

Planning/Design & Access Statement

Erection of 1 no. 2-bed dwelling on land at South Point, 1 Beehive Lane, Ferring

**On behalf of
Globe Estates (Southern) Limited**

August 2017

Ref: HAPL1023

Henry Adams LLP, Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA

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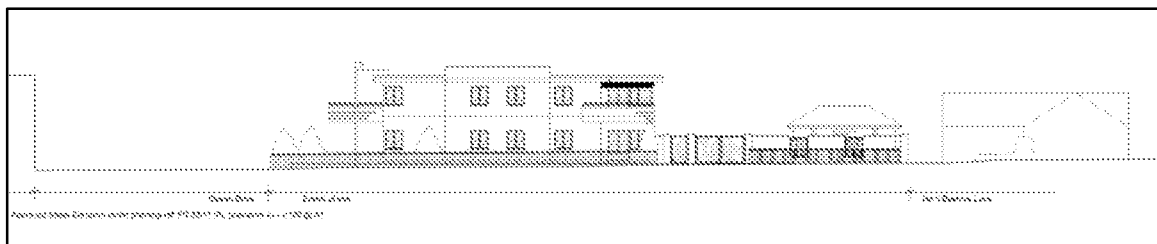
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1. Introduction

- 1.1 This statement has been prepared on behalf of our client Globe Estates (Southern) Limited to accompany this full planning application for the erection of 1 no. additional dwelling on land at South Point, Beehive Lane, Ferring.
- 1.2 Full planning permission was granted earlier this year for the erection of 8 no. apartments with communal gardens, parking, bin store and cycle store (FG/33/17). A recent minor material amendment application (MMA) was approved which proposed minor changes to the detail of the building and layout of the site including the relocation of the bin store to the front of the site to allow for easier kerbside collection (FG/100/17).
- 1.3 This application now proposes the erection of an additional dwelling on the land to the east of the access drive which will in effect be a ninth apartment and be part of the development as a whole sharing communal amenity space, parking and bin storage. This application seeks to demonstrate that the proposal is acceptable having regard to the policy context and the planning history of the site with particular reference to the appeal decision in 2016 in respect of a proposal for ten apartments on this site. This application is accompanied by a revised landscaping layout to take account of the proposed new dwelling on this site.

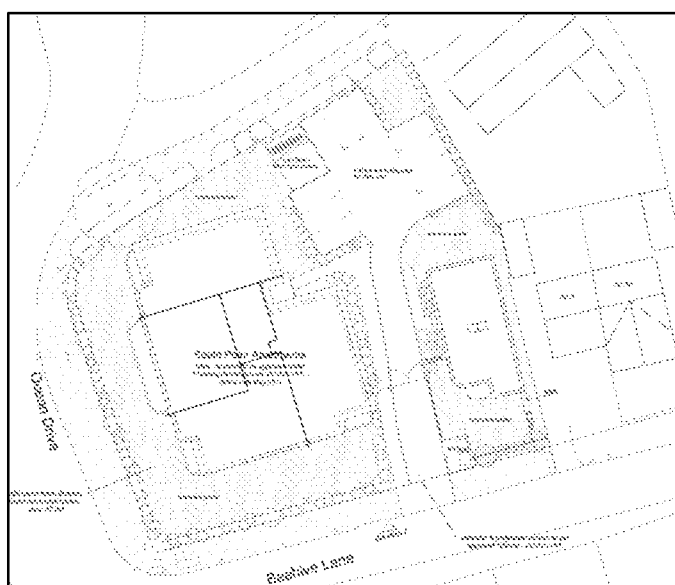
2. The Site and Its Surroundings

- 2.1 The site the subject of this application is located on the north side of Beehive Lane on part of the site which was formerly occupied by the property known as Willow Cottage with its large garden and tennis court. The site comprises the south-eastern part of the plot, fronting onto Beehive Lane itself.
- 2.2 To the east of the site lies no. 3 Beehive Lane, a semi-detached bungalow with its access drive and garage adjacent to the boundary. To the north and west lies the development currently under construction for the erection of eight apartments. The shared access drive is located on the west side of the plot serving a parking area to the north of it.
- 2.3 In terms of its wider context, to the west of the development site is Ocean Parade which wraps around the junction with Ferringham Way. This comprises a two-storey development of shops and flats in an Art Deco style. The apartments currently under construction on the western part of the development site will reflect that scale and design. To the east, the development in Beehive Lane comprises residential dwellings which are mostly single storey or chalet style design. The application site is therefore located between areas and buildings of differing character and it is in this street scene context that this proposal should be considered. The following street scene elevation shows how the Beehive Lane frontage will appear with the development as originally approved:



