

DESIGN AND ACCESS STATEMENT

FOR

ERECTION OF A DETACHED CHALET-STYLE DWELLING AND
DEMOLITION OF EXISTING CONSERVATORY AND PORCHES AND
ERECTION OF A SINGLE STOREY SIDE EXTENSION AND PART
SINGLE/PART TWO STOREY SIDE EXTENSION

AT

ELM LODGE
TAMARISK WAY
FERRING
WORTHING
WEST SUSSEX
BN12 5ER

NOVEMBER 2019

1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared to accompany an application for Full Planning Consent for the proposed erection of a detached chalet-style dwelling and the erection of a single storey side extension and part single/part two storey side extension following demolition of two existing porches and conservatory at Elm Lodge, Tamarisk Way, Ferring, Worthing, West Sussex BN12 5ER.

1.2 This Design and Access Statement has been prepared in accordance with the Commission for Architecture and Built Environment (CABE) guidance manual of 2006: 'Design and Access Statements'. It demonstrates the intention to meet and conform with the presumption in favour of sustainable development as set out within the National Planning Policy Framework 2018 and local requirements of the Adopted Arun Local Plan 2018 policies in force at the time of this application.

1.3 This Design and Access Statement and proposed designs have utilised the following documents in their preparation:

- Arun District Council Local Validation Checklist
- Arun Local Plan 2018 Policy D SP1 – Design
- Arun Local Plan 2018 Policy D DM1 - Aspects of form and design quality
- Arun Local Plan 2018 Policy D DM2 – Internal Space Standards
- Arun Local Plan 2018 Policy ECC SP1 – Adapting to Climate Change
- Arun Local Plan 2018 Policy ECC SP2 – Energy and Climate Change Mitigation
- Arun District Council SPD – Parking Standards

1.4 This Design and Access Statement is arranged into the following sections:

2. Relevant Planning History
3. New application to overcome FG/220/18/PL reasons for refusal
4. Site and Surrounding Area
5. Use
6. Design, Layout and Scale
7. Proposed Materials and Finishes
8. Landscaping
9. Access and Parking
10. Services and Drainage
11. Inclusive Access
12. Conclusion

DRAWINGS AND SUPPORTING INFORMATION:

Existing Drawings:

- 706/LOC - Existing location plan
- 706/ELAP - Existing local area plan
- 706/BLO - Existing block plan
- 706/01 - Existing site plan
- 706/02 - Existing ground and first floor plans (Elm Lodge)
- 706/03 - Existing roof plan and existing elevations (Elm Lodge)

Proposed Drawings:

- 706/PLAP - Proposed local area plan
- 706/PRO - Proposed block plan
- 706/04 - Proposed site plan
- 706/05 - Proposed ground and first floor plans (Elm Lodge)
- 706/06 - Proposed roof plan and proposed elevations (Elm Lodge)
- 706/07 - Proposed ground and first floor plans (Proposed New Dwelling)
- 706/08 - Proposed roof plan and proposed elevations (Proposed New Dwelling)
- 706/09 - Existing, approved and proposed street scenes

Other Documents:

- Arboricultural implications report
- Energy conservation statement

2. RELEVANT PLANNING HISTORY

2.1 Planning Approval (FG/186/18/HH) was granted on 5th December 2018 for the demolition of existing porches and erection of single storey side extension and part single/part two storey side extension to Elm Lodge. Full Plans Building Regulation Approval (FG/20/19/BR) was granted by Arun District Council on 28th February 2019 for the works. This new application for a proposed new dwelling and extensions and alterations to Elm Lodge incorporates the extant Planning Approval FG/186/18/HH, with the only changes being the removal of the existing conservatory and all windows on the North East (Side) elevation of Elm Lodge being blocked up.

2.2 Arun District Council refused application FG/220/18/PL (Erection 1 No. dwelling with integral garage) on 30th May 2019 for a single reason:

"The proposed new dwelling would have an unacceptable impact on the residential amenity of neighbouring properties including the host dwelling in terms of loss of light, overbearing impacts and loss of privacy contrary to policy D DM1(3) of the Arun Local Plan and the National Planning Policy Framework".

The Officers Report accompanying the Decision Notice confirms that with the exception of Policy D DM1(3) 'Impact - Have minimal impact to users and occupiers of nearby property and land. For example by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance', the proposed development complies with all other relevant NPPF and Arun Local Plan Policies.

