



21001_No.2 The Poplars, Ferring, Worthing, BN12 5QL
Design & Access / Planning Statement

Project : Development at No.2 The Poplars

Date : July 2021

Prepared for Ginny Cooper by Studio Webb Architects Ltd

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1.1 _ INTRODUCTION

1.1 _ PURPOSE OF THIS DOCUMENT

This document has been produced by Studio Webb Architects Ltd in order to demonstrate the proposed intensions for the proposed dwelling at No.2 The Poplars, Ferring.

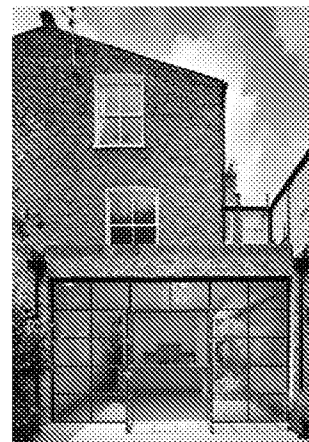
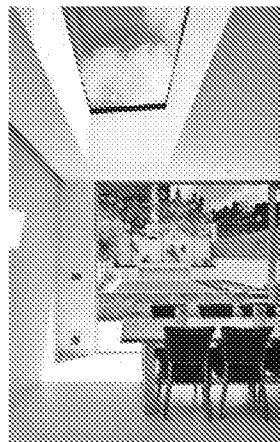
Key considerations such as existing character, historic interest, surrounding context, density, massing and access will indicate the opportunities and constraints associated with the proposed development. This analysis will then act as a starting point in the design process and will demonstrate the reasoning behind the final proposal.

1.2 _ RELEVANT EXPERIENCE

Established in 2011, Studio Webb Architects represents an enthusiastic collaboration of Architectural talent based upon a wealth of varied experience and expertise.

We thoroughly believe in undertaking an engaging, often fun, design process, ensuring options are investigated and that every project truly represents the best solution. We don't subscribe to any preconceived style, instead focusing on the fundamentals of what we believe to be good design: Light, Space and well considered materiality sensitivity adopted in context.

We still maintain the role of the Architect to be a craftsperson and believe in tailoring the project to the demands of the site, statutory legislation, and wider sustainable context, all in alignment with client requirements.



Above images demonstrate recent projects by Studio Webb Architects

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1.2 _ PROJECT BRIEF

PROJECT OVERVIEW

No. 2 The Poplars is a small semi-detached 2.5 bedroom bungalow, located in close proximity to Ferring Beach. The property is in disrepair due to poor quality construction. The existing layout does not function efficiently and is unsuitable for the current owners. It is our belief that the property is in such a condition that it is unsuitable for living, therefore we propose to demolish the existing and build a sustainable, energy efficient home suitable for modern living.

THE “NEED” / BRIEF

Client Requirements:

Build a new eco-friendly property, using high quality sustainable sourced and energy efficient materials which will be robust and maximise the dwellings lifespan.

Understand the nature of the site and the surrounding area in order to design a proposal which will sit comfortable within the existing context.

Improve the existing layout and provide a property to facilitate the requirements of the family including open plan kitchen living areas to front of house for best light / views.

One double and one single children’s bedroom.

Shower room / WC at ground level for visitors and En-suite for one bedroom.

Enhance views / engagement with landscape.

Incorporate the external areas into the proposal using well considered landscape design which will blend in the existing environment.



2.0 CONTEXT & ANALYSIS

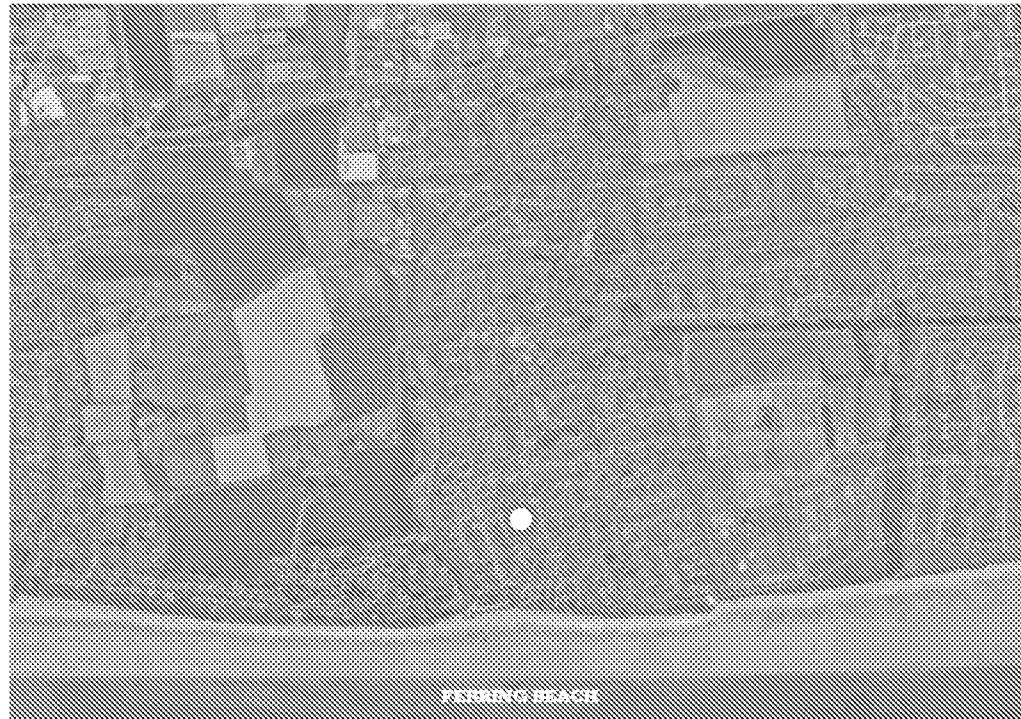
2.1 _ SITE LOCATION & WIDER CONTEXT

No 2 The Poplars
Ferring
BN12 5QL

Located within the Arun District of West Sussex, Ferring is a built up sea side town in the area of Worthing. Although built up, the area is primarily composed of low rise residential properties. The area benefits from green buffers, Highdown Hill to the north and Kingston to the east.

The area's seafront is pedestrianised and the beach itself is a mixture of shingle and pebble, reinforced by groynes.

The site is located to the south east side of The Poplars. The Poplars was developed in the 20th Century as a series of single story holiday chalets formed around a central green space. In recent years the many of the properties have been altered and extended, and the estate is now characterised by a mix of types and styles of Properties both traditional and contemporary.



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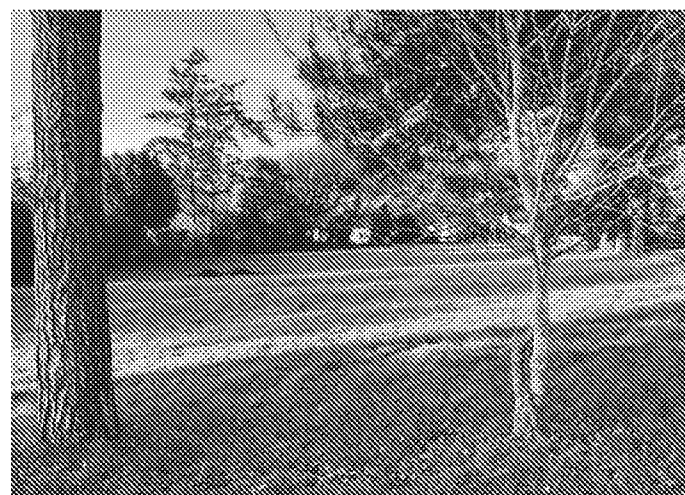
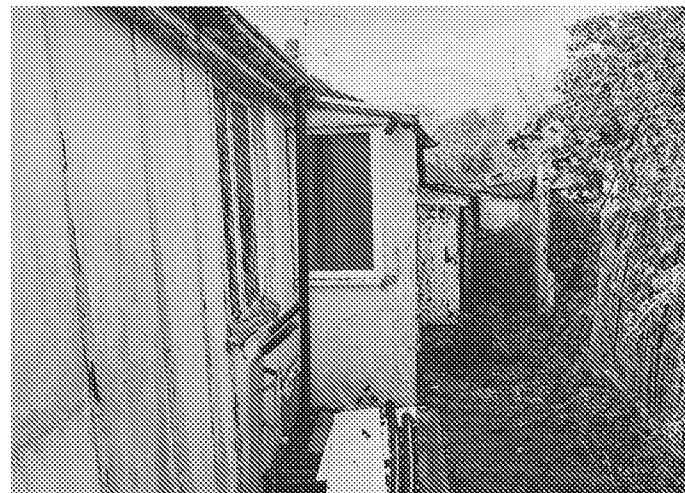
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2.0 CONTEXT & ANALYSIS

2.2 _ EXTERNAL SITE PHOTOGRAPHY

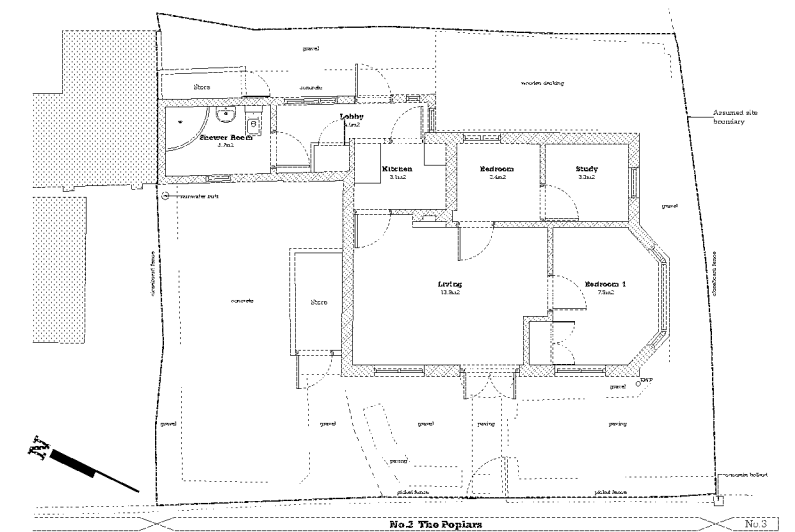


Above images showing green area central to The Poplars development

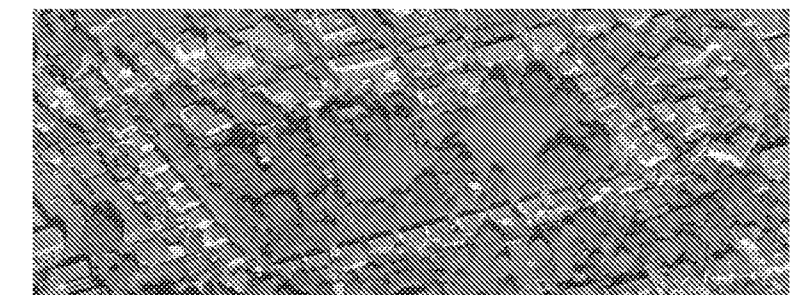
The site is occupied by a semi-detached bungalow dwelling. The walls are painted render with a tiled gable roof. To the rear there is a single-storey gable roof extension attached to the main house and the neighboring property. The site is surrounded by timber fencing ranging from 1.5 - 2m. There is external amenity space to the front and north of the property and limited space to the rear.

The overall external footprint of the property is 54m². The property has been modified over the years and has several bolt on storage areas. There is no consistency to the current plan, in terms of form and fenestration design. A bay window appears to the south elevation overlooking No.3, this feels out of context and a random addition to the original chalet. The existing floor plan is impractical and makes for a confined living arrangement, there are several rooms, due to their proportion and size which are unusable and fall below the required space standards for habitable rooms.