3. **The Application Proposal**

- 3.1 The application proposes the erection of a new building on the eastern part of the development site between the access drive and No. 3 Beehive Lane where a bin store and wall was originally approved under application FG/33/17 but relocated under the recent MMA application. It will be located roughly in-line with the front of the main apartment building and will comprise a footprint of approximately 86sqm all at single-storey level. A distance of approximately 1.1m will be retained to the eastern boundary whilst on the western side there will be a distance of approximately 2.5m from the access drive.
- 3.2 The area around the building, to the north of the entrance gates will remain unenclosed to visually link it with the approved development. In fact, no changes are required to the landscaping layout submitted and approved under the MMA application FG/100/17. Planting is only proposed where the site bounds the bin store and access drive as far as the entrance gates and adjacent to the parking bays. The land around the building will therefore remain part of the overall communal garden area and setting for the whole development with the private amenity space for this dwelling taking the form of a patio area on its southern side, similar to the ground floor apartments in the main building.



- 3.3 The dwelling has been designed to reflect the Art Deco style of the main apartment building and is proposed to be single-storey with a parapet roof. At its highest point on the forward projecting part of the building and over the entrance, the building, including the parapet, will be 3.6m high. It will step down to 3.3m on the remainder of the building. The building will be finished in the same materials as approved on the main building along with matching windows, doors and rainwater goods.



- 3.4 The accommodation will be very similar to other apartments in the main building and will provide a kitchen, living/dining room with doors opening onto a private patio, two bedrooms (one en-suite) and a main bathroom. The internal layout meets the National Minimum Space Standards for a two-bedroomed, four-person dwelling.
- 3.5 One parking space has been included in the red edged area for the purposes of this application, however the proposed occupier will utilise the communal parking area as a whole in the same manner as the occupiers of the approved eight apartments. The occupier of the proposed dwelling will also have use of the cycle store which has been previously approved for ten cycles and the bin store at the entrance to the site.

4. Planning Policy Considerations

- 4.1 The development of this site for apartments in an Art Deco style has clearly been established by the approval and implementation of earlier permissions. Such development has been agreed as being in accordance with the Neighbourhood Plan, Local Plan and National Planning Policy Framework. The principle of additional development must therefore be acceptable in policy terms, the key consideration is whether the proposal meets the more detailed design and layout based policies in the Local Plan which seek to ensure that new development is in-keeping with the character of the area. If the development can be shown to be in-keeping with its surroundings then, with

the economic and social benefits it will bring, the development will meet the sustainability objectives of the NPPF and the presumption should be in favour.

