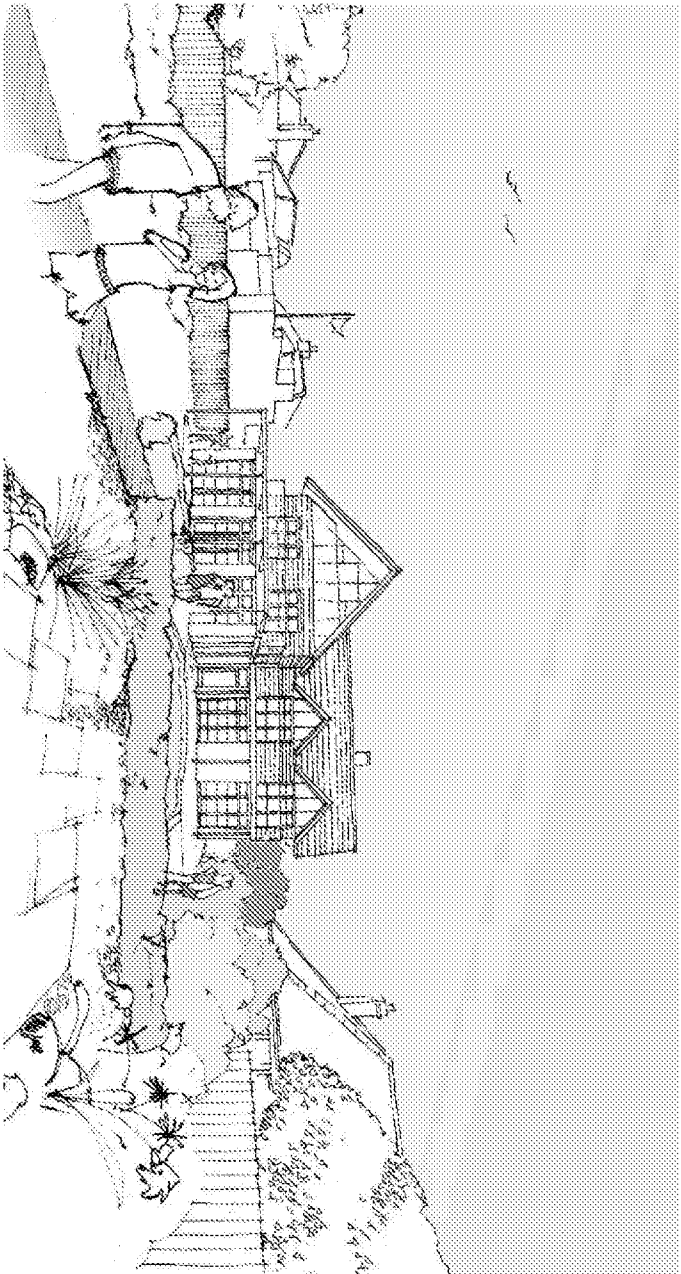


1 South Drive

Farring BN12 5GS

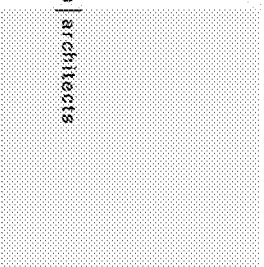


Planning Statement

Replacement detached dwelling

August 2021

saville jones | architects



1.0 Introduction and context

1.1 This report has been prepared in support of a full Planning Application to Arun District Council for the demolition of the existing property and the construction of a new single dwelling at 1 South Drive, Ferring, BN12 5QS.

1.2 The proposal seeks to make an efficient use of this large site, with a replacement of a derelict property with a new high quality architectural design, consciously in keep with the style and language of architecture prevalent in this coastal location of Ferring.

