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DESIGN, ACCESS & PLANNING STATEMENT

Site Address: Garden to the north of 1 Upper West Drive
Ferring, West Sussex

Proposed Works: Proposed 2-bedroom bungalow

Introduction

This statement accompanies a full planning application for a single storey 2-bedroom bungalow to the north of No1. Upper West Drive in Ferring. The proposed bungalow will replace a large detached garage.

A Pre-Application (PAA/34/17) was submitted in January 2017 for a 2-storey 3 bedroom property.

The site

No.1 Upper West Drive is a detached 2-storey dwelling situated on a large corner plot. The existing dwelling has a mock tudor design with painted rendered walls and plain tiled roofs. The front of the property faces west towards Upper West Drive and the gardens to the dwelling are located to the south and north. The large garden to the south is on the corner of Upper West Drive and Ferringham Way. Due to the south facing nature of the garden, this is the main area that you would usually associate with a rear garden.

The property has a small single storey extension (utility room) added to the north and there is a very large double garage sited in the northern garden. The garage matches the mock tudor design to the house and includes a steep tiled roof. The height of the garage is approximately 5.3m. A concrete driveway to the existing garage provides 2 parking spaces. Therefore including the garage, the property has at least 4 car parking spaces.

The plot size is approximately 750sq.m and includes large 2m high hedges along the boundaries. A large Sycamore tree protected by a Tree Preservation Order is located on the grass verge outside the property to the west.

The existing street includes a varied mixture of detached properties. The majority of the dwellings in the street are single storey bungalows that have been subject to loft conversions but still retain the style of a bungalow with a low ridge height. The property to the north is a bungalow that has a ridge height similar to the existing garage. A dormer has been constructed on the south face of this bungalow.

Planning statement

The proposed 2-bed bungalow will be sited in the northern garden area where the garage is currently located. It is proposed to demolish the existing garage and the utility extension which is attached to the side elevation of No.1 Upper West Drive. A new boundary fence will be located 1m from the existing 2-storey house. This will provide a plot size of approximately 280 sq.m. The site will be classed as brownfield and is situated within the defined built up area boundaries.

The proposed dwelling will be built on the exact footprint of the existing garage and will only extend to the south in order to protect the neighbouring property to the north. The height of the new bungalow will be lower than the existing garage and therefore will have minimal impact.

Currently the Council does not have an adopted, up to date, Local Plan in which a 5 year housing land supply is identified. Consequently, the advice of paragraph 49 of the NPPF applies:-

'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'.

The site is sustainably located within easy reach of Ferring village and a railway station (Goring by Sea) using public transport. There is an existing bus route around South Ferring with several bus stops. The proposals will include a secure shed to provide storage for 2 bicycles.

The proposed dwelling is single storey and will fully comply with Part M of the Building Regulations. This will allow the property to be accessible for wheelchair

users and could therefore be determined as a lifetime home. Many properties within Ferring have been enlarged by extending into the roof which have now become large family homes. The proposed property will have a vaulted roof over the kitchen / lounge and a trussed roof over the bedrooms. Therefore due to height and the complexity of the roof structure, the property will remain as single storey. We believe there is a real need for smaller type dwellings that have not been converted to larger family type homes.

Paragraph 47 of the NPPF seeks to significantly boost the supply of housing and paragraph 50 requires local authorities to plan for a mixture of housing. In the absence of a 5 year housing plan the proposals with help towards the need for further housing.

The NPPF encourages brownfield and previously-developed land being brought back into use, provided it is not of high environmental value. The site includes a very large garage which will be replaced with the new bungalow. Part of the application includes a new parking area for No. 1 Upper West Drive. Therefore in our opinion we feel that this proposal is good use of land which is encouraged by Government policy.

Pre-Application

Prior to this full planning application the client submitted a Pre-App to obtain some initial advice from the Local Authority. The proposal was identified as a large 2-storey chalet bungalow that was positioned further towards the northern and western boundaries. The reference number of this application was PAA/34/17. From the Pre-App letter dated 10 March 2017 from Mr Andrew Wood, the main issues identified were as follows:-

- Principle
- Design
- Neighbour Amenity
- Amenity Space Provision
- Bin Storage
- Highways, Transport and Parking
- Protected Trees

Principle

The Pre-App confirms that the site is within the Built-up boundary and Government planning policy supports effective and efficient use of land.

Design

As stated above the Planning Authority were reviewing a 2-storey chalet bungalow that was positioned close to the northern boundary. It was suggested that this proposal was out of character for the following reasons:

- 1) It would be of a larger size and scale relative to its plot size than neighbouring residential plots.
- 2) Its two storey height would dominate the bungalow to the north 3 Upper West Drive.
- 3) The existing dwelling at 1 Upper West Drive is a detached property on a sizeable plot and the two storey dwelling proposed 3 metres to the north would adversely affect the appearance of the existing dwelling resulting in the original and proposed dwellings appearing cramped and overdeveloped on their respective plots.