The condition of the existing property is poor and is in need of total refurbishment. The poor quality build and lack of insulation have led to damp, rotting and condensation problems throughout the property. As it stands the building is inappropriate for modern day healthy living.



Existing site plan for reference



Birds eye site plan for reference

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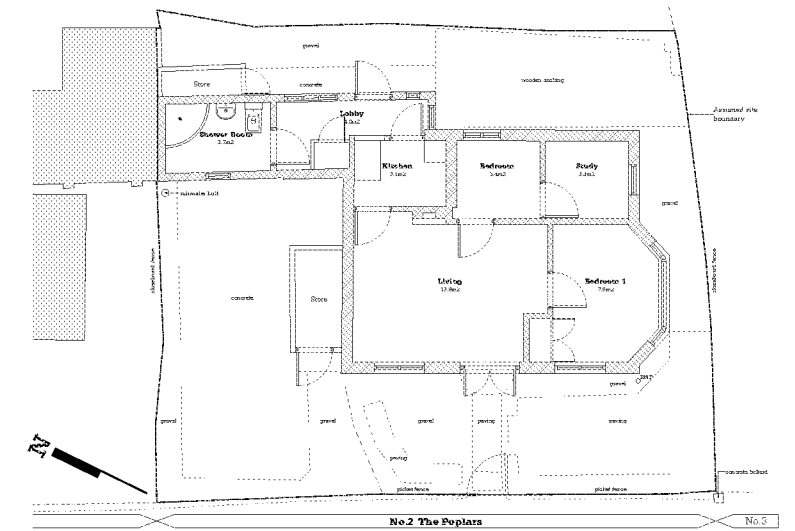
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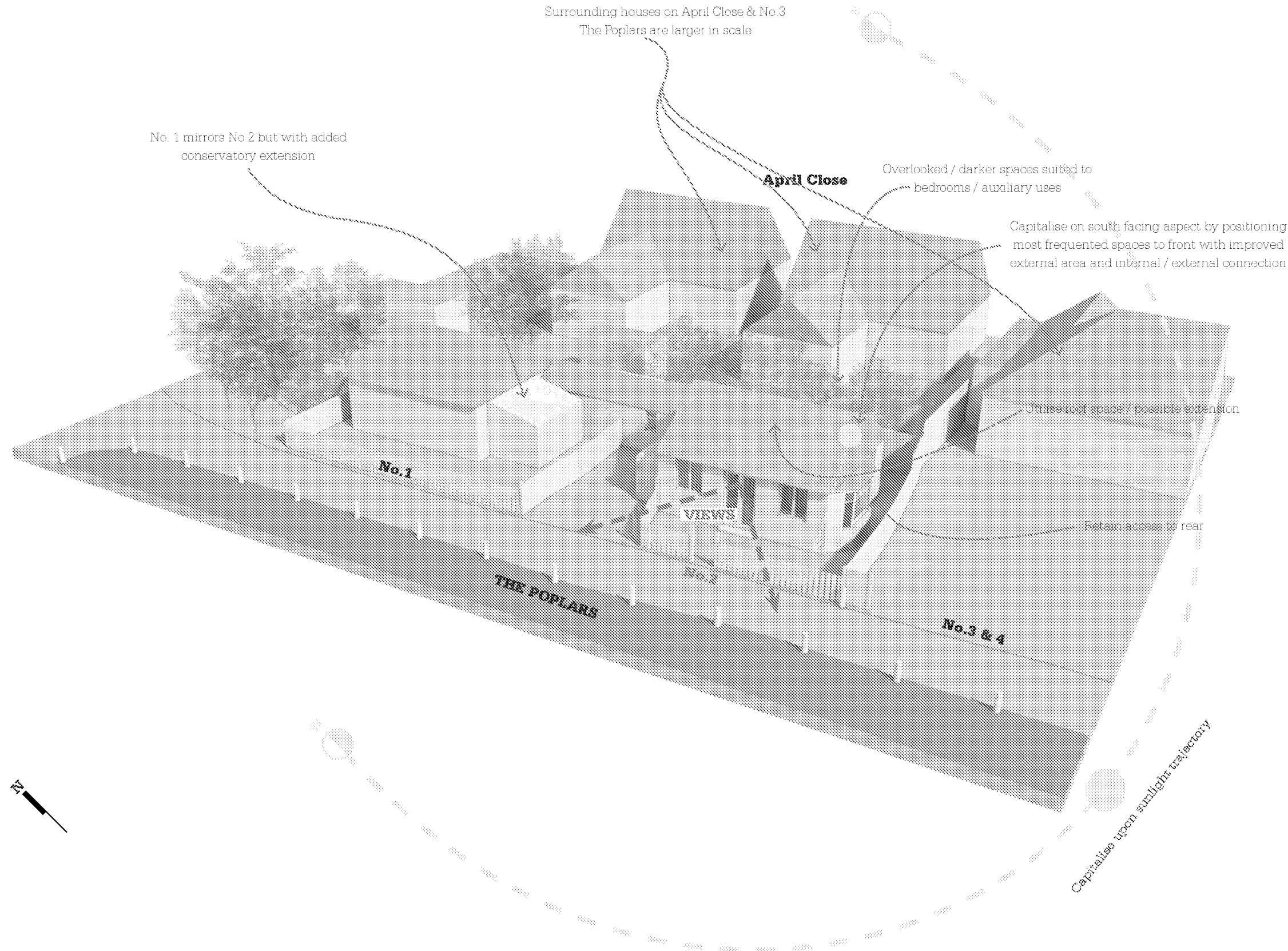
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2.0 CONTEXT & ANALYSIS

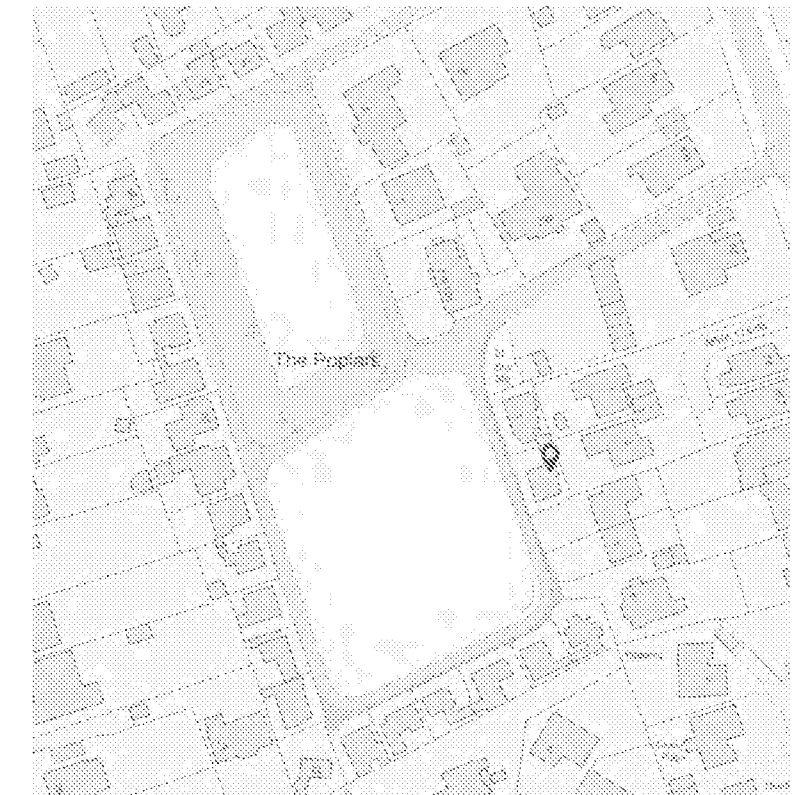
2.3 _ INTERNAL SITE PHOTOGRAPHY

The internal photography demonstrates the poor condition and impracticality of the existing property.





2.4 _ SITE ANALYSIS



2.5 _ EXISTING DENSITY & MASSING

Contextually the site resides within an area in which there are a variety of dwelling styles ranging from detached and semi detached bungalows and chalets along with larger 2 storey detached / semi detached dwellings. The Poplars itself is largely defined by chalet style bungalows.

It is assumed that originally all the chalets would have been of similar form, scale and materiality; however, over the past number of years the majority of properties have been altered and extended, resulting in a mix of buildings with very different characteristics. On the particular stretch of road where the site is located, there is no defined style of dwelling that characterises the street as a whole. It is made up of single to three storey dwellings, all of different architectural styles.



-  Denotes bungalow / single storey properties
-  Denotes properties with higher ridge heights than the existing property on site (many include loft / attic conversions)
-  Denotes two storey properties
-  The dashed blue line highlights the stretch of road where there is a number or 2 story developments, the irregular pattern of housing type sets precedent for a 2 story new build



Corner property to north of site entering The Poplars



Property adjacent to corner property at entrance to The Poplars



Properties to North of the site within The Poplars



Properties to North of the site within The Poplars



No. 3 & 4 directly beside the site



View of No. 1 from site

2.0 CONTEXT & ANALYSIS



The above photographs demonstrate the variety of housing styles within The Poplars and the local surrounding areas.

2.6 _ LOCAL DEVELOPMENTS

There have been several properties within The Poplars which have been approved for redevelopment in recent years. These set the bar for change in footprint and massing within the area.

FG/210/18/PL 10 The Poplars

Demolition of existing dwelling & erection of new single storey dwelling
Ridge Height increase
Footprint Increase: 46m2 existing - 64m2 approved

FG/5/17/HH 12 The Poplars

Front veranda & single storey rear extension
Footprint Increase: 56m2 existing - 68m2 approved

FG/160/10/ 19 The Poplars

Proposed rear extension & new pitch roof to existing flat roof extension
Footprint Increase: 72m2 existing - 90m2 approved

FG/142/20/HH 22 The Poplars

Single storey rear extension with mono pitch sloped flat roof

There have also been a number of developments within close proximity to the site which have been demolished and replaced. It is noted that some of these may be sited on larger plots, however it highlights the ad-hoc building styles seen locally.

FG/210/18/PL 10 The Poplars

Demolition of existing dwelling & erection of new single storey dwelling

FG/196/18/PL 12 West Drive

Demolition of existing detached dwelling & detached garage & construction of 1 No. new detached dwelling.

FG/108/13/ 11 West Drive

Proposed demolition of existing bungalow and erection of one single storey bungalow

FG/46/10/ 15 West Drive

Demolition of existing bungalow and erection of two no. 2 bedroom bungalow dwellings

FG/18/21/PL 10 South Drive

Demolition of 1 No. single storey dwelling & erection of 1 No. two storey dwelling.

FG/145/19/PL 31 South Drive

Demolition of existing detached dwelling and replace with new two storey detached dwelling

From single to 2 storey developments

FG/1/21/HH 11 Ocean Drive

Erection of single storey side and rear extension and raising of eaves line, following the demolition of rear conservatory and garage

FG/82/17/HH 9 Ocean Drive

Single & second storey extension & alterations

OPPORTUNITIES:

New build allows for opportunity for sustainable build / energy efficient home.

Infil to open area.

Make use of roof / Dormer extension.

Reconfiguration of internal layout for appropriate family living.

Incorporate external spaces into internal living areas.

CONSTRAINTS:

Dilapidated existing structure of poor construction.

Narrow overlooked space to rear.

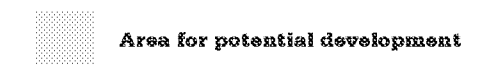
Restricted height.

Restricted amenity space.

Gable roof connection to No. 1.