An appeal was submitted on 19th June 2019, and The Planning Inspectorate issued their decision on 22nd October 2019, dismissing the appeal on the grounds that:

"The appeal proposal would result in a harmful overbearing impact on the occupiers of the host property and harmful loss of privacy to the occupiers of Magalia, Tamarisk Way".

The Inspector cited two reasons for dismissing the appeal on the above grounds:

1. **Harmful loss of privacy to the occupiers of Magalia**, due to the *"position of first floor large floor-to-ceiling glazing serving Juliet balcony doors and French doors onto a balcony, both of which would serve primary bedroom windows and directly face the main private garden area of Magalia, resulting in materially harmful perceived overlooking into their garden"*.
2. **Harmful overbearing impact on the occupiers of the host property**, due to the proposed new dwelling's *"overbearing impact on the primary habitable room windows on Elm Lodge's east elevation"*.

The inspector stated that they understood Elm Lodge *"is currently unoccupied and in a poor condition, and that habitable rooms with principal windows will only become habitable upon completion of the extant permission FG/186/18/HH, which will only incorporate non-principal windows on its east elevation"*. However, the inspector stated they have had to *"base their decision upon the proposal description of development"*, which did not include the extant permission FG/186/18/HH (demolition of existing porches and erection of single storey side extension and part single/part two storey side extension to Elm Lodge). As such, extant permission FG/186/18/HH is now incorporated within this new application.

The Inspector stated within the Appeal Decision that the proposed new dwelling will have no material impact on No. 78 Sea Lane.

3. NEW APPLICATION TO OVERCOME FG/220/18/PL REASONS FOR REFUSAL

3.1 To address and overcome the reasons for refusing application FG/220/18/PL, this new application includes the following changes:

- To overcome the reason for refusal based on *"harmful loss of privacy to the occupiers of Magalia, Tamarisk Way"*, the first floor of the proposed new detached chalet-style dwelling has been redesigned so that there are no habitable room windows facing towards Magalia. There are now only obscure glazed dormer windows to be non-openable up to 1.7m from internal finished floor level, set back into the roof slope serving en-suite bathrooms on the proposed south elevation.
- To overcome the reason for refusal based on *"harmful overbearing impact on the occupiers of the host property"*, extant permission FG/186/18/HH has now been included within the development description and drawings forming this application. As explained in the previous application and appeal, Elm Lodge has been unoccupied since 24th December 2016 and is in poor condition, requiring extensive upgrading to contemporary standards of accommodation before it can be habitable. Habitable rooms with principal windows to Elm Lodge are unoccupied and will therefore only become habitable upon completion of the works granted by FG/186/18/HH. There will be no primary habitable windows facing the proposed new dwelling. Photos included in Appendix A show the poor condition of Elm Lodge. Full Plans Building Regulations Approval has been granted for extant permission FG/186/18/HH and Building Contractors tenders obtained. To minimise the construction period and disruption on site, we intend to carry out construction of the proposed new dwelling and works to Elm Lodge at the same time.

As such, extant permission FG/186/18/HH is incorporated within this application, and we would accept Arun District Council conditioning this application to ensure the proposed works to Elm Lodge and construction of proposed new dwelling are carried out simultaneously, overcoming the reason for refusal based on the impact on the host property.

4. SITE AND SURROUNDING AREA

4.1 The site measures 1006sqm in area and lies on the corner of Tamarisk Way and Sea Lane.



Photograph towards corner of site



Photograph towards Magalia from site



Photograph towards rear of site



Photograph from rear garden



Photograph of existing site from Sea Lane

4.2 The site is bounded by a 3m high dense fir hedge to the north, 2.5m high dense fir hedge to the south and historic flint wall with high fencing bounding the east of the site, all to be retained in order to maintain the mature landscape setting of the site and local area.

4.3 A natural groundwater pond is located to the north-east of site, which will remain as existing. There is no history of flooding from the groundwater pond, which dries up during the summer months. There is no evidence of any wildlife or species native to the pond. Arun District Council Drainage and Coastal Engineers confirmed the previous application (FG/220/18/PL) was acceptable with regards to the retention of the existing pond and surrounding easement for access, subject to conditions.



Photograph of existing pond



Photograph of existing pond

4.4 The site is not in an area liable to flood and therefore a flood risk assessment is not required. Please refer to the Flood Map submitted with this application.

