local planning authorities should expect new development to:*

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.'*

5.2.7. The proposed design offers the chance to improve the efficiency of the building and make it more sustainable by reducing its overall energy consumption and emission of greenhouse gasses.

5.2.8. **Paragraph 155** is concerned about flood risk and states that '*inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).*' As previously set out within Section 2 of this Statement, the dwelling and associated land is situated within Flood Zone 3 therefore has a high probability of flooding. This is discussed in further detail in Section 6 of this Statement.

5.2.9. To conclude the proposed extensions and alterations are considered to be in accordance with the relevant paragraphs from the NPPF.

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 redevelopment is seen to be fully compliant with it.

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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 SP2 (Built-up Area Boundary);
 - 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 D DM4 (Extensions and alterations to existing building (residential and non-residential));
 - Policy ECC SP1 (Adapting to climate change);
 - Policy ECC SP2 (Energy and climate change mitigation);
 - Policy ECC DM1 (Renewable Energy);
 - Policy T DM1 (Sustainable Travel and Public Rights of Way);
 - Policy ENV SP1 (Natural Environment);
 - Policy ENV DM5 (Development and Biodiversity);
 - Policy W DM3 (Sustainable Urban Drainage Systems);
 - Policy QE SP1 (Quality of the environment).
- 5.4.3. 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 7 of this Statement.

5.5. Ferring Parish Neighbourhood Plan 2014-2029

- 5.5.1. The Ferring Parish Neighbourhood Plan (FNP) forms part of the Development Plan and is a material consideration in the determination of this application. The relevant policies have been considered below.
- 5.5.2. **Policy 1A** states that *'The Neighbourhood Plan defines the built up area boundary of Ferring village, as shown on the Proposals Map. Proposals for development located inside the built up area boundary will be supported, provided they are suited to an urban setting and they accord with the provisions of the Neighbourhood Plan and with other relevant development plan policies.'* The site is situated within the built up area boundary and should therefore be supported in principle.
- 5.5.3. **Policy 10** is concerned about sustainable drainage systems and water management and states *'Proposals or development that are able to demonstrate that their sustainable drainage design features will be effective in managing the risk of surface water flooding within and beyond their boundary will be supported and may incorporate one or more of the following solutions:*
- permeable driveways and parking areas
 - water harvesting and storage features
 - green roofs
 - soakaways
 - other suitable and effective technical solutions recommended by a flood risk assessment.'

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- 5.5.4. **Proposal 3** of the FNP is concerned about 'Areas of Special Character' and is identified within 'Annex C' as a *'non-statutory proposal to provide a comprehensive view of local community aspirations for the parish'*, amongst other proposals. Proposal 3 is directly relevant to the proposals as the FNP identifies the site as within an 'Area of Special Character' in the Proposals Map.
- 5.5.5. Proposal 3 states that the proposal is to the LPA for it to be considered as a designation as an Area of Special Character as it has (along with two other areas) been *'assessed by the local community to be of distinctive character or quality and, therefore worthy of protection through rigorous control of new development.'*
- 5.5.6. Arun's adopted Supplementary Planning Documents and Proposals Map have been reviewed and reveal that the site has not been identified as within an Area of Special Character and it would therefore appear that the LPA have not accepted FNP's proposal.
- 5.5.7. To conclude, the proposals are considered to be in conformity to the relevant policies as set out in the FNP.
- 5.6. Supplementary Planning Document – Arun District Design Guide (January 2021)**
- 5.6.1. Arun District Council formally adopted the Design Guide Supplementary Planning Document (SPD) on 25 January 2021. The Arun District Design Guide has been prepared as part of the Council's commitment to secure the highest quality new development within the District. The aim of the Design Guide is to provide detailed information that supplements the design policies of the Arun Local Plan, raising the design standard across the District and setting out Arun District Council's expectations on how the distinctive character and qualities of the District should be respectfully improved and enhanced through development.
- 5.6.2. The Design Guide has been fully assessed in the preparation of this application and is discussed in Section 6 of this Statement. To conclude, the proposals are considered to provide a dwelling of the highest architectural quality which seeks to raise the design standard in the immediacy.
- 5.7. Supplementary Planning Document – Arun Parking Standards**
- 5.7.1. 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).
- 5.7.2. 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.
- 5.7.3. 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.
- 5.8. Arun Community Infrastructure Levy (CIL)**
- 5.8.1. Arun District Council (ADC) approved the Arun Community Infrastructure Levy (CIL) Charging Schedule on 15 January 2020 and agreed that it would come into effect on 1 April 2020. This meant that from 1 April, ADC became a CIL Charging Authority and therefore ADC would charge CIL liable developments on a pound (£) per square metre (sqm) basis in accordance with the charges in Table 6.1 of the Arun CIL Charging Schedule.
- 5.8.2. As set out within the Charging Schedule, CIL is applied to most residential and some commercial buildings that people normally use and where more than 100 square metres of floorspace is created.