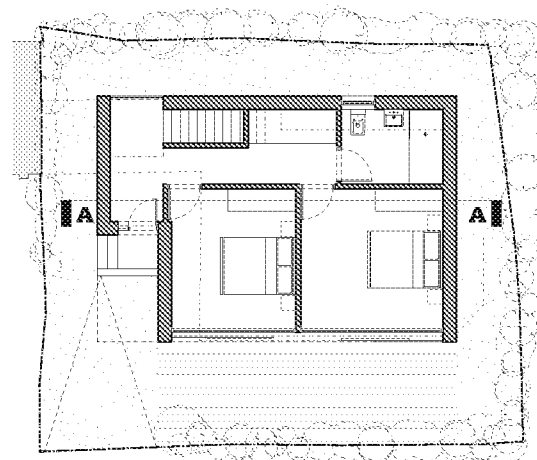
Avoidance of overlooking to neighboring properties.

Control the massing of the proposed development due to small plot size.



Existing Level 00 Plan (not to scale)

PROPOSED OPTION A (Not to Scale)

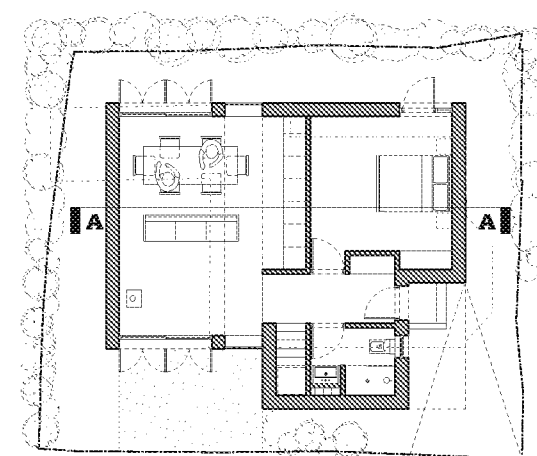


..... Dashed red line denotes footprint of existing building to be demolished

----- Dashed blue line denotes existing levels

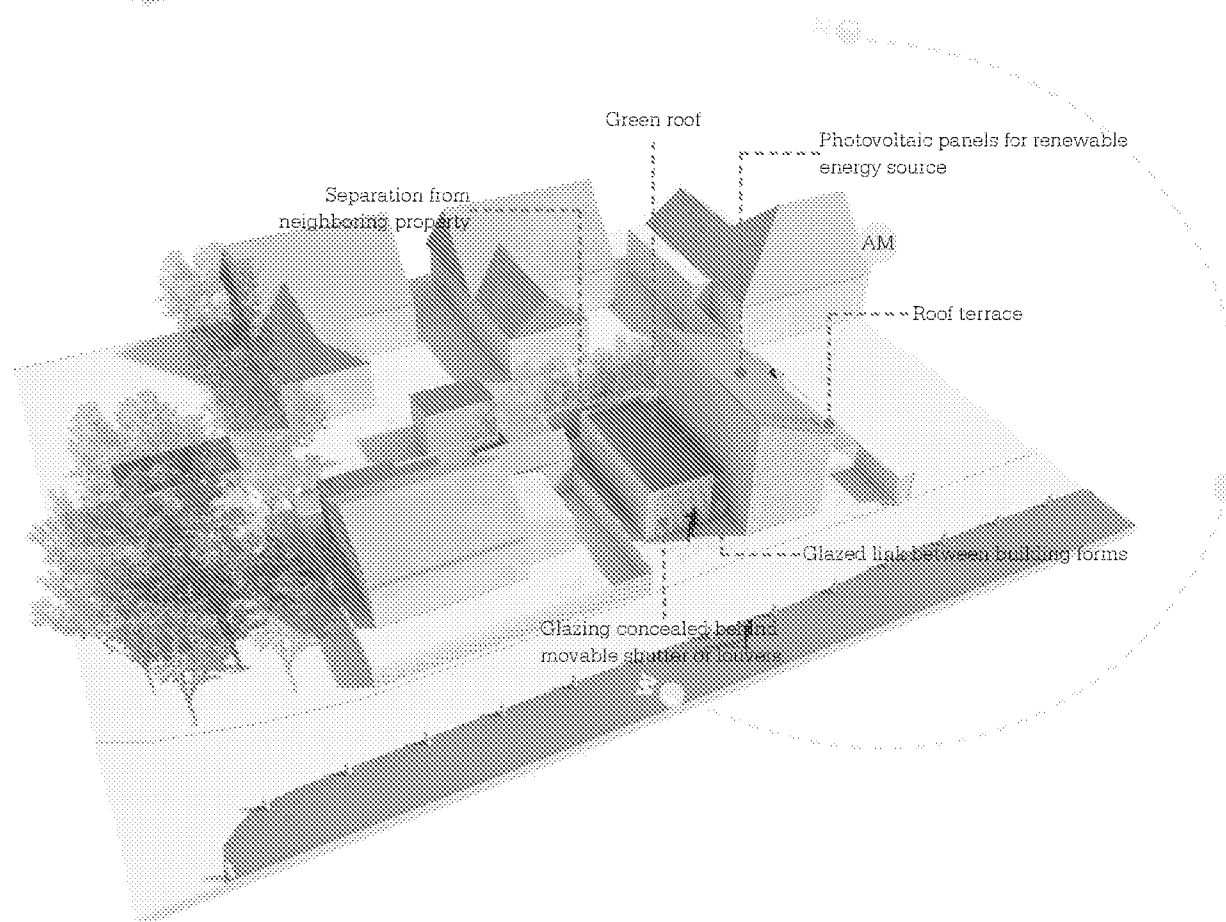
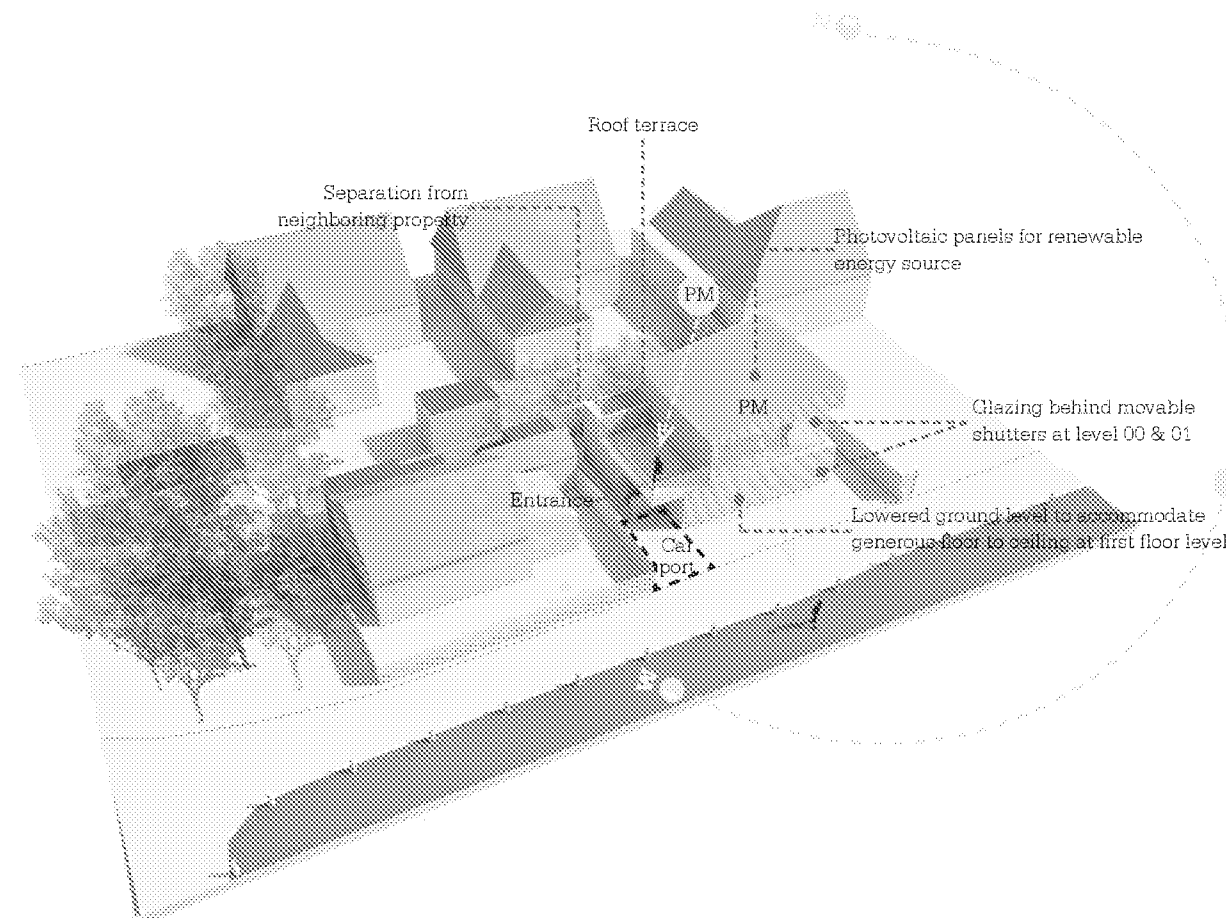


PROPOSED OPTION B (Not to Scale)



..... Dashed red line denotes footprint of existing building to be demolished

----- Dashed blue line denotes existing levels



3.1 _ PRE-APPLICATION ADVICE

On the 17th March 2021 a Pre-Planning application was validated by Arun District Council. The application outlined the context and history of the site and examined two proposed options for development.

APPLICATION NO: PAA/27/21

PLANNING OFFICER: Andrew Wood

PROPOSAL SUMMARY:

In summary both options proposed to demolish the existing single storey property with a replacement two storey property. The feedback for options A & B are summarised in the subsequent pages with our own response highlighted in blue text.

PRINCIPLE:

The principle of development is acceptable, subject to compliance with the Local Development Plan

Due to the condition of the existing property it is considered that there is justification in demolishing and rebuilding a new family dwelling to accommodate 2 bedrooms (1 single & 1 double, as per the existing)