4.5 The general character of Tamarisk Way is defined by chalet-style dwellings of no particular architectural style with timber boundary fences and hedges to separate properties. The properties adjacent to the site (Elm Lodge, Magalia, No. 9 and No. 8) are characterised by higher ridge heights and dormer windows serving rooms in the roof. A comparison of site areas and building footprint areas of all properties in Tamarisk Way are shown below, with density calculated as a ratio of footprint area to site area to illustrate the proportion of each site occupied by its buildings.

ADDRESS	SITE AREA (SQM)	FOOTPRINT AREA (SQM)	DENSITY (%)
MAGALIA, TAMARISK WAY	688	154	22.4%
1 TAMARISK WAY	441	124	28.1%
2 TAMARISK WAY	490	120	24.4%
3 TAMARISK WAY	732	154	21.0%
4 TAMARISK WAY	596	157	26.3%
5A TAMARISK WAY	323	139	43.2%
5 TAMARISK WAY	346	123	35.5%
6 TAMARISK WAY	351	135	38.4%
7 TAMARISK WAY	431	106	24.5%
8 TAMARISK WAY	414	99	23.8%
9 TAMARISK WAY	414	104	25.1%
AVERAGE	475	129	28.4%
ELM LODGE (AS EXISTING)	1006	129	12.8%
ELM LODGE (WITH APPROVAL FG/186/18/HH)	1006	144	14.3%
PROPOSED NEW DWELLING	495	136	27.4%
PROPOSED ELM LODGE	511	131	25.6%

4.6 The current site of Elm Lodge is 1006sqm - uncharacteristically large for the road. Comparatively, the average plot size for the six other properties located on the north side of Tamarisk Way is 380sqm. The average site area along the whole of Tamarisk Way is 475sqm, with average site density of 28.4%. The site of the new dwelling measures 495sqm (site density of 27.4%) while the remaining site of Elm Lodge with approval FG/186/18/HH measures 511sqm (site density of 25.6%). As such, both the proposed new dwelling and Elm Lodge will retain site areas that are larger than average for the rest of Tamarisk Way, and larger than all plots located on the north side of Tamarisk Way. The proposed application therefore makes efficient use of the existing land in accordance with Policy D SP1 by complimenting the existing pattern of development and reflecting site densities along Tamarisk Way.

4.7 The site is within a short walking distance from Ferring C.E. Primary School and Ferring Village where local shops and amenities are located, and is situated four miles from Worthing which provides a hospital, shops, leisure centre, museum and other community facilities. The local transport links are founded in bus services running in the village, providing links to Worthing, Goring-by-Sea, Littlehampton, Arundel, Shoreham-by-Sea and Brighton. The rail station in Goring-by-Sea 1.2 miles from site (4 minute drive) provides regular direct services to Worthing, Littlehampton, Brighton, Chichester, Portsmouth, Gatwick Airport and London Victoria.

4.8 The site's size is sufficient such that the proposed dwelling has been designed and situated to ensure adequate separation distance from neighbouring properties to prevent loss of light, overbearing impacts or loss of privacy. There are no habitable rooms facing one another within 20m of each other at first floor level, and there are no habitable first floor rooms serving the proposed new dwelling facing towards Magalia's garden.

4.9 Three parking spaces are provided to each dwelling in accordance with SPD 'Parking Standards', and substantial gardens to each property are retained. The separation distances between plots on Tamarisk Way are adhered to, ensuring the proposed dwelling sits harmoniously within the street scene, respecting the existing pattern of development and emulating the existing building line running parallel to Tamarisk Way and Sea Lane, as shown on drawing 706/PLAP.

4.10 The vast majority of corner plots along Sea Lane are characterised by prominent two storey or chalet-style dwellings in a variety of styles and sizes oriented using double aspect to overlook Goring Gap fields and the respective roads on which they are situated. These corner plots are typically un-bounded by high fences, walls or hedges, affording little privacy from vehicular or pedestrian movement along Sea Lane in order to optimize views over Goring Gap. This proposal seeks to compliment the existing pattern of development on corner sites along Sea Lane, with retention of the existing timber fencing and planting bounding the east of the site for privacy.