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- 5.8.3. The site is identified as within Zone 4 where CIL would be charged at £100 per sqm for residential extensions. The proposed extensions would propose over 100sqm of additional floorspace and therefore would trigger CIL.
- 5.8.4. In accordance with Regulations 42A and 42B of The Community Infrastructure Levy (Amendment) Regulations 2014 (as amended), the Applicant has submitted CIL Form 9 to obtain an exemption for the residential extension. The relevant criteria has been reviewed and it is confirmed that the Applicant would fully comply.
- 5.8.5. In this regard, the Applicant would be exempt from paying the CIL charge.

6. Planning Appraisal

6.1. Introduction

6.1.1. The principle issues in relation to this proposal are as follows:

- **Principle of Development**
- **Design, Form, Scale and Appearance**
- **Access and Parking**
- **Residential Amenity**
- **Flood Risk Assessment**

6.1.2. These issues will be considered independently despite being linked to ensure a sustainable form of development.

6.2. Principle of Development

6.2.1. The proposed development for which this application seeks Householder Planning Permission is located on South Drive in Ferring and represents a previously developed site which is within the existing built-up area boundary, where development is generally supported under Policy 1A of the Ferring Neighbourhood Plan.

6.2.2. The proposals have full regard for the pillars of sustainability as set out in the National Planning Policy Framework and those provisions of paragraph 11 which state that Arun District Council should consider this application under the presumption in favour of sustainable development that is at the heart of the Framework.

6.2.3. As aforementioned in Section 3, South Drive and neighbouring roads are evolving in its character with many of the dwellings now displaying architecture of a contemporary design and generally improving existing facilities. There is an opportunity to improve the streetscene further through the redevelopment of the existing dwelling to create a building of the highest architectural quality, as demonstrated by the proposals. Furthermore, the proposals seek to improve living conditions for current and future occupiers by including more facilities to enjoy.

6.2.4. To conclude, it is considered that the proposals are acceptable in principle within planning terms.

6.3. Design, Form, Scale and Appearance

6.3.1. The architectural approach that has been adopted within the proposed development consists of a high-quality design that reflects its seaside location, allows the proposal to blend with the properties already present on the street and would generally enhance the street scene. It is considered that the proposed development makes efficient use of the development site while not having an adverse impact on its surroundings.

6.3.2. The visual appearance and design of the new family home has taken precedent from nearby contemporary redevelopment applications, including those in East Preston as set out in Section 3 of this Statement. The contemporary nature of the proposals allows the dwelling to make efficient use of the scale of the existing dwelling by remodelling the roof to accommodate second floor accommodation. As illustrated in Figure 16, the proposed dwelling would have a comparable height to the existing albeit slightly lower. This would result in a dwelling entirely appropriate to neighbouring properties within the street scene.



Figure 16 - Proposed Street Scene

- 6.3.3. It is further important to note that second floor accommodation already exists within close proximity to the site at 31 South Drive, as set out within the Planning History section (Section 3) of this Statement.
- 6.3.4. In terms of the overall scale and massing, the proposed dwelling will be broadly consistent with the prevailing height and massing of development in the locality and therefore will not have a significant impact on the streetscene. The proposed development results in a scale of property that is entirely appropriate for the large plot within which it is positioned.
- 6.3.5. As set out above, there will be no significant increase in height. In terms of depth, the proposed dwelling has been carefully designed to be comparable to the existing in terms of the front elevation and width, and would not extend further north or sit any closer to neighbouring properties to the east and west. The rear elevation would be extended on the ground floor and marginally on the upper floors, to the south. Due to the existing footprint of the dwelling being situated slightly further north than immediately adjacent neighbours, the extensions to the rear are not considered to have an adverse impact in terms of overshadowing.
- 6.3.6. The careful approach to depth, height and width would therefore result in a dwelling which would not translate to an imposing structure but would result in a dwelling consisting of a visual mass commensurate to the existing dwelling and neighbouring properties, in accordance with Arun's Design Guide. The effect of the proposal on the streetscene, in direct comparison to the existing, is illustrated below (red being the existing house and the green illustrating the proposed house).