The client has accepted these reasons and decided to propose a single storey bungalow that we are confident would comply with policy GEN7 of the Arun District Local Plan 2003 and the National Planning Policy Framework. Looking at each reason we can reply as follows:

- 1) Plot size
 - a. The proposed plot will be approximately 280 sq.m and the existing garage is 38 sq.m. The proposed dwelling will be 75 sq.m. Therefore the amenity space around the dwelling will be in the region of 205 sq.m.
 - b. The proposed dwelling will primarily be built on the footprint of the existing garage. Therefore the distance from the boundary to the back of the house is 6.15m and 3.4m / 5.3m away from the northern boundary (as per existing).
 - c. The secluded garden areas to the rear and side will be a total of 135sq.m.
 - d. You will note that previous developments in the local area include a plot of land on the corner of Letchworth Close and Upper West Drive. This development is approximately 45m away from the proposed site. The proposed development included 3 bungalows with 2 facing Upper West Drive. These detached bungalows each have a plot size of 240 sq.m. The bungalow known as Nairn has a similar ground floor area of 75 sq.m.
 - e. It is our opinion the plot size is misleading and it is far more important to assess the width of the site. The plot size can only be seen from above but the street scene and the frontage is how the proposed property will be viewed. The properties directly to the

north have an average width of approximately 11m. The property Nairn (mentioned in 'd' above) has a frontage width of only 8m. The proposed site will have a width of 20m. Due to the existing large hedge on the boundary line the majority of the site will be unseen and therefore the main view (from the street) will give the appearance of a large plot.

2) 2-storey height

- a. The client agrees with the Planning Officers comments and has decided to propose a single storey dwelling. The height of the proposed dwelling will be lower than the existing ridge height of the garage and therefore will not dominate the No. 3 Upper West Drive. The dwelling is proposed to be built on the existing footprint of the garage and will have the same distance to the northern boundary.

3) Impact on No.1 Upper West Drive

- a. The proposal includes the removal of the existing extension on the north elevation of No. 1 Upper West Drive.
- b. The existing street scene on the west side of Upper West Drive primarily includes bungalows that have converted lofts or have been extended. The gaps between these dwellings is mostly 2-3m. This can be confirmed on the Ordnance survey plan, therefore this is typical to the area. A 2m gap is proposed between the existing dwelling and the new dwelling and there will be a larger gap to the north. The existing garage already dominates this side of the garden with its steep pitched roof and has an existing relationship to No.1. The large hedges and protected tree provide natural screening and therefore it is our opinion that the new bungalow will not look out of place and will complement the existing street scene.

The proposed design has combined a traditional bungalow with a modern contemporary finish. Many properties in South Ferring have been updated with modern materials, including cladding, render and slate roofs. We have previously looked at a modern design with a flat roof using the same footprint but feel this would be out of character. The client is keen on a modern looking dwelling, therefore the combination of styles, we believe, provides a dwelling that would not look out of place in South Ferring.

All windows and doors will be a grey powder coated aluminium that would continue the modern appearance that is a feature of many refurbished / new properties within the area.

Neighbour Amenity

It was concluded in the Pre-App that due the 2-storey height the proposals would:

- Cause an unacceptable loss of light and an overbearing impact on No. 3 Upper West Drive
- Cause loss of morning light on the rear garden of No. 1 Ferringham Way

The client is keen to propose a dwelling that will have minimal impact on the neighbours and therefore to answer we can reply to these conclusions as follows:-

- The proposed dwelling will be a single storey bungalow.
- The dwelling will have 2-bedrooms and therefore will appeal to a couple rather a family.
- The car parking will remain the same, on the front drive.
- The height of the proposal will be lower than the existing garage.
- The proposed dwelling will be built on the footprint of the garage. The boundary to the north will remain the same.
- The large hedge on the west and north boundary will remain.

Due to the reasons mentioned above we feel that the proposed dwelling will have minimal impact on the neighbours.

Amenity Space Provision

It is noted that the minimum requirement for the depth of a rear garden is 10m. This is to ensure that the rear garden has a usable space and it will provide a 20m back to back distance between dwellings. The rear garden will retain the existing depth of 6.15m and 3.5m / 5.3m to the side.

However, it is also noted that the depth standard can be relaxed if both of the following situations are in existence:-

- There is no back garden arrangement (and no realistic possibility of a future back to back arrangement)
- Where the garden is sufficiently wide so as to exceed the area requirement. The area requirement for a small detached bungalow will be 85 sq.m

Therefore based on these factors the proposed will meet the requirements of the Local Authority for amenity provision:-

- There is no back garden arrangement and this will be very unlikely in the future.
- The width of the plot will be very large in relation to others in the street.
- The secluded garden areas (rear and side) will equate to 135 sq.m
- Please note that the secluded garden areas are existing and include a large hedge which will provide natural enclosure and privacy.