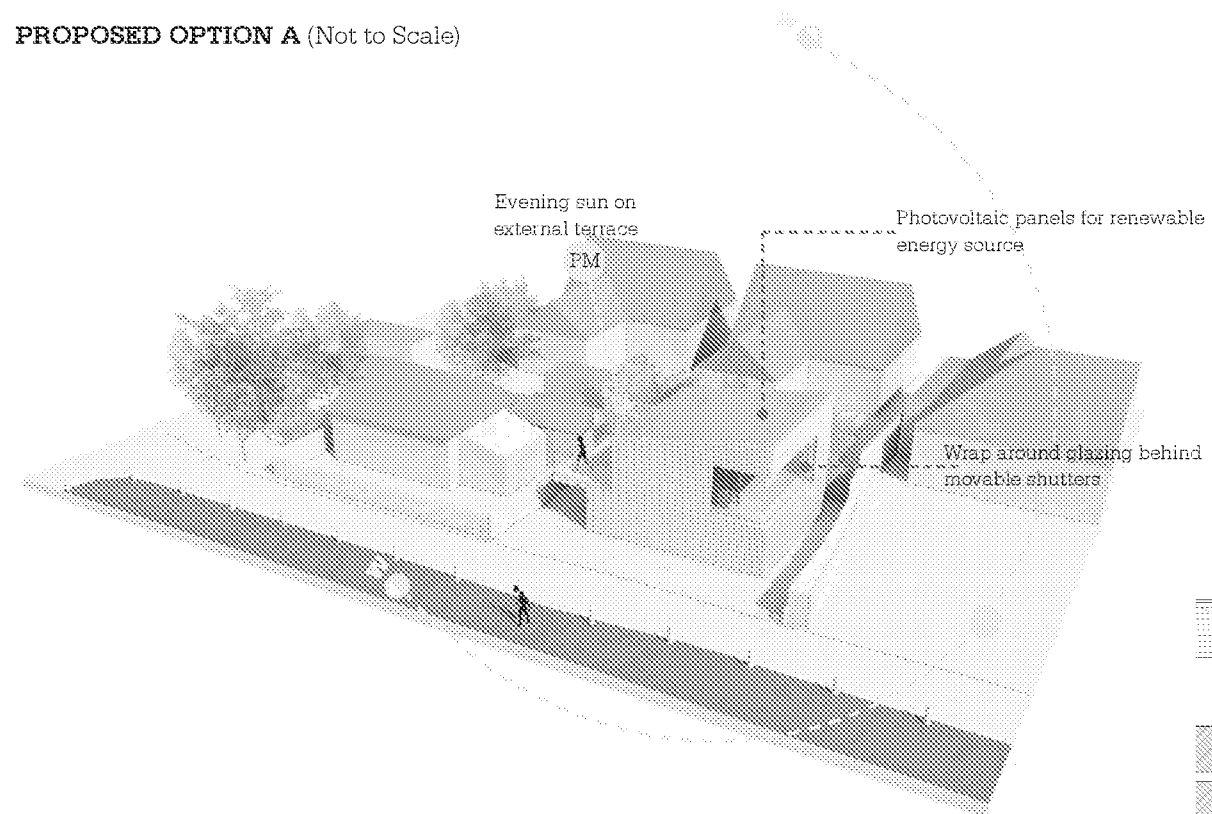
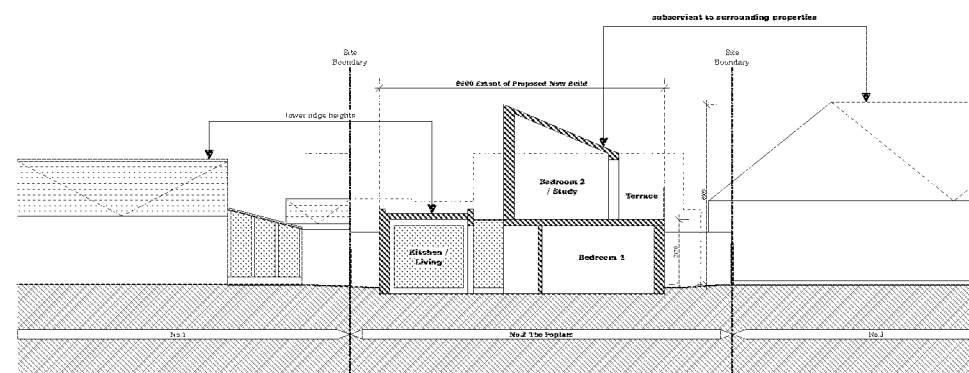
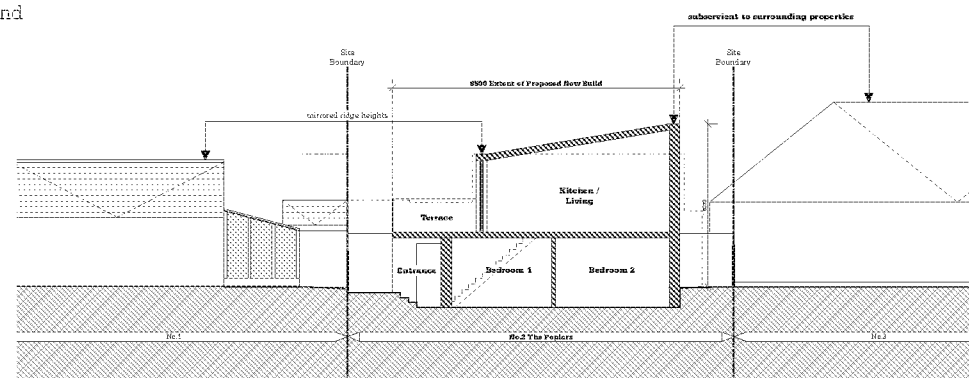
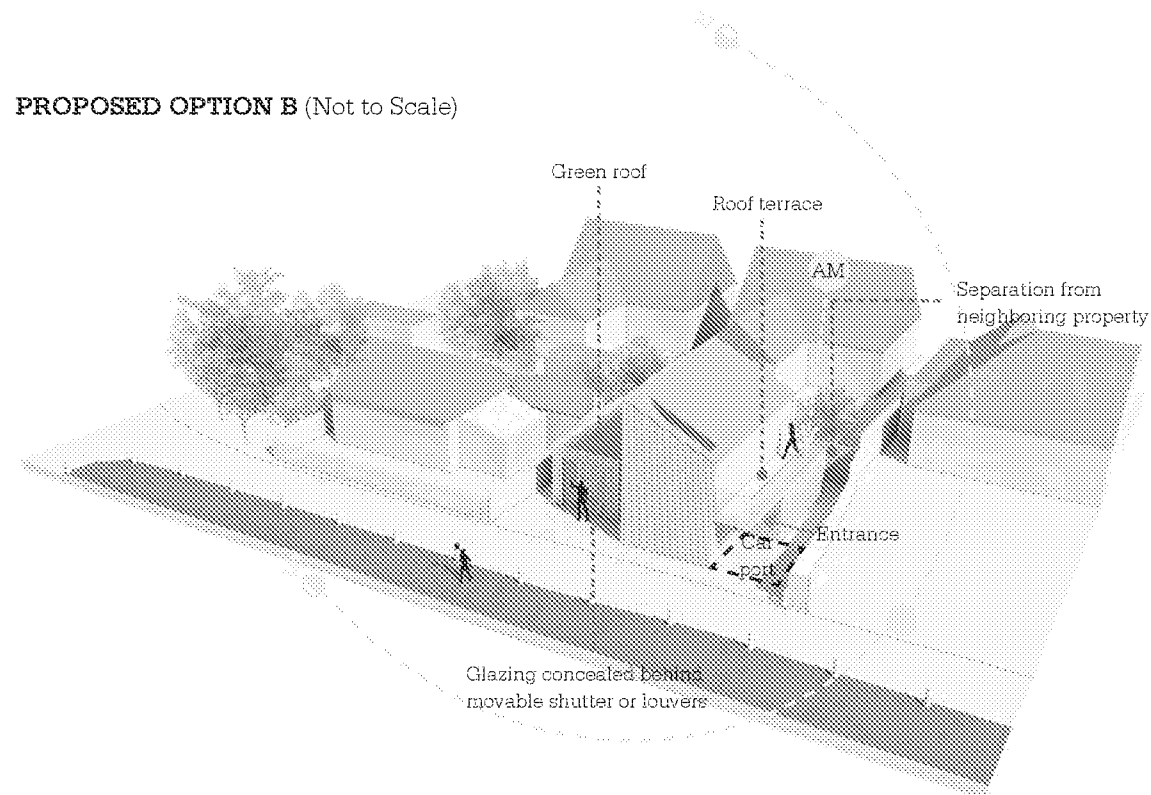
DESIGN:

It is acknowledged that the existing dwelling on the site is within a very small plot with a small amenity area. However, it is considered that the scheme comprises an over development of the plot being too large for the plot on which it would be located. The second storey of the scheme is out of scale with the plot as a whole. The amount of development is considered to be excessive in context with the surrounding residential development. The house proposed is not considered to be commensurate with the size of the plot. The second storey of the proposal is inappropriate, out of scale and out of character with the surrounding plots.

Taking on board the above comments the proposed ridge height has been reduced. The proposed pitched form reduces the massing and results in a marginally higher ridge than the existing (and only at its highest point).

The proposal is not considered to accord with the National Design Guide and the adopted Arun District Design Guide (Chapters J & L) in that the form and scale does not respond to the local character and identity. In line with chapter O the development would not be appropriate in the following respects: - Because of the proposed scale, it does not integrate in terms of form, character, scale and massing with the surrounding townscape and landscape to ensure that buildings reflect their setting.

Despite the small plot, it is proposed to maintain the 2 bedroom accommodation whilst complying with current space standards, therefore it is necessary to increase the size of the dwelling. It is proposed to do so in a way with will consider the context with the surrounding residential development and in accordance with the Arun Design Guide.

PROPOSED OPTION A (Not to Scale)**PROPOSED OPTION B (Not to Scale)****3.2 _ RESPONSE PROPOSAL A****NEIGHBOUR AMENITY:**

Arun Local Plan Policy D DM1 (3) indicates that development should have minimal impacts on adjoining occupiers, land, use or property.

Option A - This would be overlooking 1 The Poplars with a balcony looking directly into the garden. It would have an overbearing impact on the conservatory in the garden.

Option A & B - In this case the layout of the dwellings has been considered in terms of separation distances and fenestration so as to protect the amenities of neighboring residential occupiers. It results in materially adverse overlooking of No. 3 The Poplars and it results in a loss of light to and an overbearing impact upon that property.

It is acknowledged that the massing has too great an impact on the neighboring properties. However, in order to accommodate a 2 bedroom property which meets the required space standards it will be necessary to include a second storey. This would also allow the site to be separated from the boundary and maintain the existing amenity space. The massing to level 01 will be reduced and fenestration overlooking neighbors considered.

AMENITY SPACE PROVISION:

The proposed dwelling has a garden space with a depth of 1-2 meter around the property. The Arun Design Guide seeks to achieve gardens of 10.5m in depth so the property falls well short of achieving this and consequently fails to provide adequate amenity space. It is acknowledged that the site already has a small garden for its size. It is important that this does not become any smaller in a future development.

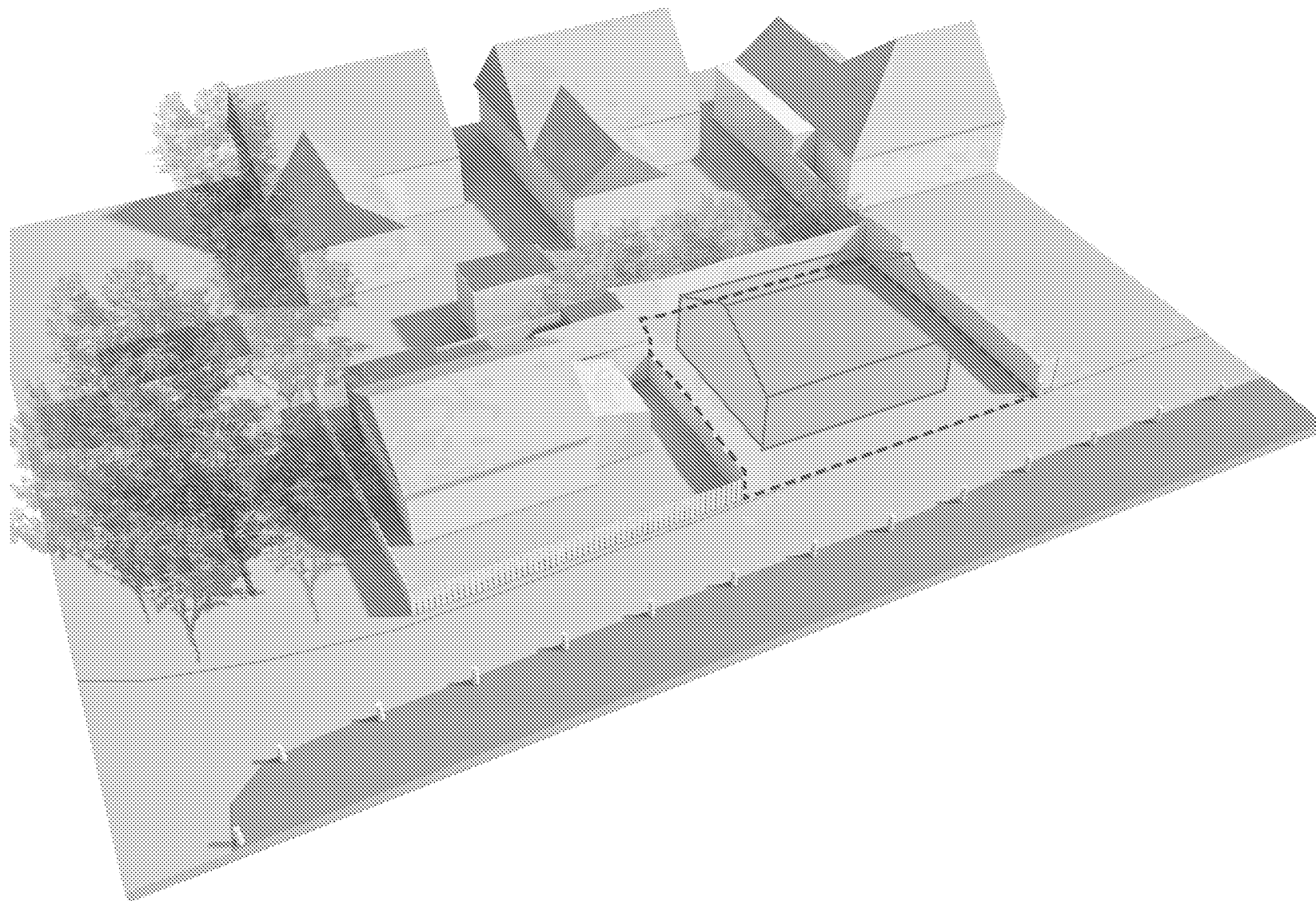
The amenity space will be maximised where possible. Planted roofs will aide the contribution of 'green space' and will be included where possible, however it is acknowledged that these will not be for recreational use so as to avoid overlooking issues.