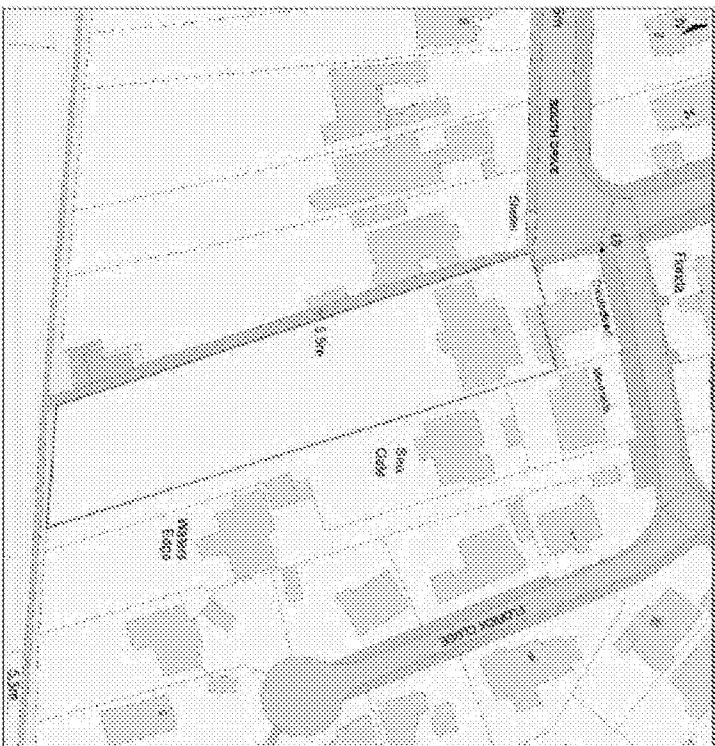
1.2 The site under consideration is on the south side of South Drive, an exclusively residential street within Ferring running east west and parallel to the coast. The plot is border to the north and east by residential dwellings and to the west by a public right of way/pedestrian passage to the coastal path.

1.3 The existing property is a detached bungalow built circa 1930's with rendered walls and pitched roofs and is of no architectural merit. The ancillary garage whose north walls also forms the boundary has a pitch roof and painted weatherboarded walls. To the south there is a swimming pool, pool plant room, summer house and landscaped garden.

1.4 The existing property fills the site from east to west with a distance of 0.9m to the eastern boundary and 1.4m to the western boundary. The overall footprint of the property is 245m2 and the site area is 2,160m2.

1.5 The properties on South Drive are an eclectic mix of architectural styles, however they predominantly have pitched roofs and are 2 or 3 storeys in height, with the third floor being accommodated in the roof. The overriding character of the Estate is a coastal "New England" style typically with weatherboarding over brick

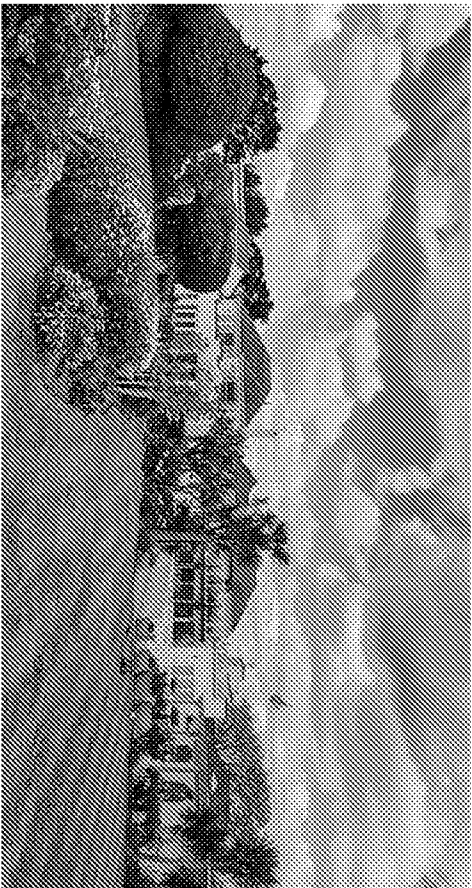
or rendered walls, with prominent gables and tiled or slates roofs. However, each property is bespoke, which creates a rich mix of architectural styles.



Location Plan as existing



Waters Edge directly south of the site.



No 3 and No 5 South Drive neighbours to the west

2.0 Planning History and Overview

2.1 No.1 South Drive has limited planning history, however numerous properties on South Drive and the wider coastal location have planning approvals for dwellings which are similar and relevant to this application.