Highways, transport and parking

Upper West Drive is a privately maintained road and is part of a private estate. The existing dwelling has at least 4No. car parking spaces which includes the spaces in the garage. It is proposed to construct a new driveway to the south of No.1 Upper West Drive to provide 2No. car parking spaces as shown on the site plan. These works will not require planning permission as the surface water will be retained on site. The existing concrete driveway to the garage will provide 2 car parking spaces to the new dwelling. This will meet the requirements of the Highway Authority.

Bin storage

A bin store will be provided in the location shown on the site plan. The bin store will allow storage for a waste bin and a re-cycled bin.

Cycle storage

A new shed be erected in the location shown on the site plan. The shed will be large enough to provide a secure store for 2No. bicycles.

Landscaping:

The existing site has mature hedging around the boundary. It is proposed to retain this hedge and keep the remaining garden as lawn. The rear of the property will include a small patio. The existing timber fences on the boundary will be replaced.

Foul and surface water drainage

- The existing private foul drain to No.1 Upper West Drive is shown on the existing site plan. The drain runs around the rear of the garage and discharges to a public foul drain in Upper West Drive. The new dwelling would discharge into the existing private main foul drain.

- The surface water from the new dwelling and the driveway will discharge into a new soakaway on the site. The soakaway will comply with all current Building Regulations.

Protected Tree

- The existing sycamore tree in the grass verge at the front of the property is subject to a Tree Preservation Order. The proposed dwelling will be built partly over the root protection area and therefore it is proposed to use a suitable foundation system that will minimise the damage to the existing root system and will ensure that the proposals will comply with the NHBC and Building regulations.
- Subject to approval the client will provide a detailed ground / soil survey and an arboricultural report to confirm that the proposal will have minimal impact upon the existing tree.
- This report will also describe suitable measures to protect the tree whilst the new dwelling is constructed.

Summary

The conclusion of the Pre-application suggested that a planning application (**based on a large 2-storey chalet**) would likely be refused for the following reasons:-

1. *The Local Planning Authority considers that the site is unsuitable to accommodate a dwelling and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped and prominent form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policy GEN7(ii) of the Arun District Local Plan and policy D DM3 of the emerging Arun District Local Plan.*
2. *The proposed development, at two stories in height would adversely affect the residential amenities of the neighbouring properties sole habitable room windows serving the living room on the south facing side elevation of the property immediately to the north, 3 Upper West Drive causing a significant loss of light and an overbearing impact contrary to policy GEN7(iv) of the Arun District Local Plan and guidance contained within the NPPF.*

The client has acknowledged the advice given in the Pre-Application and has responded by providing a single storey design that we believe, conforms to all local and national planning policies.

By removing the 2-storey element we are confident that the impact on the neighbouring properties will be minimal. We also believe that the points raised in our planning statement answer the concerns the planning officer had regarding the private amenity space and the cramped appearance.

We can summarise these points as follows: _

- The amenity space around the dwelling meets the current guidance.
- The width of the plot is 20m, significantly larger than other plots in the street.
- The plot area will be mostly unseen due to existing large hedges. The width of the plot from the street will ensure the appearance of a large plot.
- Most of the gaps between dwellings range from 2-3m in the street. These gaps will be maintained between No.1 and No.3 Upper West Drive.
- A previous development close to the proposed site includes 3 small bungalows. These plots are smaller than the proposed site and very narrow in comparison.
- The height of the new bungalow will be lower than the existing garage.
- Mature hedges will provide a natural landscaped appearance.
- Car parking will remain the same.
- The property will enhance the street scene by replacing an old garage.
- The brownfield site is good use of land.
- Good contemporary design with a traditional feel.

Another key issue of principle is whether the proposed development would be sustainable, in terms of its location and its impact on the character of the area.

We believe the site is sustainably located in regard to proximity to public transport and other local facilities via non-car modes of transport. South Ferring is a private estate and many people use bicycles due to slow moving traffic and quiet streets. This would be encouraged by the provision of a secured cycle store in the rear garden. The proposed dwelling would meet the very high standards of the current Building Regulations and therefore the fuel consumption would be minimal compared to existing dwellings.

Paragraph 47 of the NPPF seeks to significantly boost the supply of housing and paragraph 50 requires local authorities to plan for a mixture of housing. In the absence of a 5 year housing plan the proposals with help towards the need for further housing.

For the reasons highlighted above we should be very grateful if you would decide kindly in favour of a proposed dwelling in this particular location.