CONCLUSION:

Based on the above comments, should an application be submitted it would likely be refused for the following reasons:

- *The development is overly large on the plot and would be out of character with surrounding dwellings contrary to policy D DM1 of the Arun Local Plan.*
- *The development would overlook neighbouring properties and cause loss of light and overbearing impact upon those properties contrary to policy D DM1 of the Arun Local Plan.*

As stated above it is understood that the proposal needs to consider overlooking issues with neighboring properties. The revised design will reduce the massing to the second level and remove the balcony so as to eliminate overlooking issues. A daylight / Sunlight impact statement will be included within the application to ensure that the development will not have an overbearing impact on the neighboring properties.



4.1 _ STRATEGIC INTENT

PROPOSED STRATEGY - New Build

Following the Pre-Application feedback, the design has been refined in a number of ways in order to accord with relevant planning policy and create a family home suitable for the proprietors.

The following strategy is proposed:

- Maintaining the existing property is not justified in its current condition - therefore we proposed building a new 2 bedroom, 3 person dwelling.
- There is now an opportunity to build a sustainable, energy efficient home
- We proposed to design a two storey property in order to accommodate the required living / bedroom spaces which meet national space standards and maintain sufficient external amenity space. - Nos 3 and 4 The Poplars have a significantly higher ridge line, along with the properties in April Close to the rear. Some of these properties have converted the roof-space to habitable space, such that the new taller dwelling would not be out of character in the area.
- The nature of a new build will allow for a faster building process by use of a modular building systems. This will result in a high-quality, cost-efficient design, manufactured using the latest technologies. The advantage will be a speedier and more efficient construction process - therefore less disruptive to neighbors.
- A new build will present the opportunity to design a unique property whilst responding to the context of the site. A design which reflects the architectural styles and scale of nearby properties in a modern way will be a positive asset to the area.

4.2 _ PROPOSED DESIGN & LAYOUT

It has been acknowledged in the Pre-Application feedback that the principal of development is acceptable subject to compliance with policies in the Local Development plan

There is a need to replace the existing property which is not structurally sound, looks unsightly and is unsuitable for modern day living. This proposal seeks to design a structure which will firstly respond to its context, secondly, create a comfortable family home and lastly is built and run in a sustainable and energy efficient way.

The site will remain in its current use as a single residential dwelling (C3). Planning permission is sought for the demolition of the existing 2-3 bedroom, non compliant single storey dwelling and erection of a two storey dwelling. The proposed will be built as a fully compliant 2 bedroom, 3 person property and will provide 77m² of internal living space

The accommodation will include an open plan kitchen / living area with direct access to external areas at both the front and rear. Shower room / WC and one double and one single bedroom with Ensuite.

Although there is an additional storey proposed, the overall height has been kept to a minimal by lowering the existing ground level and by use of pitched roof forms. The undulating height pattern in the surrounding built environment would not make it incongruous with the character and appearance of the area.

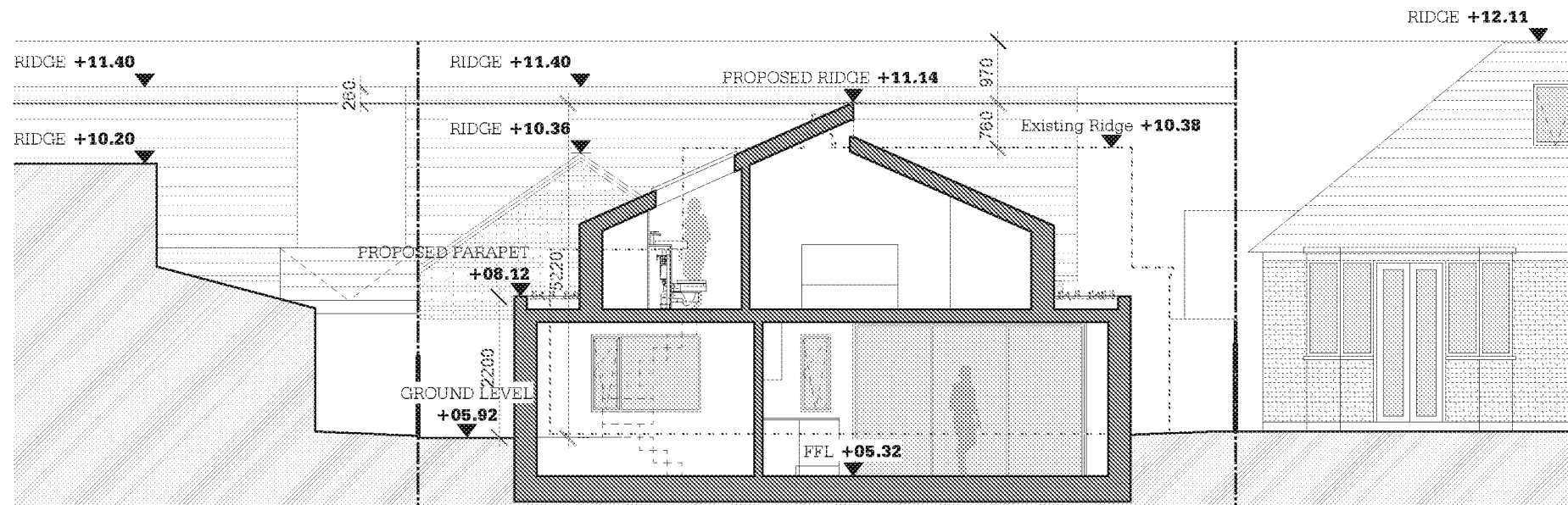
The overall external footprint is marginally increased however this is necessary in order to replace a 2 bedroom dwelling which meets the required internal space standards.

The proposal sits comfortably within its plot, it is set back from the road in line with the existing, and is detached from the boundary, its siting maintains the rhythm of the typical bungalows seen around the perimeter of the Poplars.

The use of well considered landscaped areas ensure the proposed amenity space is better used than previous and has a stronger connection to the internal spaces. The planted roof's (although not recreational amenity spaces) contribute an additional 17m² of 'green space'.

Policy D SP1 of the Arun Local plan sets out that all development proposals should seek to make efficient use of the land but reflect the characteristics of the site. The spacing, height and size of the dwelling has been informed by its surroundings to ensure that there will be no unacceptable impact upon the living conditions of those occupying the neighboring residential properties around the site. The following pages will describe how this has been achieved in more detail.

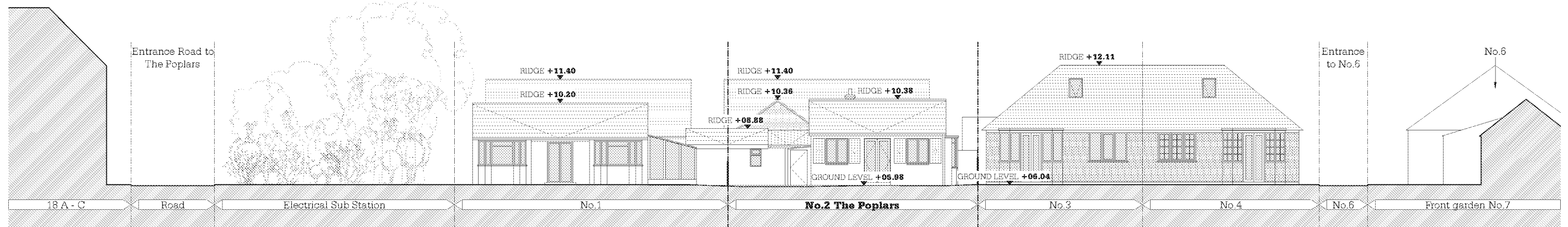
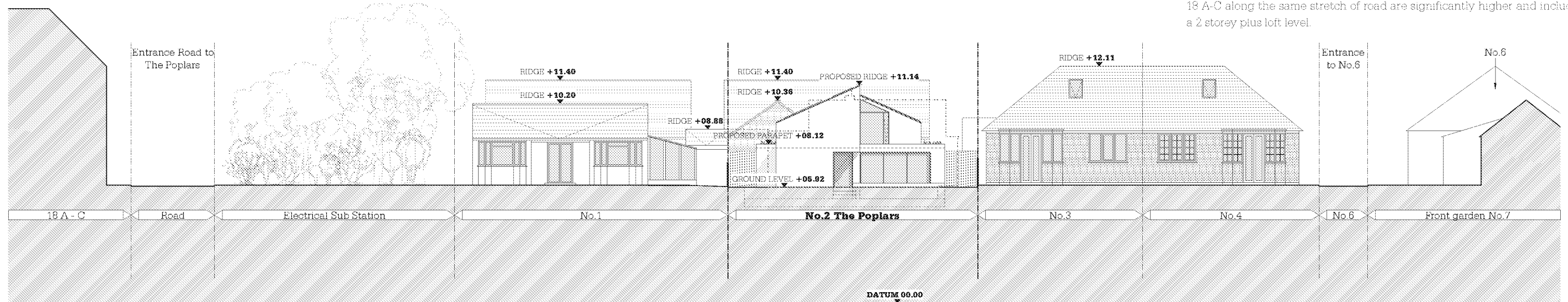