- **18 South Drive;** 2nd Floor roof enlargement new gable end and new dormer window – **FG/89/16/PL**
- **31 South Drive;** Demolition of existing and replacement with 2/3 storey dwelling with accommodation in the roof space. - **FG/145/19/PL**,
- **10 South Drive;** Demolition of existing bungalow and replacement with large 2 storey dwelling. – **FG/18/21/PL**
- **23 South Drive;** Two Storey front extension, with side extension and replacement garage - **FG/95/18/HH**

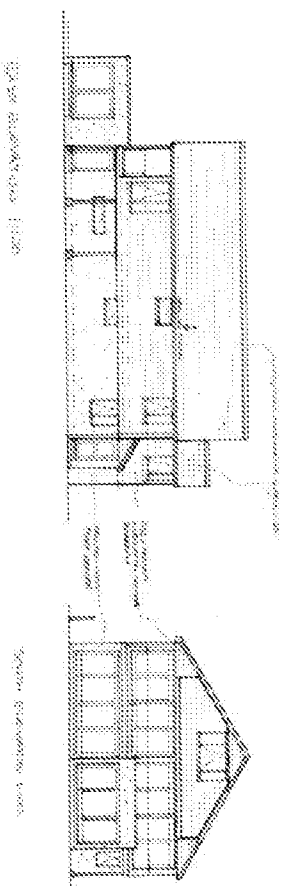
Recent approvals on coastal plots.

- **5 Coastal Road;** single and 3 storey alterations and extensions creating a very bulky but contemporary property – K/2/14
- **Foreshore House,** Coastal Road; demolition of existing house, replacement with high quality 3 storey detached house – K/35/15/PL
- **Broadbeach 39,** Coastal Road; Remodelling of existing dwelling and erection of 3 storey accommodation in a modernised architectural design – K/32/15/HH
- **Waterside,** Coastal Road; New 3 storey detached House.
- **14 Coastal Road;** demolition of existing house, replacement with high quality 3 storey detached house – K/29/17/PL
- **Spring Tides;** demolition of existing house, replacement with high quality 3 storey detached house – K/40/18/PL
- **Little Deerswood;** demolition of existing house, replacement with high quality 3 storey detached house – K/32/19/PL

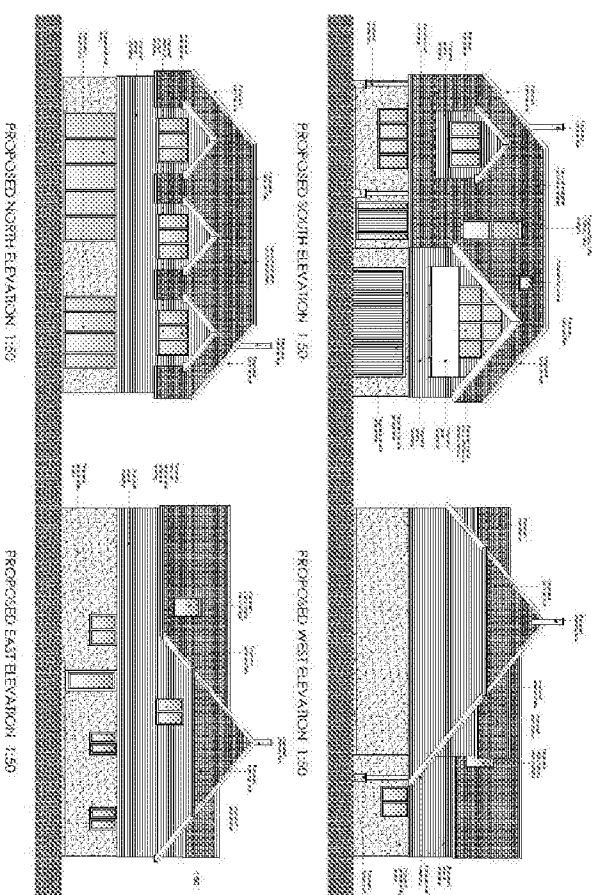
2.2 The above are a snapshot of approved schemes which are similar in scale to the proposed replacement. All of which conformed to the Local and National Planning Policies.



