

Land to rear of
5/6 Langbury Close, Ferring

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No.	FG	172	07	
Received				

DESIGN and ACCESS STATEMENT

Description

Langbury Close is a quiet residential cul-de-sac within the Built Up Area of Ferring. It comprises a number of dwellings, bungalows and chalets, on generous sized plots of land which have easy access onto Langbury Lane and then the main Littlehampton to Worthing Road.

To the East of Langbury Close is Hangleton Grange. This development has plots of approximately 260 sq m, with houses of a footprint of around 80 sq m.

The proposal on the rear of 5/6 Langbury Close, therefore is 2 no detached 2 bed chalets on a similar size plot and of a similar footprint to those of Hangleton Grange.

Design

The style is of brick under a tiled roof, with half hips and dormers, in a typical Sussex style. Both properties have an adequate, private garden with a common driveway off Langbury Close. The height to ridge is kept just below 6 metres in accordance with other properties in the Close. The proposal has little impact on adjoining properties, with the retention of mature trees and 1.8m high close board fencing being proposed.

Policy

We believe that the proposal is encompassed within policy GEN5 Provision of new Residential Development, and therefore falls within the guidance of Planning Policy Guidance 3 (PPG3)

Access

Access is from a shared driveway leading from Langbury Close, to a turning head permitting access to each attached garage and a further individual parking space.

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