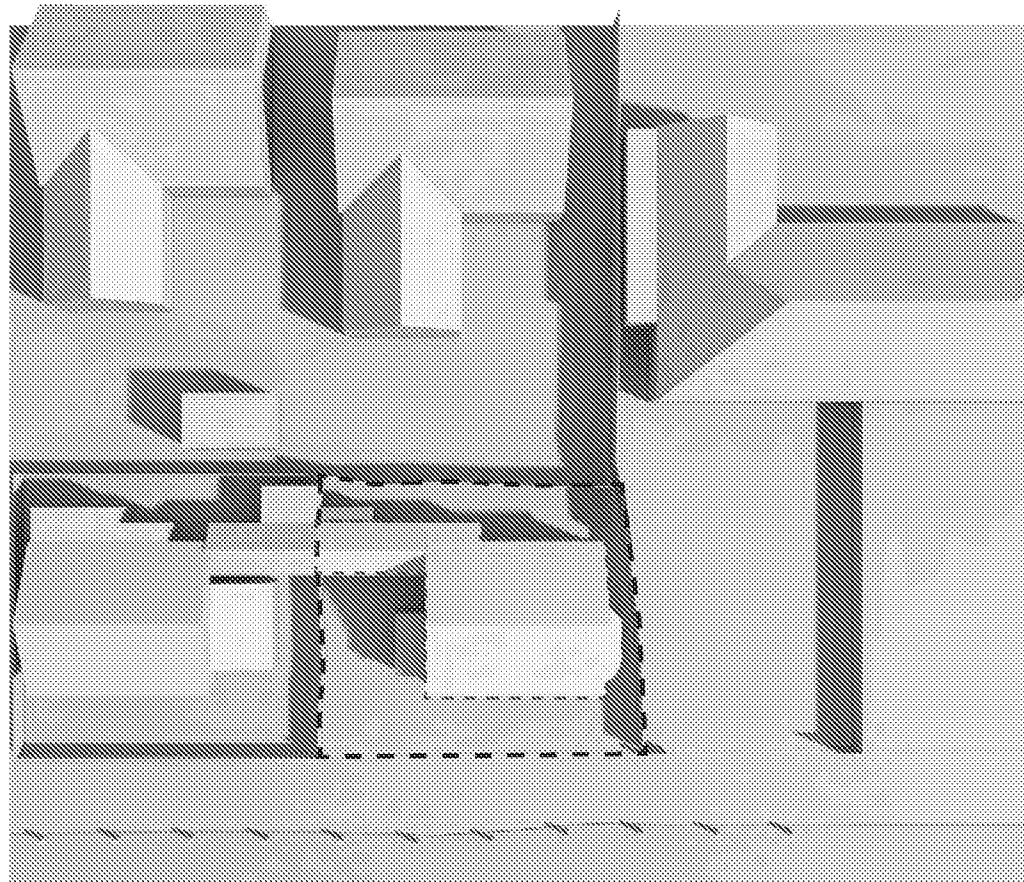


4.3 _ PROPOSED SCALE - RIDGE HEIGHT

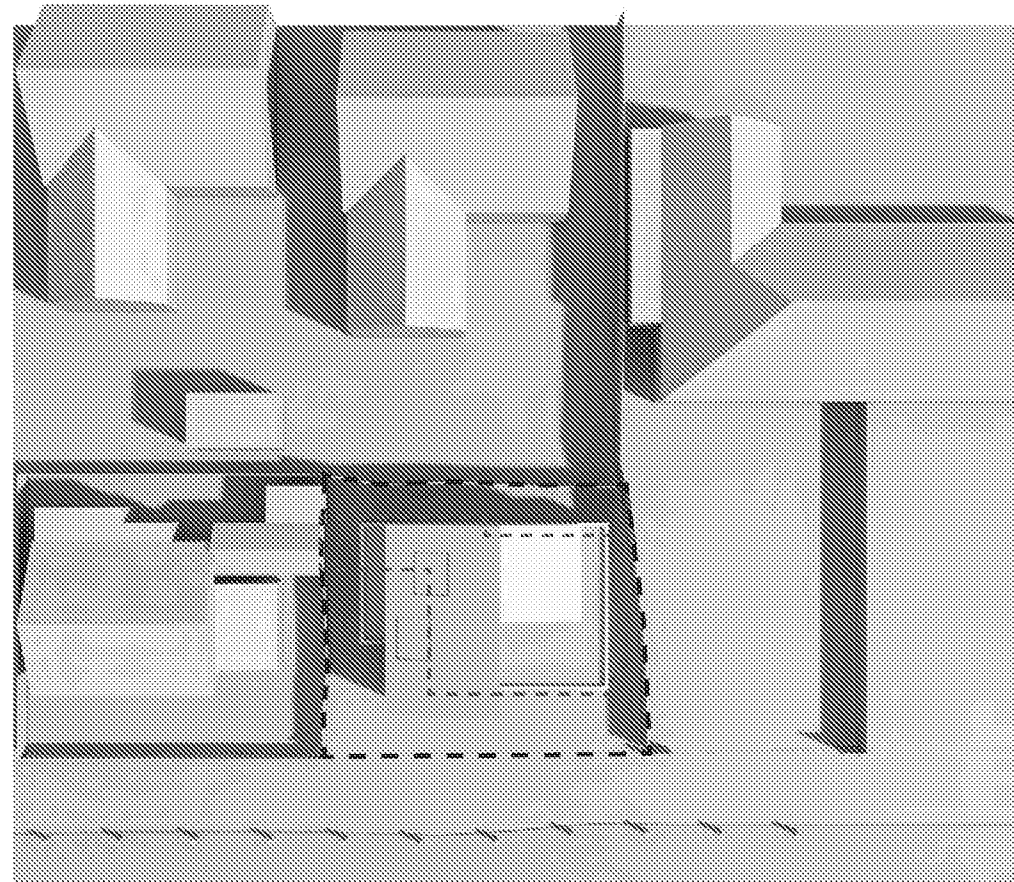
When comparing the existing and proposed contextual elevations it is demonstrated that the proposal remains at a scale similar to the existing. The proposed dwelling remains at a domestic scale suitable for the size of property and its surrounding context. The highest point of the angled roof form is marginally higher than the existing ridge. The angled form is designed to minimise impact on the neighboring properties. With the exception of No.1 The Poplars, the proposed ridge height is lower than the surrounding properties.

The adjacent section demonstrates the proposed levels in comparison to the existing and surrounding properties. At the highest point the proposed ridge is 760mm higher than the existing but the pitched roof form and sections of flat roof mean that the main body of roof is in fact lower than the existing. The presence of two story developments is not unusual in immediate area. The proposed ridge is 970mm lower than no.3 The Poplars and 250mm lower than No.1 & 2 April Close to the rear. By comparison no.'s 18 A-C along the same stretch of road are significantly higher and include a 2 storey plus loft level.





EXISTING SITE



PROPOSED SITE

4.4 _ PROPOSED SCALE - MASSING

The existing site area is 133m². The external footprint of the existing property is 54m² (This figure includes the two attached outbuildings to the front and rear which presumably were added at a later date).

The proposed overall external footprint is 62m² - The 8.3m² increase in footprint is minimal.

We have calculated the existing and proposed site coverage to demonstrate:

Ground floor area (inc. external walls) x gross site area ÷ 100

Existing: $54.0 \times 133.0 \div 100 = 71.8\%$

Proposed: $62.0 \times 133.0 \div 100 = 82.4\%$

It is acknowledged that both the existing and proposed dwelling on the site is on a small plot with a small amenity area but as demonstrated by the red line, for the most part the proposed front, rear and South elevation have remained on the existing building line and the distances to neighbouring properties are not reduced. There is on average a distance of 1.5m between the external face of the property and the surrounding boundary fencing. It is considered a positive feature that the property now remains completely detached and is separated from No.1.

Although the proposal includes an additional level, it has been demonstrated that the increase in height is also minimal and many of the surrounding properties include a loft level, including No 3 and 4 The Poplars. The addition of planted roofs (over 17m² in total) increases amenity space. Although it is acknowledged that they will not be used as recreational spaces, they will contribute towards green space.

The proposed property on the site in terms of height and massing does not overshadow, overlook and overwhelm any of the adjacent buildings and spaces to a greater extent than the existing.

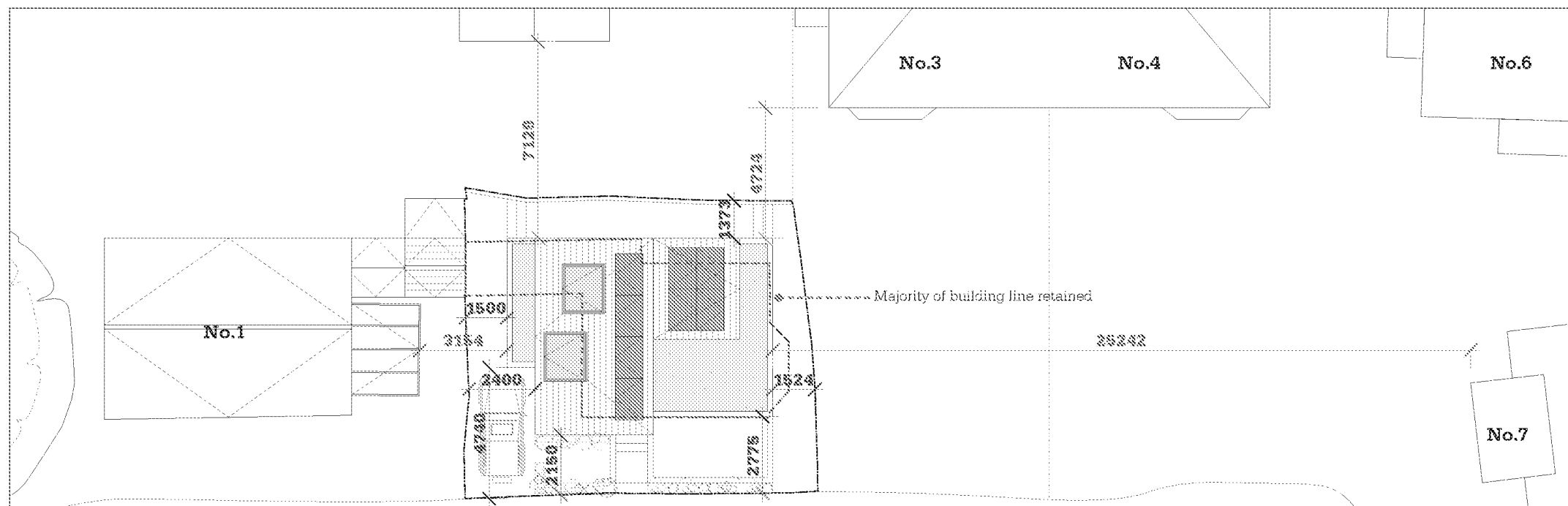
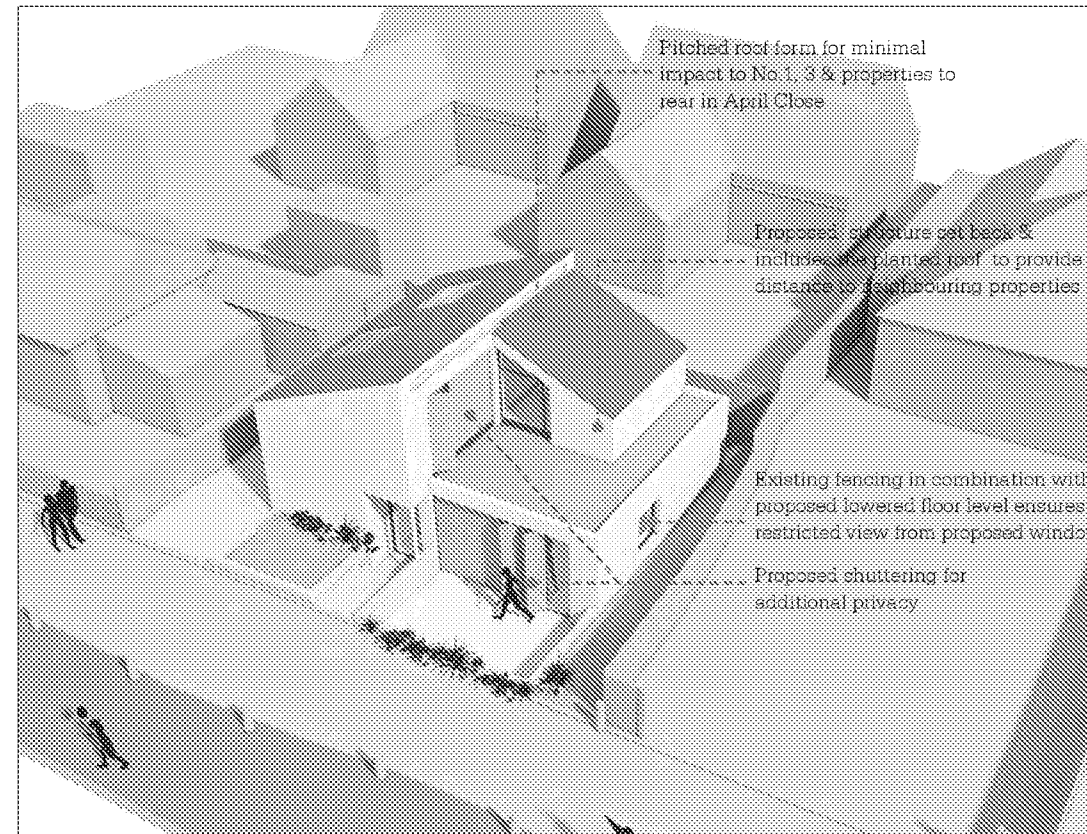


4.5 _ NEIGHBOUR AMENITY

Policy DSP1 and DM1 of the ALP state that all development proposals should seek to make efficient use of land whilst reflecting the characteristics of the site and local area. It is considered that the proposal optimises the density of the area by marginally increasing it whilst also making efficient use of the site.