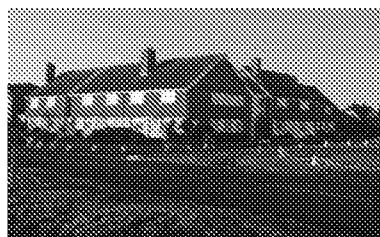
Site - corner of Tamarisk Way & Sea Lane



Photos of dwelling on corner of St Malo Close & Sea Lane



Corner of Sea Drive & Sea Lane



Corner of St Helier Rd & Sea Lane



Corner of Somerset Rd & Sea Lane

5. USE

- 5.1 The site's current use is a single residential dwelling with surplus garden to the side.
- 5.2 The proposed additional dwelling will be used as a single residential dwelling.

6. DESIGN, LAYOUT AND SCALE

6.1 The proposed extensions and alterations to Elm Lodge remain as per the extant permission FG/186/18/HH, with the only changes being the removal of the existing conservatory and all windows on the North East (Side) elevation of Elm Lodge being blocked up to ensure there is no overbearing impact or loss of light to Elm Lodge resulting from the proposed new dwelling.

6.2 The proposed new dwelling is to be built to contemporary standards of accommodation in accordance with the National Planning Policy Framework 2018 and Arun Local Plan 2018. The proposed dwelling is of a high quality design and layout, designed to take into consideration Lifetime Homes Standards and as such ensure that the house remains usable into retirement and old age.

6.3 A comprehensive design process has been carried out to ensure the proposed dwelling responds sensitively, creatively and sustainably to the site and extant permission FG/186/18/HH, and relates favourably in style and scale to adjoining properties on Tamarisk Way and Sea Lane. The proposed dwelling sits behind existing building lines, and the plot size can comfortably accommodate a new dwelling without detriment to the character or the landscape of the locality. The proposed street scene drawing 706/09 shows the materiality, siting and scale of the proposed dwelling in relation to adjoining properties.

6.4 The boundary dimensions are shown on drawing 706/04, and the proposal adopts separation distances that reflect those along Tamarisk Way and in the locality.

6.5 The proposed new dwelling utilises the same materials and features which have been approved under extant permission FG/186/18/HH, to ensure it compliments Elm Lodge. The proposed materials and features are synonymous with the local character of Ferring, which has seen a resurgence of contemporary post-modern architecture utilising Cedral cladding, render and anthracite grey framed aluminium windows in recent years.

6.6 The ridge height of the proposed dwelling replicates the ridge height of Elm Lodge to ensure the dwelling is harmonious with its surroundings.

6.7 The massing and fenestration has been designed so as not to detract from the amenity, privacy or daylight of any neighbouring properties, with ample separation distance between fenestration and/or private garden areas provided.

6.8 The layout of the proposed dwelling has been designed to maximise good quality natural daylight and passive solar energy. Any possibility of overlooking into the garden of No. 78 is prevented (as proven in Appendix B, Appendix C and Appendix D) while views over the fields of Goring Gap are maximised. The habitable rooms on the ground floor have been located to take advantage of solar gain, with glazed sliding doors providing good quality natural light.

6.9 The proposed layout provides a mature and generous front and rear garden to both properties, supplemented with additional new planting.

6.10 At detailed design stage a BRE certified energy assessor will be employed to ensure the new dwelling meets Part L1A of the Building Regulations. This will include a 10% reduction in total carbon emissions through the on-site installation and implementation of renewable energy sources. It is anticipated that an Air Source Heat Pump will be located on the external wall of the garage. The proposed dwelling will utilise energy and water resources in an efficient manner.

7. PROPOSED MATERIALS AND FINISHES

7.1 The proposed materials have been approved under extant permission FG/186/18/HH, and chosen carefully to complement the contemporary post-modern architecture synonymous with the local area, and will be sourced locally and from sustainable resources wherever possible. The following materials will be used:

- Dark grey 'Staffordshire Blue' plain clay tiles with half round ridge and bonnet hip tiles
- Light grey Cedral fibre cement cladding to first floor external walls
- White painted render to ground floor external walls
- Anthracite grey aluminum framed windows, Velux roof lights and doors
- Anthracite grey UPVC eaves, soffit and fascia boards
- Anthracite grey rainwater goods
- Anthracite grey GRP composite front door

8. LANDSCAPING

8.1 The boundary fences, hedges and pond are all to remain as existing and will be protected where they are likely to be affected by the proposed works, and further planted as necessary.

8.2 The proposed landscaping aids the design of the development which seeks to avoid issues of overlooking or loss of privacy and ensure no significant harm to the amenities of the occupiers of neighbouring properties. New landscaping is proposed as shown on site plan 706/04 to ensure the mature nature of Sea Lane greenery is retained, with particular attention to the use of trees and hedges native to the locality to provide ecological benefit.