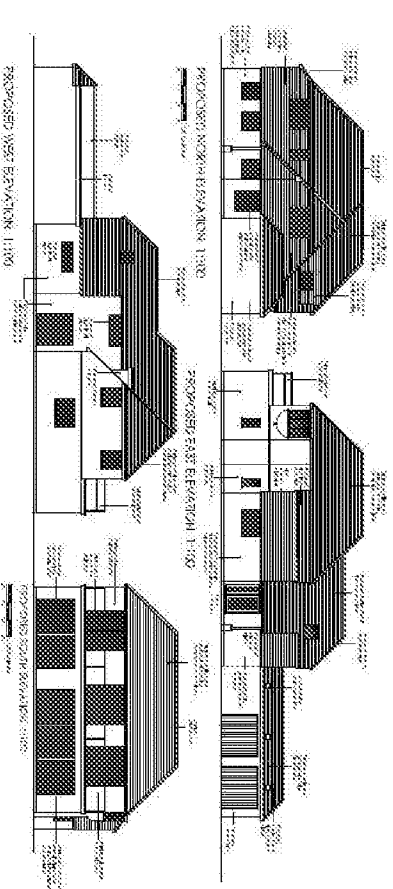
16 South Drive, 2nd Floor-FG/23/16/PL



31 South Drive, 2nd floor accommodation-FG/14/5/19/PL



10 South Drive, 2 storey replacement dwelling - FG/18/21/PL



26 South Drive, 2 Storey extensions and garage replacement - FG/19/5/18/PL

2.3 Relevant Policies

2.4 The purpose of the planning process is to control and regulate development in the interests of the environment, public and the wider ecology. Planning applications are to be considered against the policies contained in relevant Development Plans.

2.5 In this case, the Development Plan's comprise of the Arun Local Plan 2018 and Ferring Parish Neighbourhood Plan 2014 – 2029, and the National Planning Policy Framework, Planning Practice Guidance (NPPG) and supplementary planning guidance which are all material considerations.

2.6 National Planning Policy Framework.

The NPPF states that the purpose of the planning system is to contribute to achieving sustainable development. In the pursuit of sustainable development, there is a presumption in its favour, where it accords with an up-to-date development plan. Below the salient sections of the NPPF are highlighted.

- Transport** – the policy states, 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'. The proposal is for a replacement family dwelling, with 1 additional bedroom, it is also located adjacent a bus stop. Therefore, there would not be a significant increase in vehicular traffic to and from the site and therefore should not be refused on highways grounds.
- Effective use of land** – The policy looks to promote land use to improve the quality of homes for the occupants and the environment. The proposal looks to replace a derelict bungalow with a 2.5 storey dwelling with a smaller footprint. The improvements in living accommodation, energy use and reduced hard standing will improve the quality of the site and is in accordance with Section 11.

Good design and architecture – Emphasising the need to improve the quality of architecture has been an overriding theme of the NPPF, perhaps to encourage more Architect design buildings ! Paragraph 127 provides key guidance on the design;

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The starting point for the design has been a detailed analysis of the site and the neighbouring properties. This contextual design has sort to create a "Genius loci" by creating additional open

space around the dwelling away from its neighbours and produce a quality architecture in a style appropriate to its coastal location.

2.7

Arun Local Plan 2018

The most relevant policies of the Local Plan are DSP1 and DDM1. Policy DSP1 requires development proposals to make efficient use of land but also to reflect the characteristics of the site and the local area. The matters that the Council will have regard to when assessing the appropriateness of new development are set out in policy DDM1. The most relevant criteria are:

- **Character** – the proposal at 2.5 storey is of similar scale and appearance to neighbouring properties to the west and south. The secluded site has minimal street presence and the tall wall and fencing to the west obscures the property from the public right of way. The building line of the adjacent properties has been maintained to create coherent frontage when viewed from the coast.
- **Appearance** – Echo's neighbourhood styles, with feature gables and pitched roofs.
- **Impact** – The scale and massing of the building although taller than the existing bungalow it has been located further from the boundaries to reduce the impact on neighbours. The balcony to southeast will be screened to minimize overlooking. The windows to the east and west will be of obscured glass. The existing garage is being maintained and will not impact on its immediate neighbour.
- **Innovation** – high levels of insulation and passively solar efficient design will contribute to energy efficiency credentials.

- **Solar Gain** – a passively solar efficient design has the greatest area of glazing on the southern aspect. Large overhangs to the roofs will control high level direct sunlight.

- **Density** – this is a very low-density proposal. The site is considerably larger than many of the neighbouring plots the proposal increases the distance to all boundaries.

- **Scale** – the overall scale of development is in character with its surroundings both existing and approved. Where necessary, the first and second floor elements have been reduced to have regard to the impact on neighbours.

2.11

Ferring Parish Neighbourhood Plan 2014 – 2029

The most relevant policies of the Plan are Policy 1 and Policy 10.

- Policy 1 - looks to support developments in the built-up area boundary as this proposal will not result in a harmful effect on neighbouring properties and with minimal impact on occupiers of adjoining property in terms of overbearing and overlooking.