Figure 17 - Model of Proposed (Green) and Existing (Red) Mass - Front Elevation (North-East)

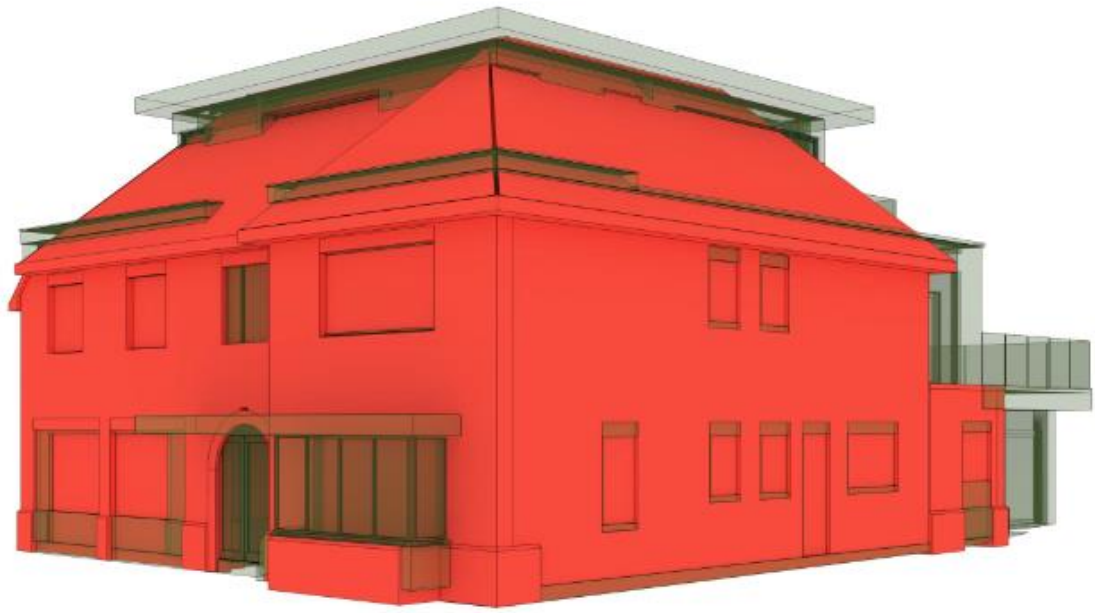


Figure 18 - Model of Proposed (Green) and Existing (Red) Mass - Front Elevation (North-West)

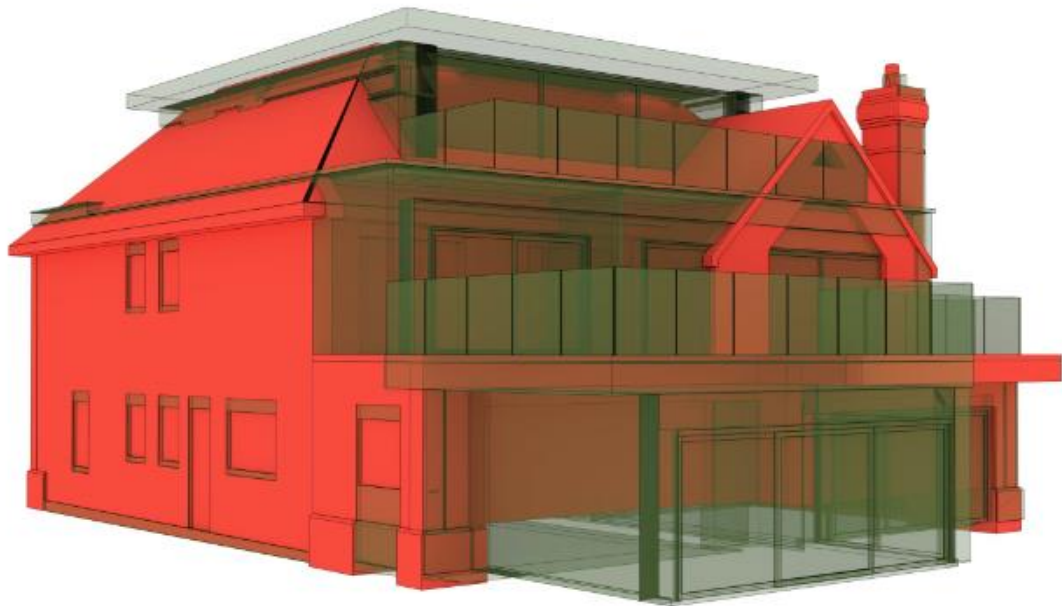


Figure 19 - Model of Proposed (Green) and Existing (Red) Mass – Rear Elevation (South-West)