8.3 Any additional external works to be in accordance with drawing 706/04.

8.4 An Arboricultural Implication Report is submitted as part of the application.

9. ACCESS AND PARKING

9.1 Vehicular access will be from Tamarisk Way, via an access created through the existing privet hedge. The proposed sustainable block paved driveway meets all current LPA standards for off street parking with the provision of two parking spaces and a further car parking space within the proposed integral garage. Tamarisk Way is approximately 6.9m wide, allowing for extra visitor parking on the roadside if necessary. Tamarisk Way is a Cul-De-Sac, with no through-traffic. Vehicles can enter and exit the site safely as indicated by car paths shown on drawing 706/04.

9.1 West Sussex County Council confirmed in their consultation response to previous application FG/220/18/PL that *"There is no evidence to suggest that the existing junction is operating unsafely or that the addition of a single dwelling would exacerbate an existing safety concern"*.

10. SERVICES AND DRAINAGE

10.1 All mains services are available to serve the proposed dwelling. Foul water drainage will connect to the existing foul water pipework leading to the mains sewer.

10.2 Surface and storm water will discharge into catchment pit type soakaways, to be installed in accordance with Approved Document H.

11. INCLUSIVE ACCESS

11.1 The design of the extensions and alterations to Elm Lodge and the proposed new dwelling will comply with all current Building Regulations and associated disabled access requirements of Part M.

11.2 Short and easy access distance to the entrances of both dwellings are provided. All ramped access gradients will not exceed 1 in 12.

11.3 The front entrance of both dwellings will be illuminated and have level threshold access.

11.4 All main ground floor rooms will have generous manoeuvring space for wheelchairs, and all door and hallway widths will conform to Part M.

12. CONCLUSION

This application seeks to upgrade Elm Lodge to contemporary standards of accommodation to enable it to become habitable, and provide an attractive, contemporary and high quality addition to the local area of Ferring, located on a plot which is sufficient in size such that the proposed new dwelling sits comfortably in the site, assimilates harmoniously within the street scene and relates favourably to neighbouring properties.

This application is submitted in order to overcome the previous application FG/220/18/PL reasons for refusal.

The Officers Report for previous application FG/220/18/PL confirmed that with the exception of Policy D DM1(3) *'Impact - Have minimal impact to users and occupiers of nearby property and land. For example by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance'*, the proposed development complies with all other relevant NPPF and Arun Local Plan Policies. As such, the only changes to this new application are to address the reason for refusal.

These changes include the removal of habitable room windows facing the garden of Magalia, a reduction in the general amount of glazing, and incorporation of extant permission FG/186/18/HH within the application to show that there will be no impact on the existing host dwelling, which will only become habitable upon completion of the construction works, and have no windows facing the proposed new dwelling. The construction of extant permission FG/186/18/HH contained within this new application would commence alongside construction of the proposed new dwelling, therefore we would accept Arun District Council conditioning a Planning Approval as such.

For the reasons outlined in this Design and Access Statement, we feel this application has successfully overcome the reasons for refusal, enhances the as built environment and fits well with the character of the area while meeting the requirements for sustainable development as set out in the National Planning Policy Framework and Arun Local Plan 2018.

We would therefore seek your favourable recommendation and consideration of this new application.

APPENDIX A

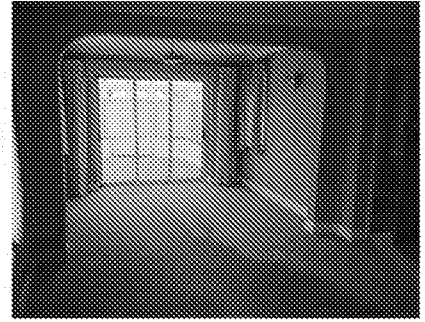
Existing photographs showing condition of Elm Lodge