- Policy 10 – Sustainable drainage has been considered with the proposal for permeable paving and soak-aways and a reduction in the footprint of the built environment to reduce its flood risk.

2.12

Summary

The proposal which will be explained in detail in the next section, is shown to accord with the relevant development plans and policies contained within them.

Reference should be made to the submission drawings:

- 21003 SK11D Ground Floor Plan as proposed
- SK12D First & Second Floor Plan as proposed
- SK13D Roof Plan as proposed
- SK17C Site Plan as proposed
- SK18 Location Plan & Block Plan as existing
- SK19 Site Plan as existing
- SK20 Block Plan as proposed
- SK21 Elevations as existing sheet 1 of 2
- SK22 Elevations as existing sheet 2 of 2
- SK24A North elevation as proposed
- SK25A West elevation as proposed
- SK26A South elevation as proposed
- SK27A East elevation as proposed
- SK28 Existing outline and footprint
- SK29 Perspective view from the South

3.0 DESIGN**3.01 Development Proposals**

3.02 The overall design objective is to create a family house which is aesthetically sympathetic to its beach location, taking advantage of the views to the sea and the micro-climate of the location. The traditional coastal design echoes many of the older and newer properties in the neighbourhood and will complement its neighbours.

3.03 The reduced footprint of the proposal on this extensive site allows the proposed dwelling to create additional space around the building. Locating the house more centrally on the plot has increased the distance to the closest neighbours on the east and north. The 'L' shaped plan follows the building line to the south only at ground floor with the first floor and eastern leg, stepping

back to respect the neighbours dwelling to the east maintaining the eastwest ridge line.

3.04 As mentioned earlier, the existing property fills the site from the east to west boundaries. The proposal forms a more detached dwelling, the existing garage remaining to minimise disturbance to the northly neighbour. This arrangement increases the visual openness of the site and improves the amenity of adjacent dwellings.

3.05 The property is approached via the existing gated opening from South Drive, which leads to an open court which provides off street parking for up to 5 cars. The proposal creates a more open drive, distancing the property from the neighbours to north to allow additional privacy for all parties. The front elevation has a canopied entrance which leads to an open hall and double height stairwell with a roof light allowing natural light to penetrate the ground floor. A key aspect of the scheme is the natural light and as you journey through the house you obtain stunning views of the sea.

3.06 The ground floor provides living accommodation, comprising a lounge and dining area opening to the south with a landscaped garden with utility areas located to the north.

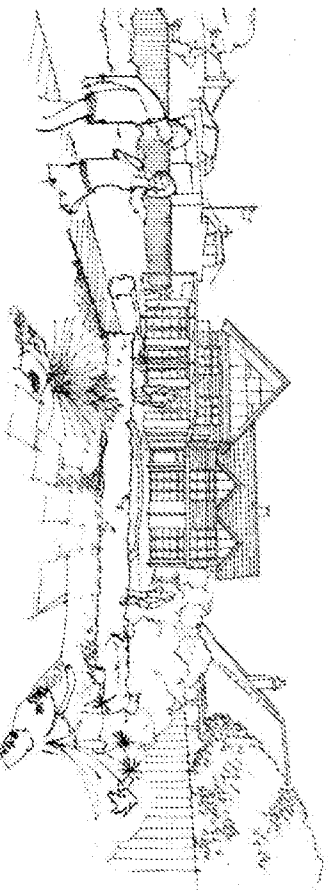
3.07 Bedroom accommodation is located on the first floor with balconies to the south. The balcony to the east is stepped back and obscure screening is proposed as an accepted mitigation to overlooking. The larger balcony to the west is some 10m from the boundary and looks onto its own garden and pool.

3.08 The room in the roof looks directly south and is wholly contained with the roof space preventing overlooking out of the room and views in from the east and west. This element could be developed under permitted development rights but included in the application.

- 3.09 The simple gables create a rhythm and interest to the south elevation. This is a more elegant form and massing than a typical flat roof solution or a more modernist architectural treatment in this location. The north elevation has a simpler treatment with reduced glazing.

4.00 Overlooking and Privacy

- 4.01 The proposal has been designed to minimise the overlooking. The property has been relocated further away from the boundaries with the only east or west facing windows being at high level and obscure.
- 4.02 The first floor south facing windows are oblique to the garden to the east and level with the flank wall of the property. Screening to the balcony will mitigate over-looking. The overhanging roof acting as screening to the room in the roof controlling over-looking.
- 4.03 A new 1.8m high boundary fence and landscaped screen will greatly improve privacy and security.