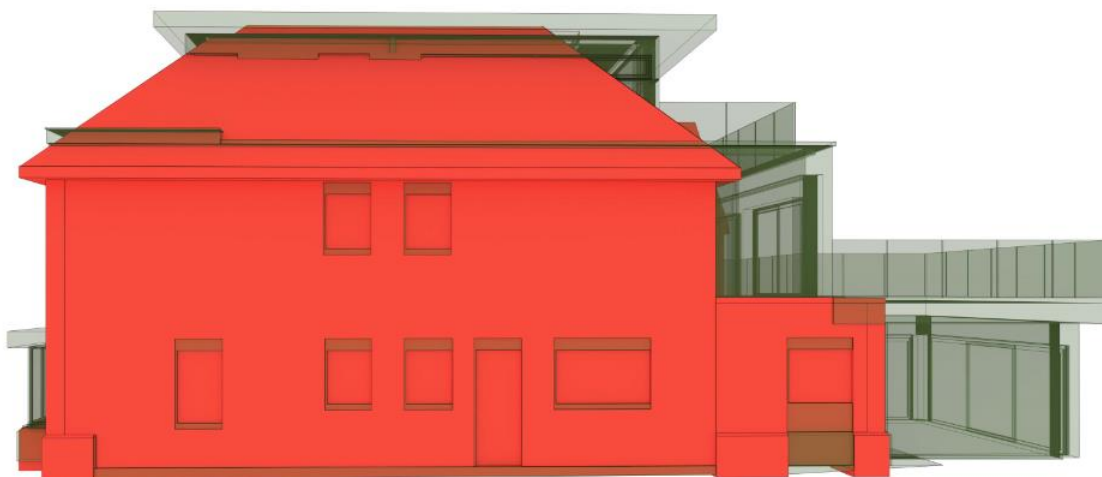


Figure 20 - Model of Proposed (Green) and Existing (Red) Mass –Side Elevation (West)

- 6.3.7. Overall, the proposed design of the extensions and alterations are considered to be a thoroughly considered and a well-designed scheme, providing high quality, interesting architecture on a site that makes minimal contribution to character and appearance of the local street-scene. The proposal also maintains the current building's physical relationship with the surrounding dwellings (in terms of proximity and scale) and provides for a dwelling of significant architectural quality, to the wider benefit of the immediacy, as illustrated in the Visuals below.



Figure 21 - Visual Image of the Rear of the Proposed Dwelling

- 6.3.8. It is therefore deemed to be in accordance with all National and Local Planning Policy providing guidance on design.

6.4. Access and Parking

- 6.4.1. The proposed development is considered to be located in a sustainable area, owing its transport connectivity to East Preston, Rustington, Ferring and the wider area; as well as its close proximity to key local services.
- 6.4.2. The proposal will provide a total of at least 4no. car parking spaces; this is in line with Arun's adopted Parking Standards (January 2020) The parking spaces will be located within the new proposed double garage and parking spaces located at the front of the property on the private driveway. Cycle storage will also be located within the new garage.

ECE Planning

- 6.4.3. The proposals seek to retain the existing vehicular access point, located to the north of the existing property. This would therefore remain as existing.
- 6.4.4. To conclude, the proposals are considered to be acceptable in terms of access and parking, and maintain the character and appearance of the property and street scene more widely.

6.5. Residential Amenity

- 6.5.1. As set out previously, the proposed extensions and alterations are not considered to have any adverse impact on the amenity of neighbouring occupiers. The extensions have been designed to prevent undue overlooking and benefit from the existing footprint of the dwelling which is situated further north than the immediately adjacent neighbours to the west. High level 'slot' windows have been introduced to the second floor on the west and eastern elevations which are not considered to have a detrimental impact on neighbouring properties due to the height of the windows.
- 6.5.2. It is important to note that an existing balcony already exists on the southern elevation, as illustrated below. The proposals seek the provision of a replacement balcony to the rear at first floor and the addition of a balcony at second floor. The presence of a balcony has already been established and therefore neighbouring dwellings would be used to a degree of overlooking.