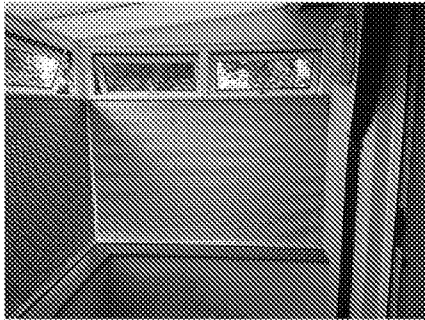
Existing side elevation



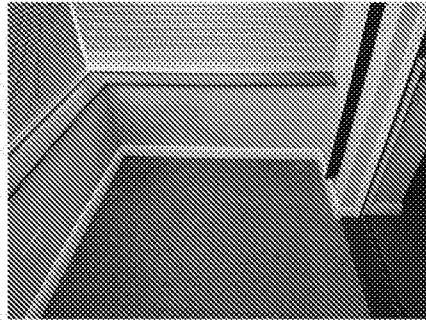
Existing rear elevation



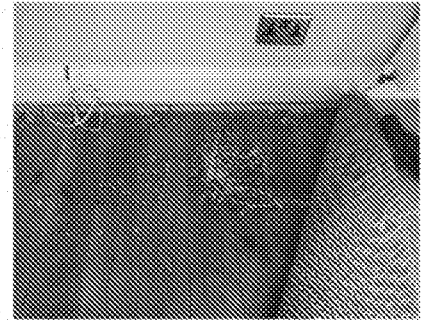
Existing living room



Existing porch (penetrating damp)



Existing porch (penetrating damp)



Existing condition of floors



Existing side elevation



Existing rear elevation

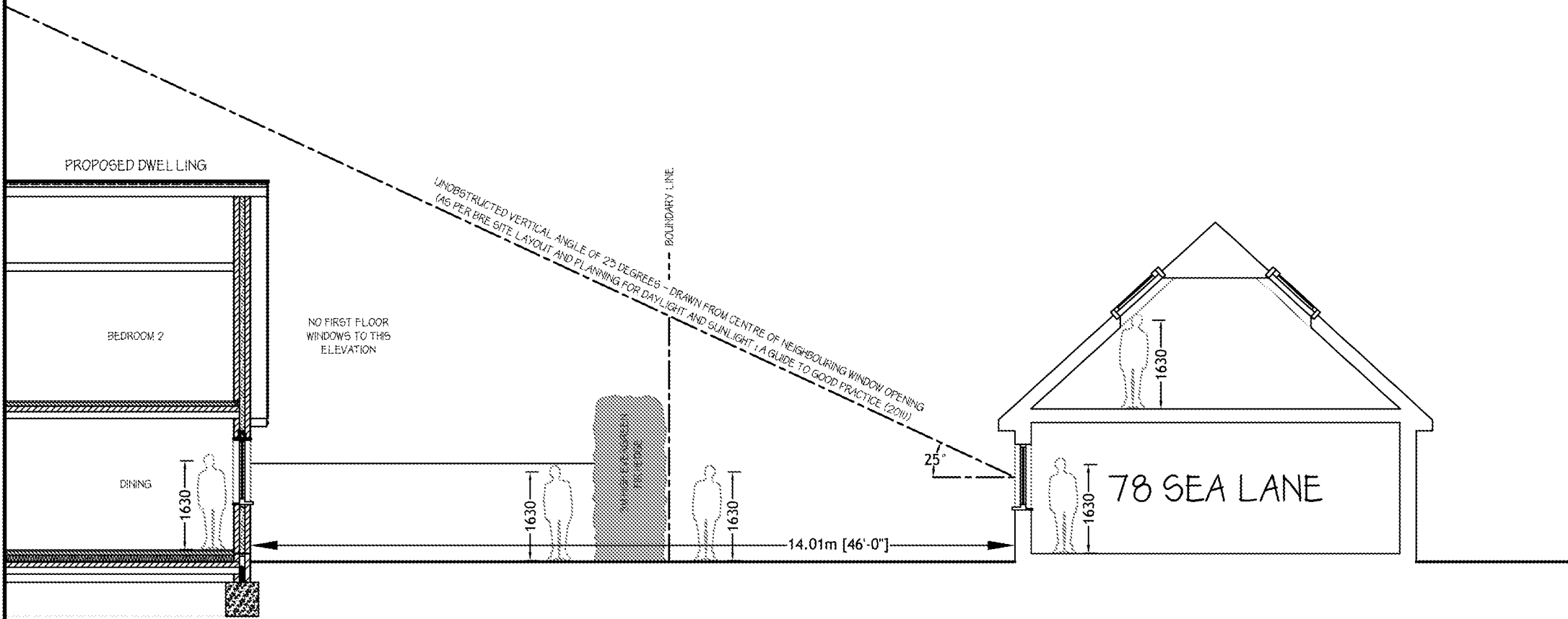


Existing view from bedroom 2 side dormer

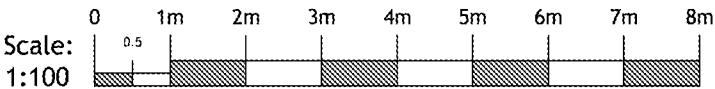
APPENDIX B

Section through 78 Sea Lane and part proposed dwelling showing no daylight impact to 78 Sea Lane resulting from the proposed new dwelling.