View looking north from garden



National building line

- 4.04 The existing mature shrubs form a very successful privacy screen to neighbouring properties, it is the intention to sensitively prune and enhance the landscaping whilst maintaining the natural barrier.

5.00 Scale and massing

5.01 Careful consideration has been given to the composition of the elevations, to provide a well-conceived crafted building. The high-quality design and increased floor area of dwelling makes efficient use of this large site, whilst having a reduced footprint when compared to the existing dwelling. Increasing the distance to its neighbouring boundaries allows the house to be visualised as detached and promotes the visibility to the coast.

5.02 The secluded site masks the property from the street, the proposed main ridge height at **13.350m** relates to the neighbouring properties as follows.

- Water Edge – **13.420m**
- No3 South Drive – **12.990m**
- Seagate – **12.460m**
- Mermaids – **11.250m**

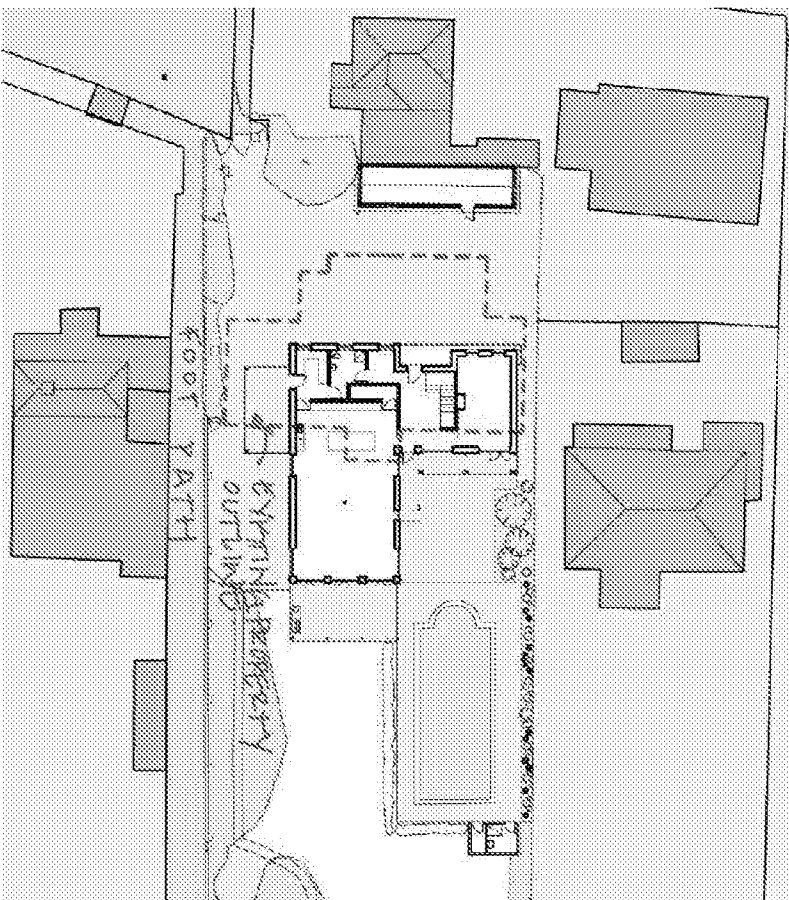
Although taller than the existing property in terms of the overall massing and the use of traditional pitched roof, it is similar to developments in the locality. When viewed from the street or properties immediately to the south and viewed from the coastal path its height is comparable and appropriate for this very large plot.

5.03 The 'L' shape design allows the 2.5 storey portion of the roof to be distant from the closest neighbour to the east and the extended ground floor for the kitchen/dining area helps to frame the existing pool.

5.04 The existing garage is to be retained and because the proposal will be 6m further away from Mermaids and Thistledown to there will be negligible impact.

5.05 The proposal follows the building line created by properties to the east and west of the site and consistent with South Drive.

5.06 Overall the sensitive design is not considered to result in an overbearing or harmful development and will not unduly affect the amenities of the neighbouring properties.