- 4.2 The most relevant policy is Saved Policy GEN7 of the Arun District Local Plan 2003 which states that development will be permitted provided it meets specified criteria.
- 4.3 Criterion (i) seeks to ensure that the development makes efficient use of land or buildings and the proposal is compliant with this criterion as it makes more efficient use of this land which, being separated from the remainder of the site by an access road, is unlikely to be used as communal area by the residents of the approved apartments. It also provides for an additional dwelling contributing towards the need in the Parish and the District overall.
- 4.4 Criterion (ii) requires development to respond positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respect and enhance local distinctiveness. In previous applications, and in the decision letter of the appeal Inspector when considering a larger scheme for ten apartments, it has been recognised that there is a difference in character between the development to the west of the application site which is predominantly two-storey and that to the east which is predominantly single-storey. The approved scheme, being confined to the western part of the site was considered to be in-keeping with the shops and flats on the west side of Ocean Drive. The land to the east, whilst originally accommodating a wall and large bin store would provide a transition between the differing characters. It is submitted that the proposal will not undermine this principle. It will provide a detached single-storey unit in-keeping with the character to the east in Beehive Lane but with its design complementing that of the apartment building will form a visually cohesive development. The CGI image which accompanies the application demonstrates how the proposal will sit comfortably in the street scene.
- 4.5 Criterion (iii) requires development to provide sustainable development and, as the proposed development is located within the built-up area of Ferring, it meets this requirement. The proposal will provide an additional unit ideally located close to local shops and services and alternative modes of transport are available to larger towns in the district. The proposal meets the social and economic roles set out in the NPPF by providing additional housing and employment and as it is in-keeping with the character of the locality also meets the environmental role therefore contributing to sustainable development as defined in the NPPF.
- 4.6 Criterion (iv) seeks to protect the amenities of adjoining occupiers. The proposed dwelling will be a single-storey building with a flat roof in-keeping with the design of the main apartment building. For the majority of its depth, the height, including parapet will be 3.3m. The property will therefore be significantly smaller than the large chalet dwelling which was approved on this part of the site in 2012 (FG/132/12). The property to the east, No. 3 Beehive

Lane is separated from the application site by an access drive and a 1.8m close-boarded fence. The access drive serves a single garage located on the boundary physically separating its private rear amenity space from the application site. With a distance of approximately 3.7m between the end gable of No. 3 and the east wall of the proposed building it is submitted that the proposal will not result in any loss of amenities.

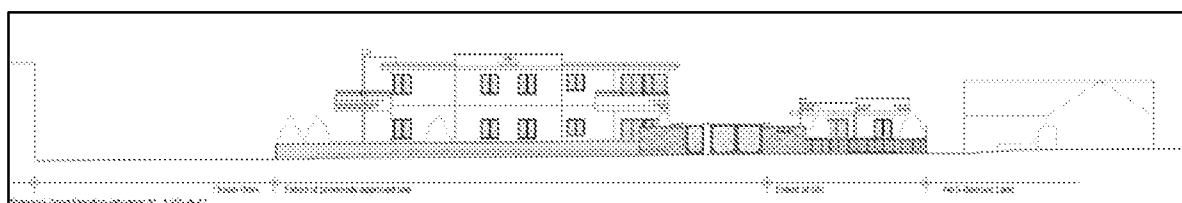
- 4.7 Criterion (v) seeks to ensure that development takes account of any unacceptable impact that may arise from adjoining land-users or property. The site is located in a residential area and there will not be any unacceptable impact from adjoining properties in residential use.
- 4.8 Criterion (vi) deals with the retention of open or wooded areas. The site was previously in residential use and had planning permission for four large chalet-style dwellings on the site and therefore this proposal must be considered in the context of the planning history.
- 4.9 Criterion (vii) seeks to ensure that development allows for the safe movement of pedestrians and vehicles. The proposed development will be served off the approved single access point and will not result in a material intensification of vehicle movements. Furthermore, this proposal will result in nine dwellings being served off the access which is less than the ten dwellings proposed under the application which was considered at appeal where no objections were raised in either the reasons for refusal or the Inspector's decision letter in relation to highway safety.
- 4.10 It is therefore concluded that the application has accordance with Policy GEN7. Furthermore, when assessed against the NPPF it is considered that it represents an appropriate form of development and provides for a sustainable form of development.
- 4.11 The local planning authority has previously adopted for development control purposes, external space standards in the design section of the emerging Local Plan. This requires apartment developments to provide 5sqm of private outdoor space per apartment. This proposal will provide a patio area of 7sqm as well as access to the communal grounds around the dwelling and the main apartment building. Furthermore, it will not result in the significant loss of communal amenity space for the approved eight flats as each has a patio or balcony and the remaining grounds will provide 673sqm which significantly exceeds the standard. The area on which the dwelling is proposed to be sited would be unlikely to be used for amenity space in any event being located on the other side of the access road.
- 4.12 The Ferring Neighbourhood Plan was made in January 2015 and therefore forms part of the development plan. The plan sets out a number of objectives and measures and objective no. 3 is to plan and deliver a range of well-designed housing, mix and types in locations with good access to services and facilities by foot and bus as well as car and whose development contributes to

the sustainability of the Parish. It states that this will be achieved by new homes being built on previously used land and the majority of houses to be of the type and tenure to meet local demand. This proposal meets with this objective.