SECTION THROUGH 78 SEA LANE AND PART PROPOSED DWELLING SHOWING DAYLIGHT IMPACT



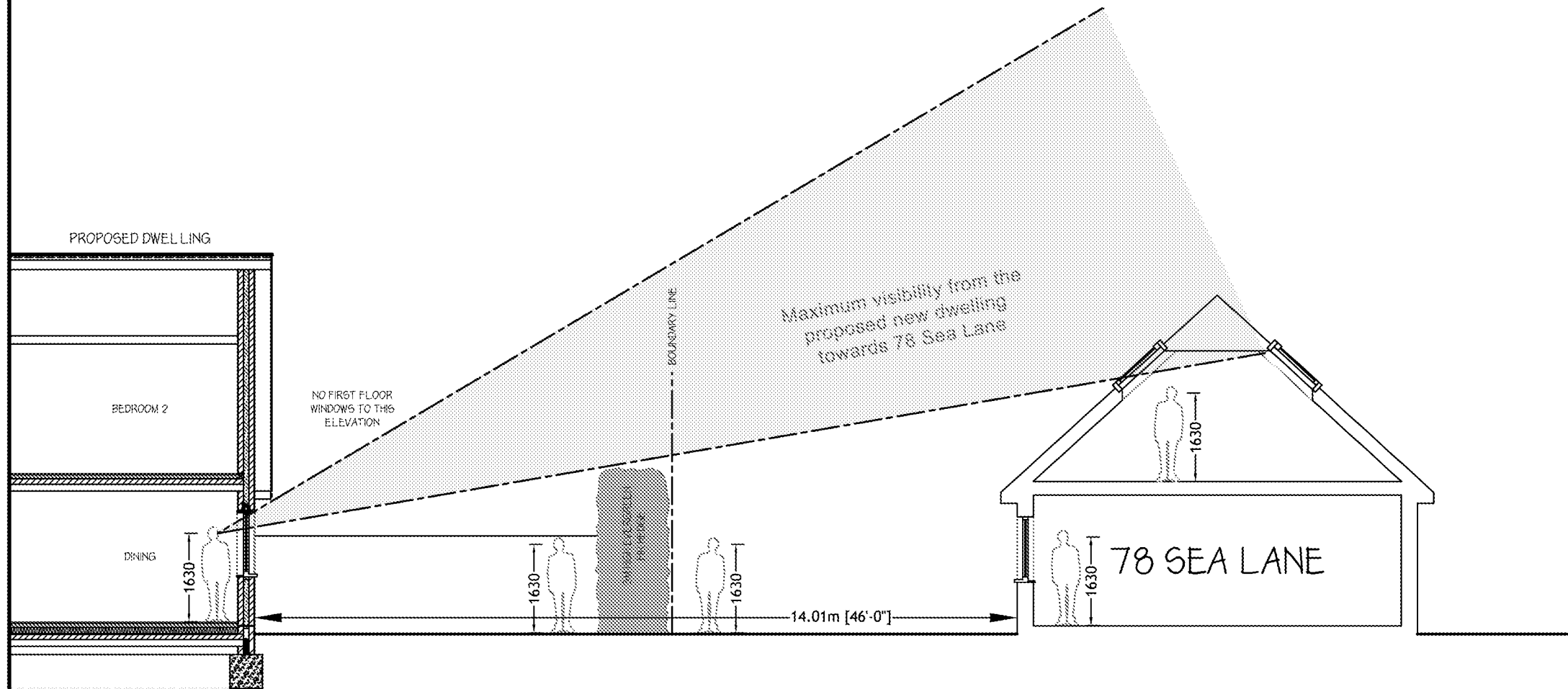
PROPOSED PART SECTIONS 1:100.



