



Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

Date: 17th November 2017

DESIGN, ACCESS & PLANNING STATEMENT

Response to objections

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

Proposed Works: Proposed 2-bedroom bungalow

We understand there have been several objections to the proposal and note that the majority of these are from residents that live away from the site and therefore will have no direct adverse impact.

The main areas of objections are as follows:-

1. Traffic congestion
2. Public safety
3. Cramped site
4. Amenity area
5. Sycamore Tree
6. Character

We believe many of these objections have been covered in the Design, Access and Planning Statement, however we would like the opportunity to explain these issues as follows:-

1. Traffic congestion

The main areas of traffic congestion in Ferring are at the railway crossing in Ferring Street and adjacent to Ferring School in Sea Lane. As far as we are aware there is no traffic congestion in South Ferring. We believe that the addition of one small 2-bedroom house will have no impact on the congestion in other areas of Ferring and the wider area.

2. Public safety

The new dwelling will be sited in the same position as the existing garage. The existing parking area will be used for the new dwelling. This measures 6m x 7.9m which will comfortably fit 2 vehicles.

The new parking area for No. 1 Upper West Drive will be sited in the front garden as shown on the plan. Please note that there are no planning requirements for a new driveway and therefore the client could undertake this work now without permission. The only requirements will be informing WSCC Highways and ensuring that all surface water is drained on site.

Therefore the parking for the proposed dwelling will be the same as the existing.

3. Cramped site

Please refer to the Planning Statement for further information on this subject.

Please note that from the street scene the plot width will be 20m wide. The dwellings to the north have an average width of 11m, therefore it is our opinion that the plot size from the street will be larger in comparison to existing plots in the area.

We note that it has been mentioned that there will be a 1m gap to the south of the new dwelling. The gap between dwellings will be 2.0m which is a standard requirement for new build developments.

The client has been looking at other developments in the area to compare the plot size. We should be very grateful if you would consider the following developments than have been undertaken in South Ferring in previous years:-

15 Barbary Lane – FG/115/07 – Replacing 1 dwelling with 3 chalets bungalows – 712m2 total plot

	<i>Total plot size</i>	<i>House size (ground floor)</i>
Plot 1	248m2	78m2*
Plot 2	179m2	70m2*
Plot 3	285m2	124m2* – 6m rear garden

*Note: these are all **chalet bungalows** and the area quoted is only the ground floor footprint

Letchworth Close – FG/49/94 – 3No. bungalows

Plot 1	240m2	75m2
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Plot 2 240m2 75m2

Proposed dwelling at 1 Upper West Drive

280m2 75m2

This would confirm that the area of the plot and the size of the dwelling is in comparison to other approved schemes in the area. Once again the plots mentioned above are very narrow when seen from the road. The width of the proposed plot will be almost double the size of these developments.

4. Amenity area

The amenity area equates to 135sqm and **does** comply with Local Authority guidance.

The guidance states that the depth standard is relaxed when 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

As mentioned above, plot 3 of the development has a 6m rear garden and therefore we assume that the above standards were used in this circumstance. We understand that a large conservatory has been installed which further reduces this garden. We would expect the Local Authority to include a planning condition to prevent any Permitted Development, if the application is approved to prevent this type of extension.

5. Sycamore Tree

A report has been prepared by Phillip Ellis Tree Care Consultancy. A copy has been sent to the Planning Department.

6. Character

The majority of the street is made up of detached 1950 bungalows. Many of these dwellings have been extended which include loft conversions and ground floor extensions. Many properties in South Ferring have been transformed using modern cladding materials, aluminium windows and slate roofs. We feel that the proposal would not have a detrimental impact on the street scene and will continue the theme of modernising the appearance of existing dwellings.

The street scene will have minimal impact as the new dwelling will replace a large existing garage that dominates the site. We believe the proposal will fit comfortably on the site and will look in proportion to existing dwellings within the area.

We should be very grateful if you would consider these points when making your final decision.