Figure 22 - Photograph of Rear of Existing Dwelling

- 6.5.3. The balcony at second floor has been carefully designed to avoid detrimental impact in terms of overlooking to neighbouring properties by pulling the second floor further north. Refer to Figure below which illustrates the extent of the proposed balcony (highlighted in red) which sits behind the edge of the roof.

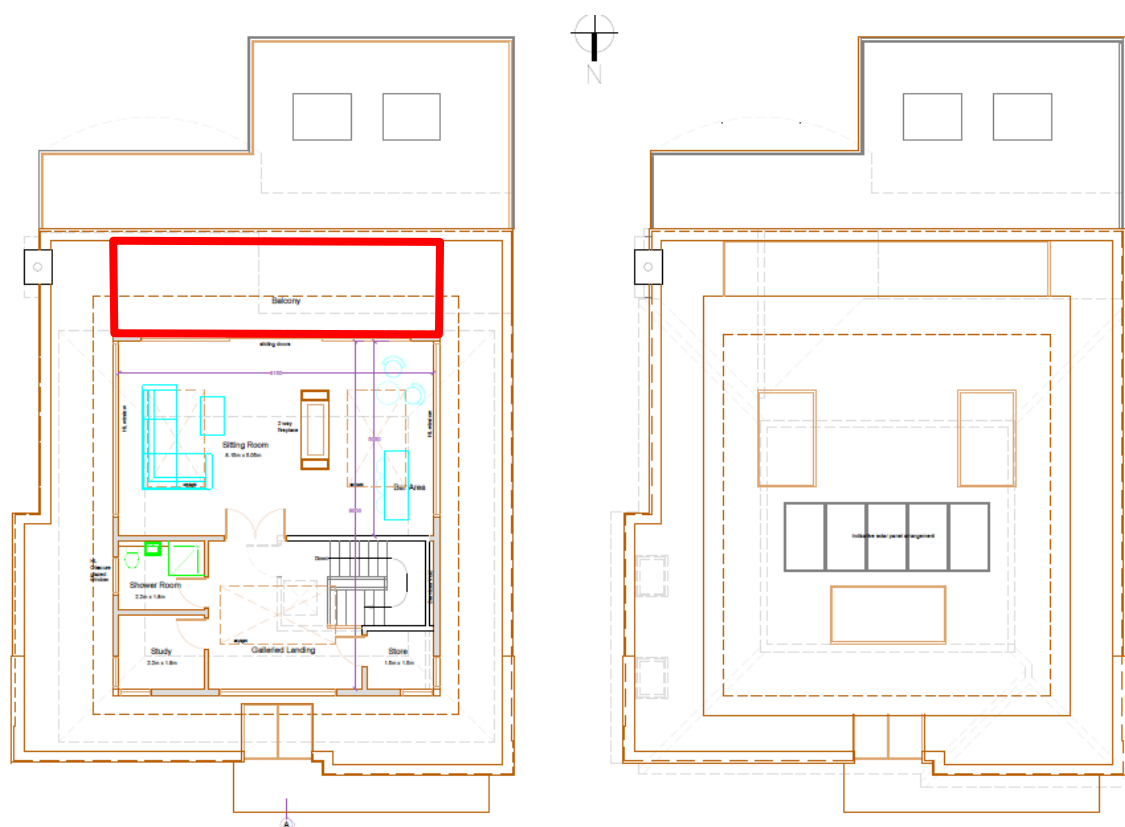


Figure 23 - Proposed Second Floor (Left) and Roof (Right) Plan

- 6.5.4. Due to the position of 25 South Drive situated to the south of 23 South Drive, it is considered that very limited (if any) views could be achieved from the proposed second floor balcony. Full consideration has also been given to 21 South Drive in terms of overlooking. It is considered that only limited views could be achieved from the proposed balcony towards 21 South Drive due to the careful positioning of the balcony and due to the proposed chimney which would further obstruct views. Refer to Figure below.