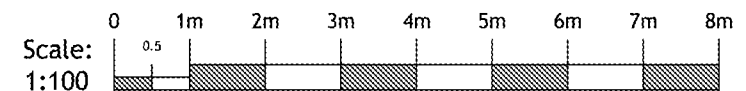
APPENDIX C

Section through 78 Sea Lane and part proposed dwelling showing no impact on privacy to 78 Sea Lane resulting from the proposed new dwelling

SECTION THROUGH 78 SEA LANE AND PART PROPOSED DWELLING SHOWING IMPACT ON PRIVACY TO 78 SEA LANE



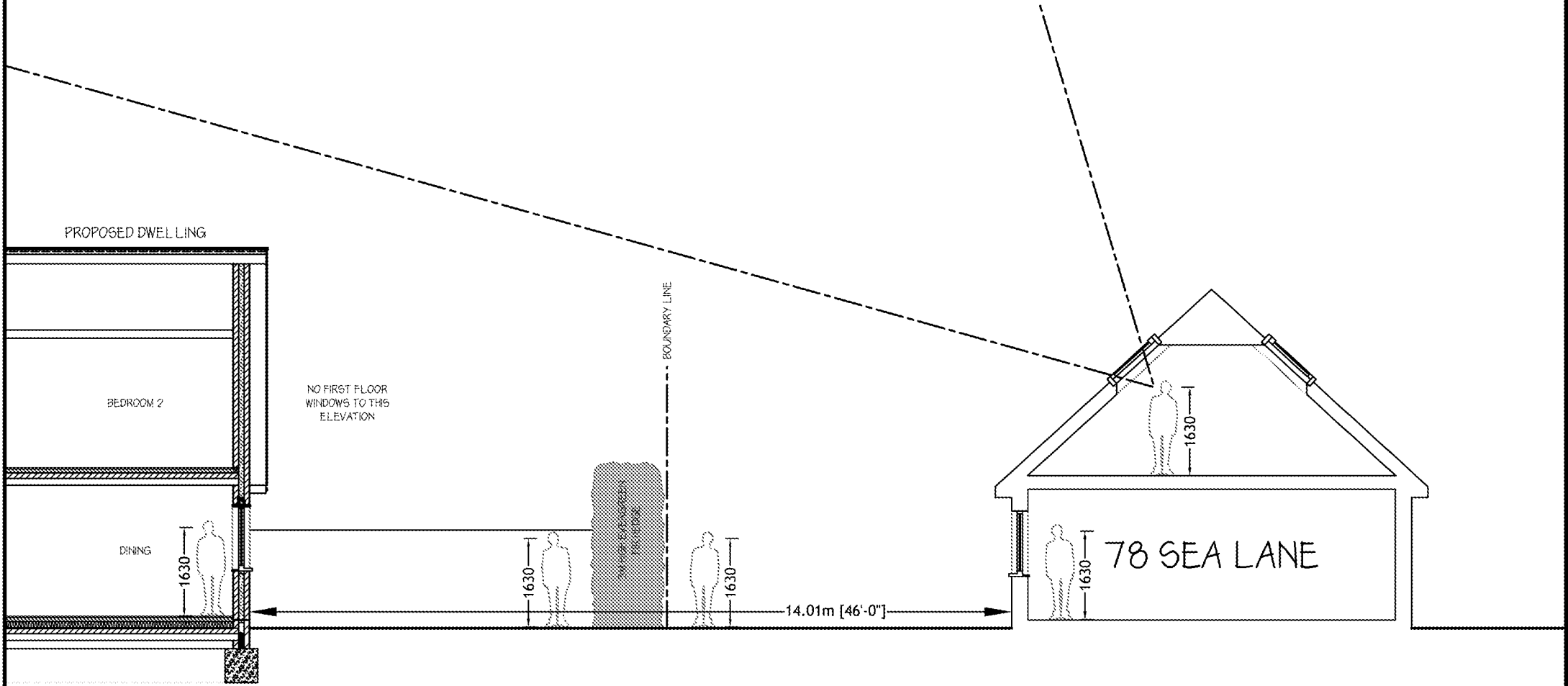
PROPOSED PART SECTIONS 1:100.



APPENDIX D

Section through 78 Sea Lane and part proposed dwelling showing no impact on privacy to proposed new dwelling resulting from proximity to 78 Sea Lane rooflights

SECTION THROUGH 78 SEA LANE AND PART PROPOSED DWELLING SHOWING IMPACT ON PRIVACY TO PROPOSED NEW DWELLING



PROPOSED PART SECTIONS 1:100.