Reduced footprint of proposal

6.00 Materials

- 6.01 This high-quality dwelling is to be reflected in the proposed materials. The composition of the materials helps to break up the mass and add complexity and detail to the building. The external walls at ground level are to be constructed in fair faced brick of a light colour to reflect similar materials used on South Drive and white painted render.
- 6.02 Above the ground floor and on the east leg of the house traditional weatherboarding is to be used to create a contextual coastal design.
- 6.03 The roof will be slate with large overhangs to increase the modelling, improve weathering and provide shading/solar control to the windows.
- 6.04 The balconies will be constructed in fine fabricated steel with timber decking and glass balustrades.
- 6.05 The overall appearance will be of light and traditional property complimenting its neighbours and enhancing the site.

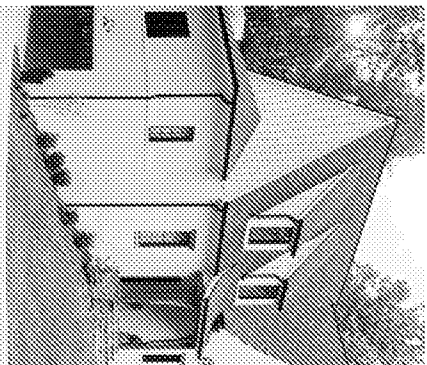
7.00 Sustainability

- 7.01 The proposal has been designed to be passively solar efficient and will incorporate above building regulations level of insulation.
- 7.02 Renewable energy solutions will include solar panels which will form part of the final services design and Air Source Heat Pumps to provide heating and hot water services.

Materials Precedent Images



Weatherboard with deep overhanging roof



Slate roof, weatherboard and light coloured brick.

8.00 Consultation

- 8.01 Neighbouring properties have been consulted during the design process with no adverse objections to the proposal. Constructive comments, which have been taken on board with regards the retention of shrubs for screening and wildlife/biodiversity. The detailed landscape design will look to enhance the garden for privacy and ecology.

9.00 Conclusion

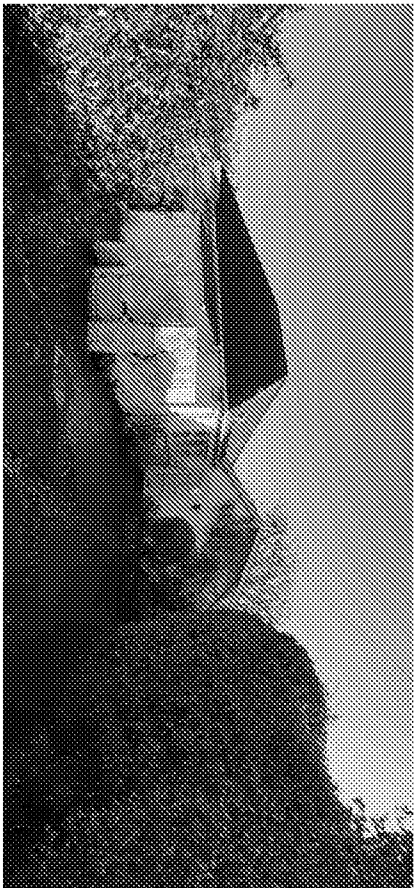
- 9.01 The proposals are to create a well detailed and crafted contemporary house suitable for modern living, which reflects the style of existing properties on the estate. The design will blend sympathetically with the surroundings and although it has minimal street presence it will enhance the visual amenity of the area. The proposals are considered to be consistent with local development plan and Ferring Parish Neighbourhood Plan.

- 9.02 Although taller than the existing dwelling, the sensitive design and increased distance from its boundaries is considered to be a positive and neighbourly aspect of the proposal. The screening to the balcony, privacy fencing and existing natural screening will retain the privacy.

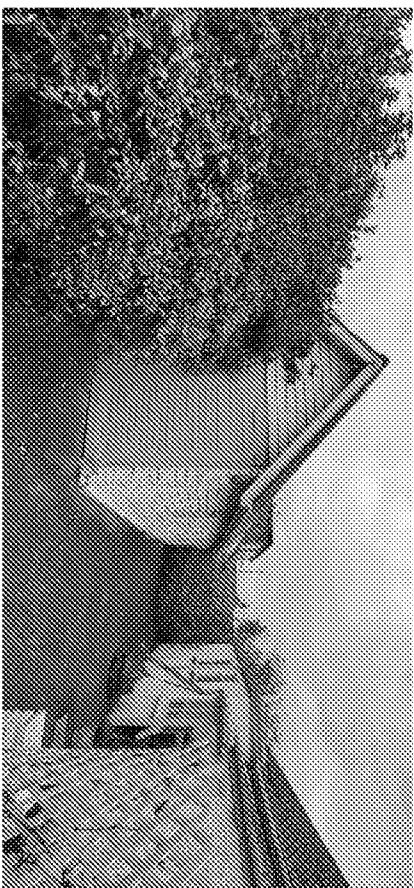
- 9.03 The 2.5 storey element of the property has been kept away from the eastern boundary and the lower pitch roof is commensurate with neighbouring properties.