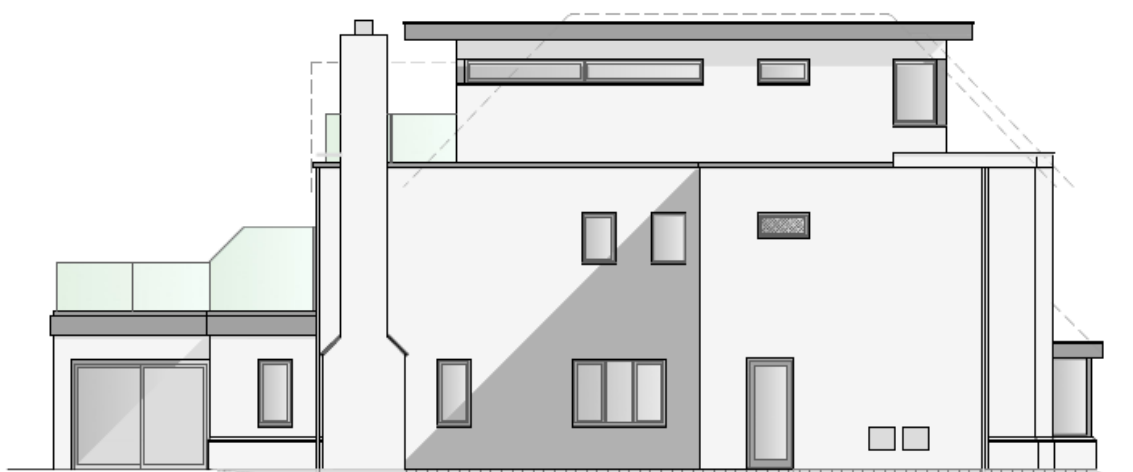


Figure 24 - Proposed Eastern Elevation

- 6.5.5. Furthermore and as illustrated in the Figure above, the proposals seek to accommodate privacy balcony screens to further avoid overlooking and improve the current situation (which was deemed as acceptable under reference FG/160/08).

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- 6.5.6. The footprint of the proposed dwelling reflects the existing dwelling and does not seek to extend further north than the existing (refer to drawings for existing and proposed building lines). The proposed dwelling is considered to appropriately maintain separation distances to neighbouring properties.
- 6.5.7. Overall, the proposed development is not considered to result in an overbearing or harmful development but will respect fully the amenities and privacy of occupiers of the existing neighbouring properties.
- 6.5.8. In respect of future occupiers, the scheme has been designed to provide for the highest quality living environment which meets and exceeds space standards. The proposal also provides external amenity space via a private garden and existing private swimming pool.
- 6.5.9. Overall, the scheme is considered to protect fully the amenities of existing residents adjacent to the site and provide the highest quality living environment for future occupiers.

6.6. Flood Risk Assessment

- 6.6.1. Paragraph 155 of the NPPF is concerned about flood risk and states that *'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).'* As set out in Section 2 of this Statement, the site is identified as within Flood Zone 3 and therefore has a high probability of flooding.
- 6.6.2. It is important to note that the site accommodates an existing dwelling, where the existing floor heights have been considered as acceptable under application reference FG/160/08. The proposed ground floor single storey rear extension would consist of the same floor height as the existing and is therefore considered to be entirely acceptable. Furthermore, the extension to the ground floor would comprise approximately 60.7sqm which is not considered to be major works and will therefore have minimal impact to the site and surrounding area.
- 6.6.3. The proposals seek to extend and alter an existing dwelling and therefore the proposals will not result in an intensification to the site and will not increase any existing flood risk to the existing building or to adjacent buildings/the surrounding area.
- 6.6.4. It is therefore concluded that the site is not at risk of flooding and would result in minor extensions and alterations to an existing residential dwelling, optimising the existing floor levels. The proposals are therefore considered to be acceptable in terms of flood risk and drainage.

7. Conclusions

- 7.1. The proposed extensions and alterations to 23 South Drive are considered to provide for the highest quality architectural solution that enhances the appearance of the building. The extensions will provide extra facilities suitable for the current and future needs of the owners of the property.
- 7.2. The extensions have been designed to blend sympathetically with their surroundings, visually integrating with the street scene and enhancing the visual amenity of the area more generally through the highest quality architecture and use of specifically chosen materials. The proposals are considered to be fully consistent with policies of the Development Plan, including the Ferring Parish Neighbourhood Plan.
- 7.3. The proposals are not considered to have any adverse impacts on its surroundings or neighbouring properties. Privacy will be retained and improved through the introduction of careful design and a privacy fence to the proposed first floor balcony and screens to the second floor balcony.
- 7.4. The scheme has been carefully designed to extend minimally from the built form/envelope of the existing building to ensure the proposal is neither overbearing to amenity or dominant in the street scene.
- 7.5. In summary we consider that the alterations and extensions to the existing building will result in a significant enhancement to the overall composition of the property consistent with the aims and objectives of the Development Plan.
- 7.6. We therefore trust you will be able to support our proposals and approve this planning application.