Sensitive consideration has been given to the surrounding properties throughout the design process.

There will be no significant change in the distances between dwellings. Whilst there will be a change in outlook, the proposal would not result in any adverse harm.



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4.6 _ INTERNAL SPACE STANDARDS

The existing property has a gross internal floor area of 41.6m2 which is inadequate for a 2.5 bedroom dwelling.
The floor areas for the proposed 2 bedroom, 3 person, two storey dwelling are in accordance with the National Described Space Standards (NDSS) as outlined below and in accordance with Policy D DM2 of the Arun Local Plan.

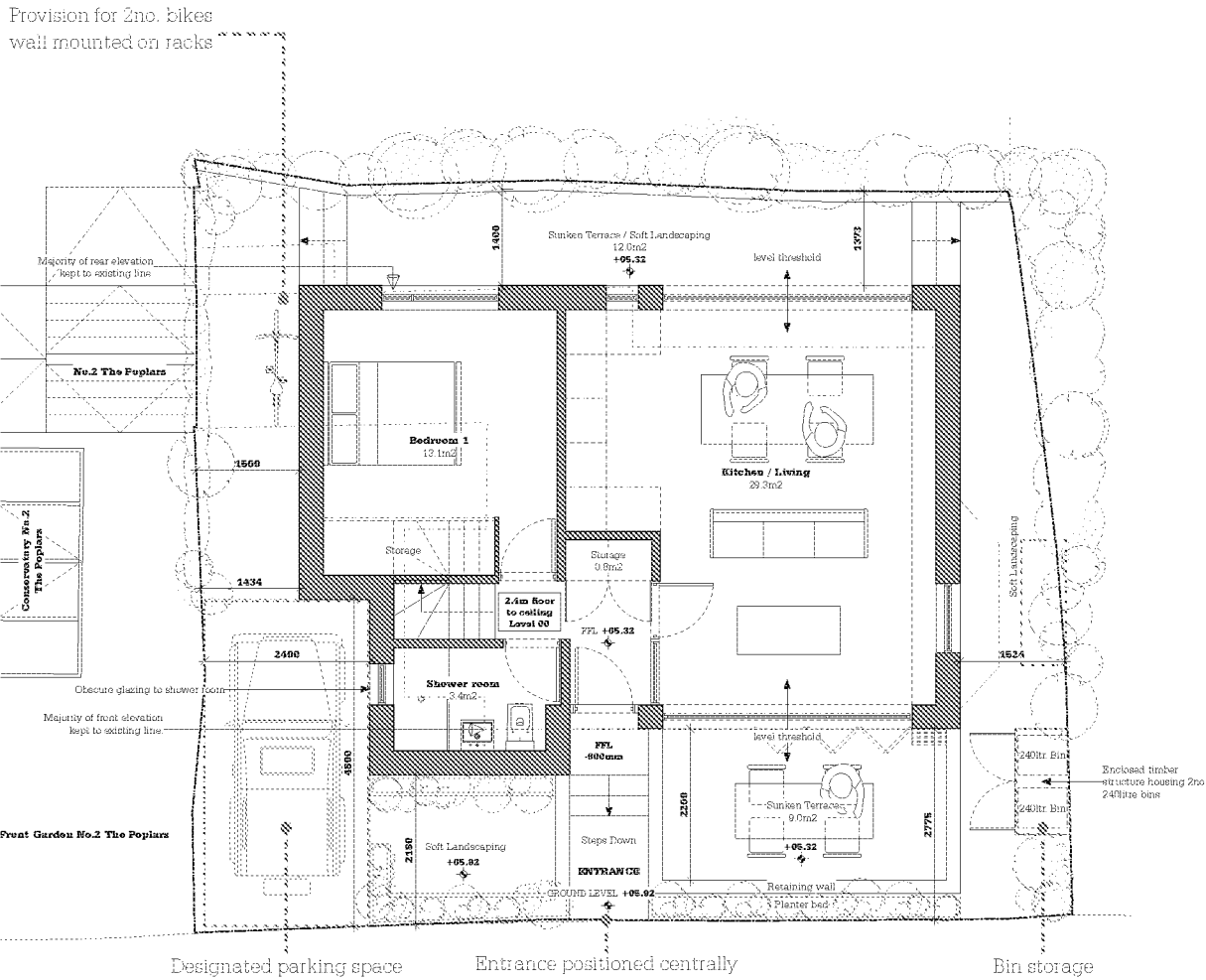
	NDSS	Proposed Dwelling
Gross Internal Floor Area	70.0m2	77.0m2
Double Bedroom	11.5m2	13.1m2
Single Bedroom	7.5m2	9.4m2
Storage	2.0m2	3.7m2

It is also worth noting the existing floor areas in relation to the NDSS in order to highlight the inadequate and non compliant space standard in the existing property.

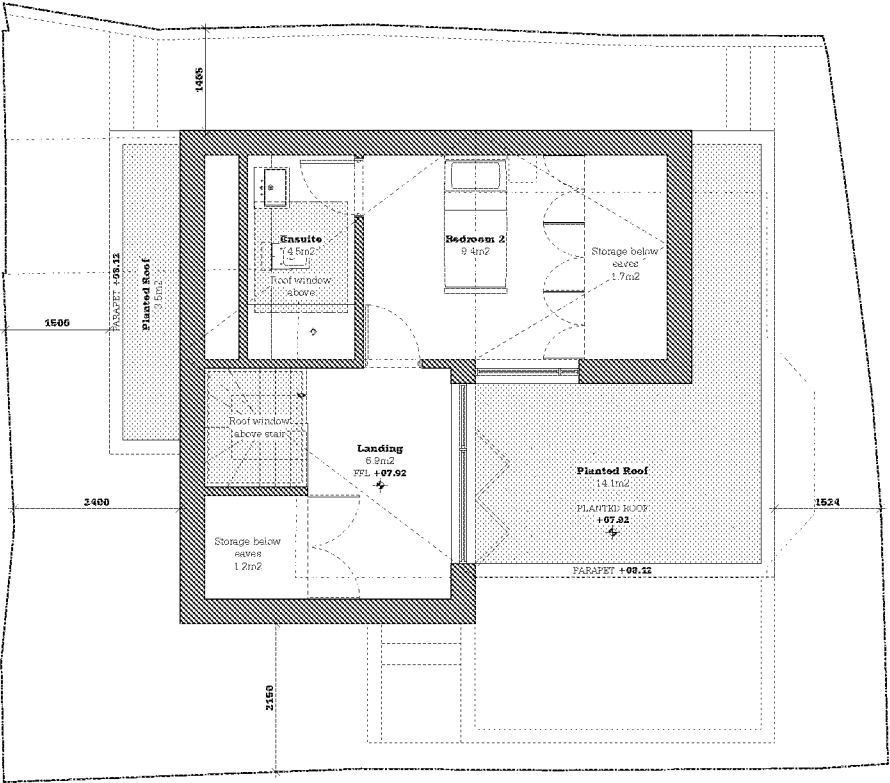
	NDSS	Existing Dwelling
Gross Internal Floor Area	70.0m2	41.6m2
Double Bedroom	11.5m2	7.5m2
Single Bedroom	7.5m2	3.4m2
Study / "Bedroom 3"	7.5m2	3.3m2
Storage	2.0m2	N/A

There is no doubt that the existing property has inadequate space provisions. The figures below demonstrate the improvements to the living conditions should the proposal be granted permission.

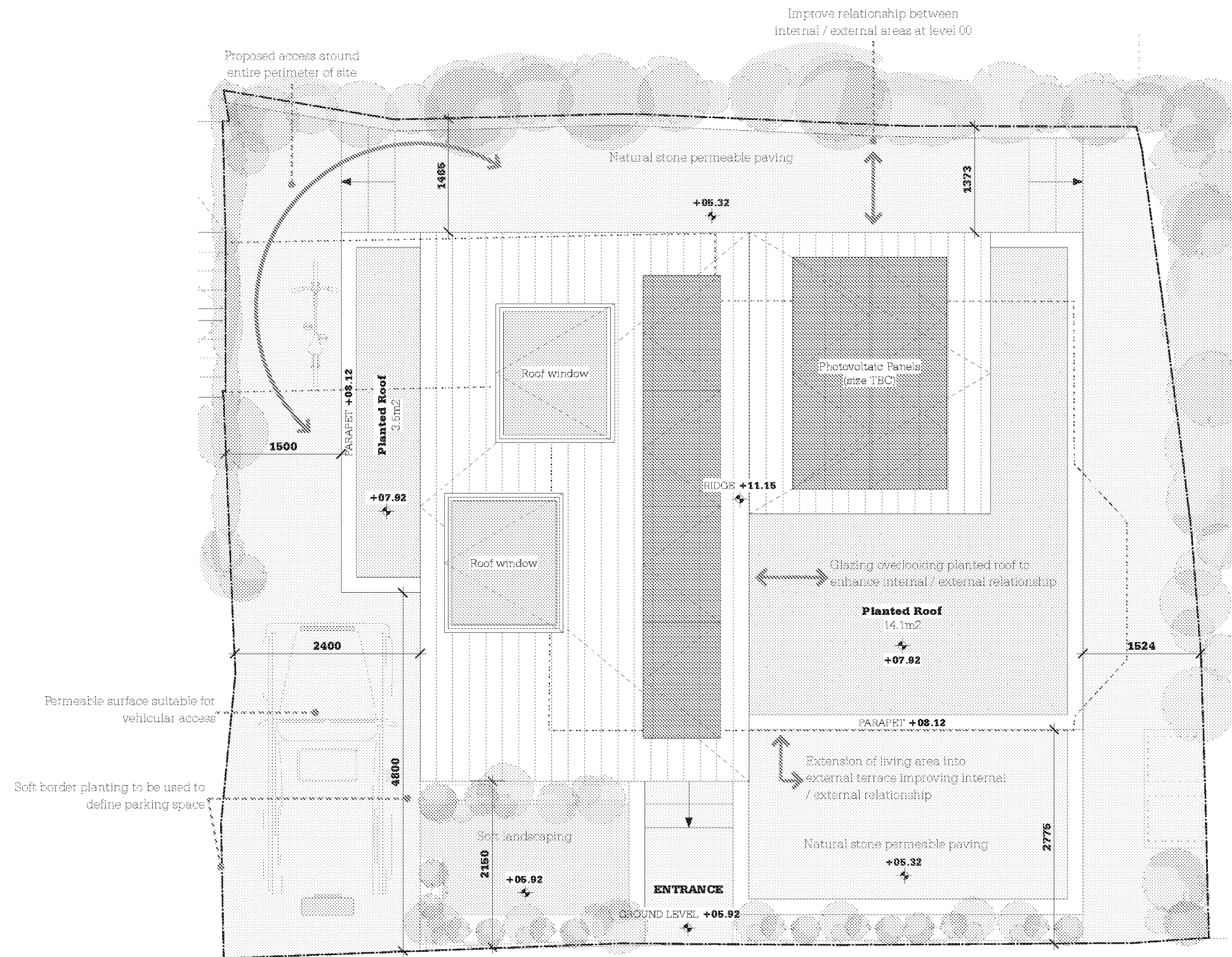
	Existing	Proposed
Bedroom 1 (double)	7.5m2	13.1m2
Bedroom 2 (single)	3.4m2	9.4m2
Study / Bedroom 3	3.3m2	N/A
Kitchen / Dining	3.1m2	17.2m2
Living	13.9m2	12.1m2
Shower Room	3.7m2	3.4m2
Ensuite	N/A	4.5m2
Storage	N/A	3.7m2
Gross Internal Floor Area	41.6m2	77.0m2
External amenity	83m2	72m2 + 17m2 planted roof



PROPOSED LEVEL 00



PROPOSED LEVEL 01



PROPOSED ROOF / LANDSCAPE PLAN

4.7 _ AMENITY SPACE PROVISION / LANDSCAPING

Although the dwelling lies on a small plot, we felt it was important to the design to detach the proposed property from the boundary fencing. This would allow access around the perimeter and give opportunity to increase the internal / external relationship.