- 9.04 In summary, the design process and consultation with local residents has resulted in a proposal which is consistent with national and local planning policy and aims of the Development Plan. We therefore hope you can support this application.

Context Photographs



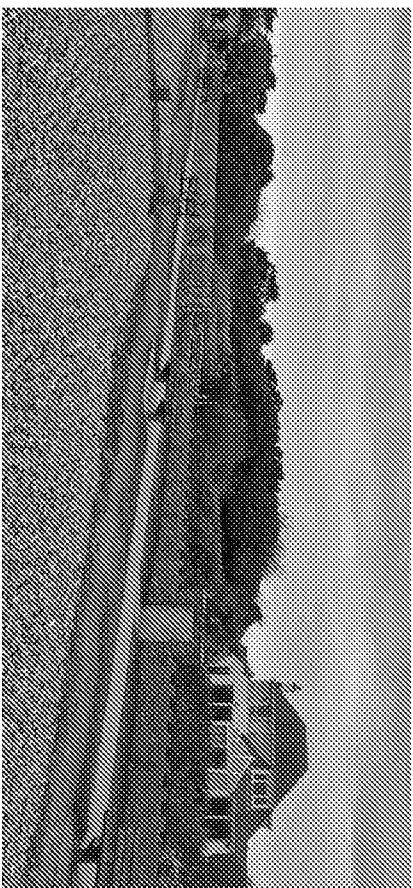
Existing property from the north.



Existing garage to be retained.



Existing property from the south.

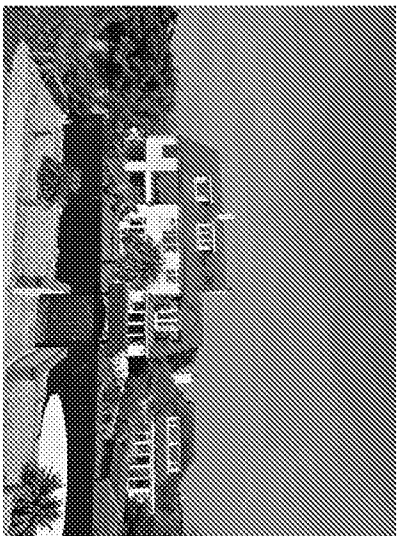


Neighbouring property, Waters Edge from the coastal path.

21003 1 South Drive, Ferry, BN12 5QS



Planning Statement ~ August 2021



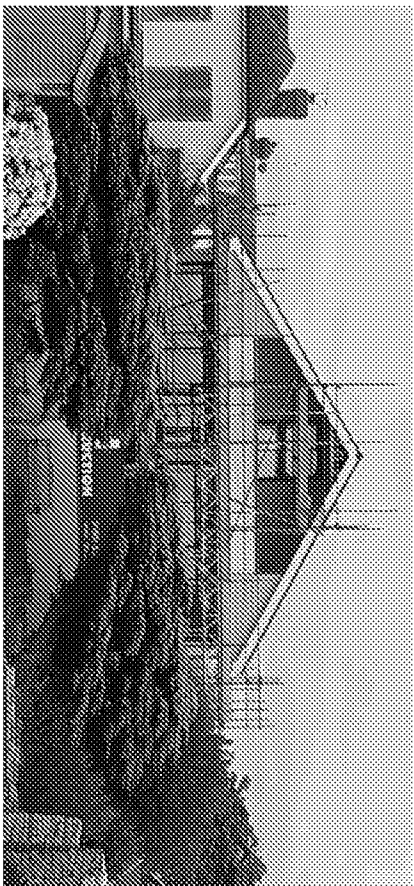
Foot path to the west of the site and No3 South Drive

A selection of 2.5/3 storey in the immediate vicinity on South Drive



18 South Drive

31 South Drive



The Strand, from Blue Bird Café car park