- 4.13 With regard to specific policies within the Neighbourhood Plan, Policy 1A states that proposals for development located inside the built-up area will be supported, provided it is suitable to an urban setting and accords with the provisions of the Neighbourhood Plan and with other relevant development plan policies. The explanatory text, at 4.8, confirms that windfall sites will contribute to the local and strict housing need and this proposal provides for an additional windfall dwelling. It is submitted that sites such as this are critical to the Parish to meet the requirement to provide 50 new homes, particularly as the allocated sites are unlikely to come forward during the plan period.

5. Planning Assessment

- 5.1 Having set out the planning policy context and the history of applications on this site it is clear that the principle of additional development is acceptable and can benefit the locality by contributing to the supply of housing and the economic and social sustainability. The key consideration is whether the development meets the environmental role of sustainable development by providing a high-quality development in-keeping with its surroundings.
- 5.2 In streetscape terms the proposed building sits comfortably within its plot with space to the bungalow to the east in-keeping with the pattern of development in Beehive Lane. It will be visually separated from the main two-storey apartment building by the access road however, within the site, there will be no boundary treatment so the dwelling will be read as part of the overall development.
- 5.3 The street scene elevation (below) and CGI submitted with this proposal shows how the single-storey nature of the building with flat roof results in a building which is not assertive in the street scene. It therefore maintains the spaciousness of the site and gaps between buildings which the Inspector found important in his decision in 2016. Furthermore, this part of the site will remain far more spacious than the previously approved large chalet dwellings which had greater footprint, height and bulk than this proposed dwelling.



- 5.4 The design of the building will match that of the main apartment building and will be a high quality development responding positively to the site and its surroundings. In all respects therefore it is submitted that the proposal meets the sustainability criteria of the NPPF and GEN7 of the Local Plan.
- 5.5 As mentioned earlier, it is submitted that the proposal will not impact on the amenities of adjoining occupiers given the limited height of the building and the distance to adjoining properties. The development also provides for the amenities of future occupiers with suitable outdoor amenity space and access to communal garden, bin store, parking and cycle store.
- 5.6 With particular regard to parking, one parking space has been included in the application site for this dwelling for completeness. However, the future occupier will use whole communal parking area of ten spaces along with the other eight apartments. The Total Access Demand calculator indicates the provision of eight spaces for nine 2 bed apartments on an unallocated basis (and also where one space is allocated to the proposal) and the layout therefore exceeds this requirement. The site is situated in a sustainable location close to amenities where there is access to other modes of transport other than the car and therefore it is submitted that this proposal satisfies the parking requirements for the dwelling individually and as part of the development as a whole.

6. Local Validation Requirements

Biodiversity

- 6.1 A biodiversity checklist accompanies the application. It has previously been confirmed following surveys that the site is of low ecological value and as it now forms part of the development site is unlikely to support any protected species.

Foul & Surface Water Drainage

- 6.2 The foul drainage will be connected to the main foul sewer. The surface water drainage system has been approved for the development under construction and this can be amended to include the surface water drainage arising from this additional building.

Bin Storage & Collection

- 6.3 A communal bin store has been approved adjacent to the entrance to the site which will accommodate 2 no. 1,100 litre paladin bins. The bin store is conveniently located adjacent to the road where collection will be available by the local authority refuse and recycling service.

7. Conclusion

- 7.1 This application provides for an additional dwelling on this site in a manner which fits comfortably into the street scene and maintains the character and visual amenities of the locality. It maintains the space about buildings which has been an important factor in previous application considerations and meets the aims of the NPPF in terms of the provision of sustainable development.
- 7.2 The proposal will provide an additional home in a sustainable location and assist in the requirement for new housing in the Neighbourhood Plan. It is compliant with the NPPF, Policy GEN7 of the Local Plan and the made Neighbourhood Plan. It is submitted that there are no other material factors which would indicate that a decision should be made at variance with the development plan and permission is requested on this basis.