



From: Dawn Appleton 
Sent: 16 October 2017 16:51
To: Anita Gardner
Subject: RE: FG/135/17/PL - Erection of 1no 2 bed dwelling South Point, Beehive Lane, Ferring

Dear Anita,

Thank you for elaborating on your thoughts regarding the alleged harm to the character of the area arising from the additional dwelling on land at South Point and would like to respond to the points raised.

Firstly, you refer to paragraph 3 and to the Inspector's comments where he stated that the village centre has a distinctly spacious identity. However, he also acknowledges that there are varying patterns of development and townscapes which surround the centre referring, in my view, to the roads which radiate from it. With particular reference to Beehive Lane, he refers to a mix of bungalows and houses which are characterised by front gardens, front doors facing the street and a regular rhythm of side gaps of generally 1m or more between dwellings.

I do not disagree with the spacious description of the village centre however this site has no relationship with that context being located between the new apartment building and no. 3 Beehive Lane. It therefore takes its setting from Beehive Lane which the Inspector describes as having regular side gaps i.e. spaces between the individual dwellings. I maintain that it was the lack of gaps in the larger scheme that he was concerned hence his reference in paragraph 10 to the separation gaps between dwellings in the previously approved scheme for four dwellings on the site. There are no significant gaps on other roads radiating from the village centre and in particular, there is a bungalow immediately to the south of Ocean Parade with no significant gap between it and the two-storey development (see attached picture).

The proposal before you proposes a flat roofed single storey dwelling which respects the character of Beehive Lane as described by the Inspector by providing for a single dwelling, facing the road with over a metre to the boundary to the east and 9m to the apartment building to the west. It therefore respects the spacing of development in Beehive Lane whilst

maintaining a significant gap from the apartment building. In this respect, it is worth noting that the Inspector in paragraph 10 referred to the gap between the previously approved dwellings of 7m as 'substantial' and in this case, it is greater. There are no other gaps on the edge of the village centre which have a gap of this size. In terms of the gap to the east, the proposed dwelling has the same relationship with no.3 as 3a has with no.5 and a larger gap than many other in the locality such as those on the opposite side of the road and certainly more than the 1m referred to by the Inspector as characteristic of Beehive Lane. The proposal is also single storey which increases the sense of spaciousness about the building; something which cannot be compared to the appeal scheme which was a full two storey proposal. You will recall that we discussed the reduction of the original scheme to 9 units, dropping down to single storey at the eastern end and this was agreed as acceptable to officers at that time.

You refer to the Inspector's comments in paragraph 7 where he refers to over-development in the context of lack of separation gaps between individual dwellings but the proposal, with the gaps as previously described, does not conflict with this character.

Finally, you refer to the 'setting' of the apartment building. The Inspector did not make reference to setting in relation to the larger scheme and the proposal is not within any special character area which would require particular attention to this matter. The proposal significantly exceeds the amenity space standards (673sqm against a requirement of 180sqm), and beyond the consideration of character, I do not see the justification for the building to have a setting. Furthermore, I would also argue that a parcel of land to the side of a building separated from the apartments by an access drive does not contribute to 'setting' when viewed from the public realm. As described by the Inspector, the spaciousness of the village centre arises from space in front of buildings.

I trust you will take these further comments into account in reaching a decision on this application and look forward to hearing from you.

Regards

Dawn

From: Anita Gardner [Anita.Gardner@arun.gov.uk]

Sent: 12 October 2017 14:59

To: Dawn Appleton

Subject: RE: FG/135/17/PL - Erection of 1no 2 bed dwelling South Point, Beehive Lane, Ferring

Hi Dawn,

Yes we did look at the appeal decision. The Inspector refers to the village centre having a distinctly spacious identity at para 3. In para 7 he states in the context of the houses in Beehive Lane the proposal would disrupt the spacious character of the area and without the distinctive separation gaps between dwellings appears as overdevelopment. It is not just the erosion of space between the flats and the adjoining bungalow which causes concern, but also the lack of space, which is not hard surfaced, around South Point itself. It is considered a building of this size should have a spacious setting in relation to its appearance in the street scene and the character of the area.

Anita

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Save the environment - think before you print.

From: Dawn Appleton [REDACTED]

Sent: 12 October 2017 12:54

To: Anita Gardner

Subject: RE: FG/135/17/PL - Erection of 1no 2 bed dwelling South Point, Beehive Lane, Ferring

Hi Anita,

Yes I have just picked up your message. I can give an extension time until 18th October.

Can you expand upon adverse impact on the character of the area? In what way do you feel its harmful - did you have a look at the Inspector's comments and feel it conflicted?

I would then like to come back with some comments for Juan's consideration.

Thanks

Dawn

From: Anita Gardner [Anita.Gardner@arun.gov.uk]
Sent: 12 October 2017 12:40
To: Dawn Appleton
Subject: FG/135/17/PL - Erection of 1no 2 bed dwelling South Point, Beehive Lane, Ferring

Dear Dawn,

I have left a voicemail message for you on your mobile voicemail.

I have spoken to Juan and I can confirm that the application will be refused on the basis of the adverse impact on the character of the area.

I appreciate that you wish to provide additional justification for the scheme for us to consider prior to a decision being reached and accordingly would appreciate your agreement to an extension of time on the application until 18-10-2017.

Regards

Anita

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Dawn Appleton

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