The Arun Design Guide seeks to achieve gardens of 10.5m in depth - this is not the case with the existing property nor is it possible to accommodate in the proposed design.

The proposal is set back from the road matching the existing building line. The proposed building footprint has marginally increased, taking 8.3m from the existing external space. However, the proposed landscape design is well considered and it is believed makes better use of the aspect and relationship to the building.

An open frontage onto the road will remain, however, low level planting will provide a distinct demarcation between road and private property.

In addition to the private amenity space, the residence of the Poplars can also enjoy the central grass area, offering a park like setting and aspect from the front of each dwelling.

4.8 _ BIN STORAGE

A refuse and recycling storage has been provided externally to the southern boundary. This will be an enclosed timber clad structure which will have the capacity for storing 2no 240 litre bins. The structure will be set back from the road and positioned with planting either side so as to be discreet in the street scene. There will be no obstructions and will be easily accessible for both the residence and waste collection services.

4.9 _ PROPOSED PARKING PROVISIONS

The proposal will not effect vehicular access. Although the Arun Parking Standards Supplementary Planning Documents require 2 parking spaces, the existing property has only provision for one space. As the dwelling will be reduced to a 2 bedroom / 3 person property the intensification will not be increased.

The proposed parking space will remain in its existing location and will be improved using appropriate materials and demarcation by use of soft landscaping.

Cycle storage in accordance with design Policy D DM1 will be provided by way of wall mounted bike racks mounted to the North flank elevation. This will have capacity for 2 bicycles, in excess of the requirement for storage of 1 bicycle as per the Arun Parking Standards.

4.10 _ MATERIALITY PROPOSAL

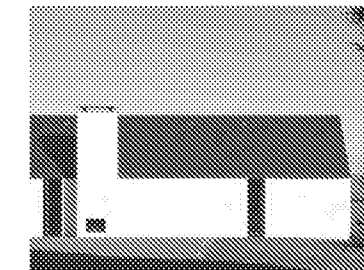
A simple, compatible material palette is proposed which responds to its existing setting. It is intended that the structure is seen as a modern build, we believe this modern addition, which reflects the existing material palette will result in an enhancement to the appearance of the overall street scene.

Walls - The house is proposed to have painted render finish

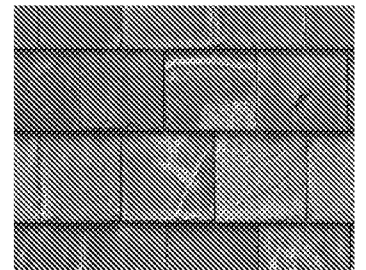
Glazing - The windows and doors are to be powder coated, slim profile aluminium frames

Roof - The roof covering will be a natural slate tile that will match with the surrounding buildings.

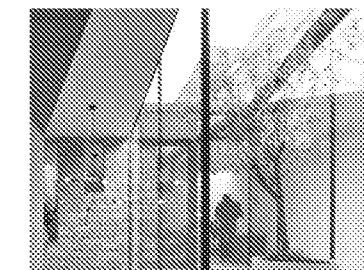
Hard Landscaped Areas - Natural stone



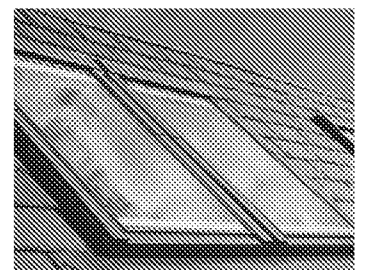
Painted render walls



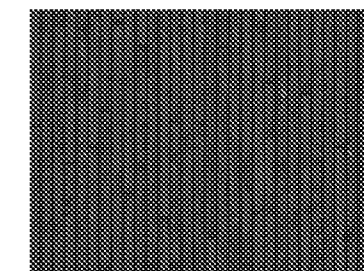
Natural slate tiles



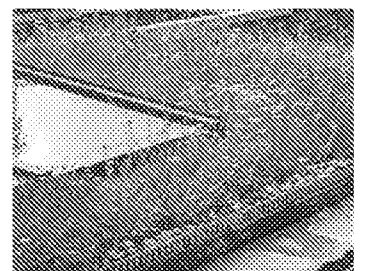
Slim profile powder coated aluminium framing



Low profile pitched roof windows



Softwood timber shutters painted

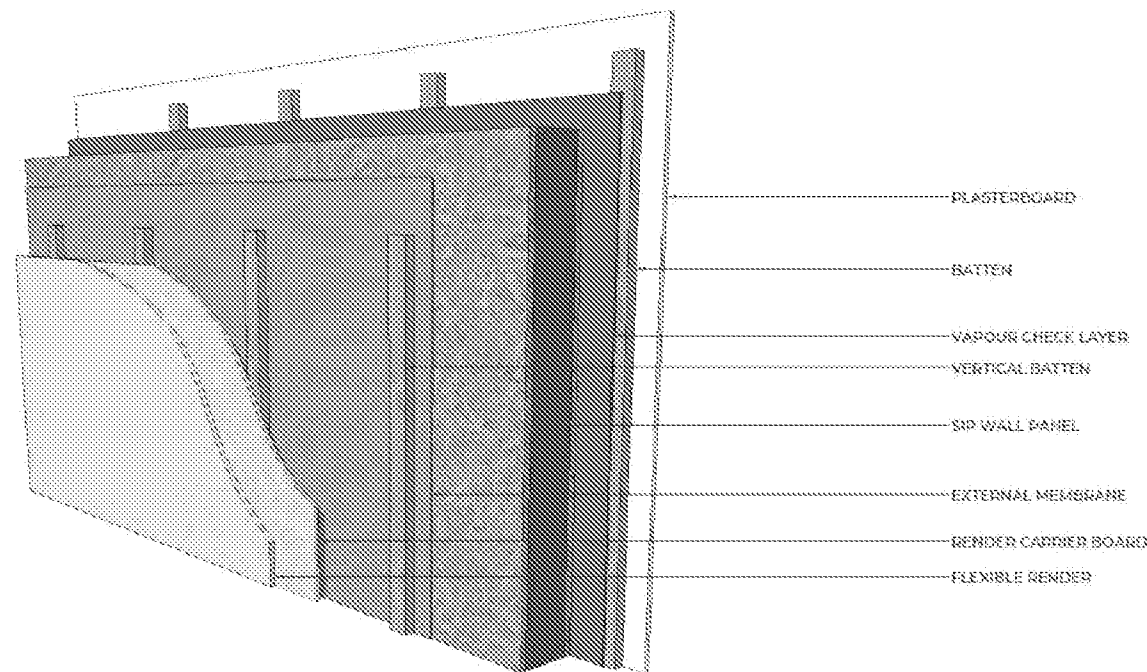


Sedum Roof





Example of a building under construction using Structural Insulated Panels



Detail of Structural Insulated panels with rendered facade

4.11 _ SUSTAINABILITY

The principle of replacing the previous dwelling with a new efficient single family dwelling is in itself sustainable. Sustainable measures shall be implemented throughout the design, material choices and proposed construction systems, for example.

The applicant has committed to using sustainable resources in the construction of the proposed dwelling and intends to construct the dwelling using low impact structural Insulated Panels (SIP's')

The property will be built using a timber framed construction using timber sourced from FSC accredited plantations. This method will result in a shorter construction period creating minimum impact for all those effected by the build.

The panels will be manufactured within the UK, creating a shorter supply chain and a low carbon home whilst supporting local trades.

Building with SIPs will improve energy efficiency and can reduce carbon dioxide emissions from homes. Energy efficient services will be used throughout including, photovoltaic panels, air source heat pump providing hot water and heating throughout the highly insulated property.

Less waste - Specialist design systems ensure waste is kept to a minimum and where possible excess materials can be recycled or re-purposed.

Sustainable drainage systems will be incorporated by way of rainwater butts taking the runoff from the roof(s) and by proposing permeable surfaces to the external areas.

The flat roofs will be covered with a sedum blanket. The soil blanket can hold rain water and hence reduces the rainwater discharge into the sewer. The sedum roof does not require maintenance hence its functions even with absence of attention.



Sedum Roof



Rain collection

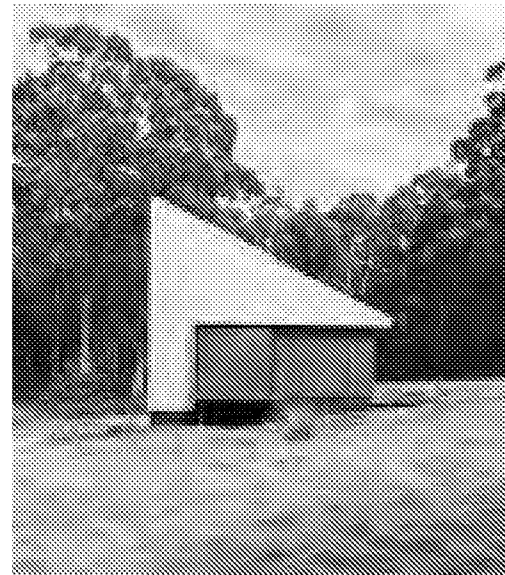


Making best use of South orientation by use of photovoltaic panels

4.12 _ SUGGESTED AESTHETIC



Simple material palette and clean building forms with considered fenestration



Angled roof form



Angled glazing following roof form



Slim profile glazing / use of timber on facade / permeable surfaces suitable for beach location



Well appointed picture window views / use of timber in interior to bring 'chalet' aesthetic to interior



Extension of living areas into sun terrace using low level walls to define space

5.1 _ RELEVANT PLANNING POLICY

Under the Town and Country Planning Act 1990, the following Planning Policies have been implemented in this proposal

- **NPPDG** - National Design Guide
- **NPPF** - National Planning Policy Framework
- **NPPG** - National Planning Practice Guidance
- **Arun District Local Plan 2011 - 2031**
- **Ferring Neighborhood Plan 2014**

Policy D DM1 - Aspects of form and design quality. These include:
Character
Appearance
Impact
Innovation
Adaptability
Crime Prevention
Trees
Public realm
Layout
Public Art
Density and Scale

Policy D DM1 - Aspects of Form and Design Quality

Policy D SP1 - Design

Policy T SP1 - Transport and Development

Policy D DM2 - Internal Space Standards

Policy OE DM1 - Noise Pollution

Policy SD SP2 - Built-up Area Boundary

- **Ferring Neighbourhood Plan 2014**

Policy 1A - A Spatial Plan for the Parish

- **Supplementary Guidance**

Policy SP D11 - Arun Parking Standards 2020

