

ARUN DISTRICT COUNCIL

No.

FG

140

06

TWO DETACHED BUNGALOWS 2 BEEHIVE LANE, FERRING**Design and access statement****Response to context**

The appeal site is approximately 0.06 hectares in extent and comprises a large detached bungalow, garden area with garage and access located along the western boundary of the site.

To the east of the appeal site are two recently constructed chalet bungalows and between the appeal site and chalet bungalows is a 2 metre high close-boarded fence together with shrub planting and a privet hedge which effectively screens the new development from the appeal property.

To the west of the appeal site is No. 2A Beehive Lane, a detached bungalow separated from the application site by means of a 1.5 metre high interwoven fence, behind which there is substantial planting.

Beehive Lane, within the vicinity of the appeal site, comprises modern chalet bungalows with two single detached bungalows to the north and to the east there comprises a mixture of bungalows and houses. The area in general is residential in nature and eclectic in form.

In respect of policy criteria and response to context we consider it pertinent to quote from the recent Inspector's appeal decision relating to the outline planning permission FG/166/05.

The Inspector states that the space to the side boundaries and between the new dwellings would fall within the range found in the locality as would the plot depth and width. The distances of the new building from the street would also be comparable to those found in the area. As a result the proposal would not appear unacceptably cramped and would not result in over-development. The indicative elevation shows bungalows, which would be compatible with the range of dwelling types found in the locality. I am satisfied for these reasons that there would be no harm to the character and appearance of the area. In this respect the proposal would accord with the aims of Structure Plan policy DEV1 and Local Plan Policy GEN7.

The proposal therefore is clearly in context with its surroundings.

Appearance

The bungalows have now been specifically redesigned in terms of the roof heights to accord more closely with the height and scale of No.2A Beehive Lane and included within the application is a street scene elevation which clearly demonstrates this compatibility

The redesigned roofs and low eaves height results in dwellings of reduced massing and bulk and therefore as confirmed with the previous inspector the new bungalows will not be unacceptably dominant in relation to the outlook from either neighbouring house or result in any unacceptable reduction in sunlight or daylight.

RECEIVED

20.11.06

The bungalows, therefore, have been designed with specific regard to maintaining residential amenity especially any impact upon the amenities of the occupiers of No.2A Beehive Lane.

Layout

The layout is also derived from the need to protect residential amenity and also has strong regard to the pattern of development locally and the relationship with adjoining properties.

Landscaping

Indigenous planting is proposed around the periphery of the site and taking into account the need to protect the amenities of adjoining properties to the east and west, it is not proposed to undertake any significant levels of planting within these boundary areas.

Landscaping appropriate to the area will be undertaken within the front gardens of the properties making sure that any planting will not inhibit visibility from the access points.

Scale of Development

As stated previously the scale of the development has been reduced to reflect more closely the scale of No.2A Beehive Lane and ridge heights have been reduced accordingly whereby the construction will preclude any future pressure to develop within the roof space.

Notwithstanding this physical constraint the applicant is also aware of conditions No.4 and 5 of the Outline Planning Permission.

Access

The existing access currently servicing No.2 Beehive Lane will be retained to serve Plot 2 and a new access formed to serve Plot 1. Both accesses will benefit from a turn-on-site facility allowing vehicles to enter and leave the site in forward gear. Gradients between Beehive Lane the properties are more or less flat and therefore accessibility to pedestrians and cyclists is unimpaired.

The bungalows will be constructed to have regards to the requirements of the Disability Act.