

Appleton Town Planning

Planning/Design & Access Statement

**Demolition of existing dwelling (no. 32) and erection of 4 no. 4 bed dwellings,
alterations to existing dwelling (no. 34A) and alterations to two existing
accesses to form a single point of access**

Land at 32 and 34A (The Garden House), Sea Lane, Ferring

On behalf of Farside Properties Ltd

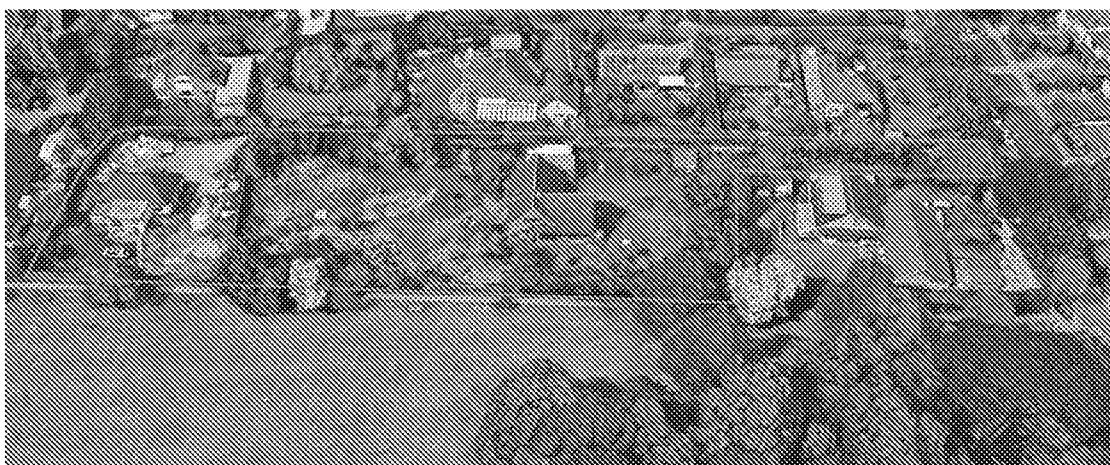
November 2017

1. Introduction

- 1.1 This statement has been prepared on behalf of my client Farside Properties Ltd to accompany this full planning application for the redevelopment of land at 32 and 34A Sea Lane, Ferring. The application follows the submission of details under a pre-application proposal which received positive feedback on the principle of the redevelopment of the site with the number and layout of dwellings as now proposed but commented on the detailed design of some of the units and the positioning of windows which could result in overlooking.
- 1.2 Since the pre-application response, the design of the dwellings has been amended to take account of the planning officer's comments and will be detailed later in this statement. The layout has also been amended to include incorporate suggestions made by highway consultants appointed to consider the suitability of the access to serve the proposed development. The Technical Note prepared by the Paul Basham Associates accompanies this submission.
- 1.3 This statement describes the existing site and its surroundings, the development as proposed and assesses it against the current development plan policies including those in the neighbourhood plan. It seeks to demonstrate that the proposal is a sustainable form of development compliant with the relevant development plan policies and can be accommodated on site without harm to the local amenities.

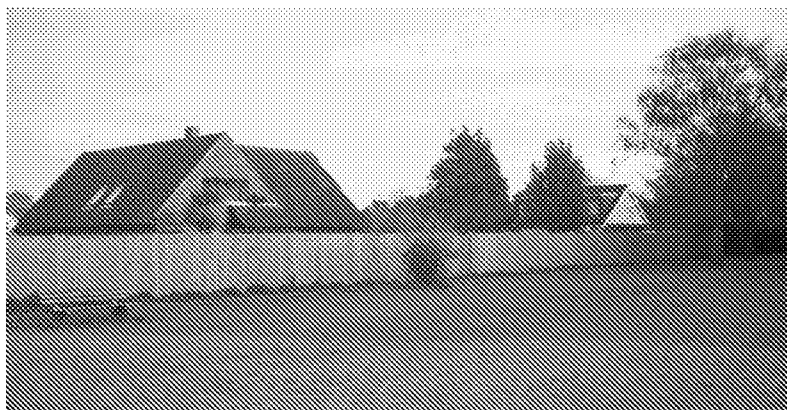
2. The Site and Its Surroundings

- 2.1 The site the subject of this application is located on the western side of Sea Lane to the north of Little Twitten Recreation Ground. It is located behind an existing frontage property known as Meadow Cottage (no. 34) which is a single storey dwelling that has been extended to the rear with a one and a half storey addition incorporating dormer windows facing west.



Google Image of Application Site

- 2.2 To the rear of this property lies The Garden House (no. 34A) which is served by an access road on the north side of Meadow Cottage. The Garden House is a single storey dwelling with accommodation in the roof space in the form of windows in the gables and rooflights. It sits on a spacious plot with large gardens to the west and east of the property.



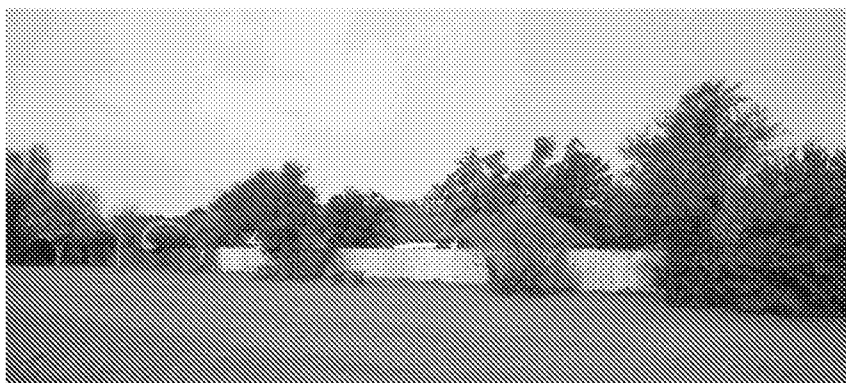
View of The Garden House and Meadow Cottage from the South

- 2.3 To the west of The Garden House lies no. 32, a single storey dwelling located centrally within a fairly generous plot. The access to this property is via a separate access drive which runs parallel to the access drive serving The Garden House and results in two narrow access points onto Sea Lane immediately adjacent to one another.



No. 32 Sea Lane from the East within the Site

- 2.4 The boundaries of the site are generally demarcated by close boarded fencing. To the south lies a public footpath which runs along the northern boundary of the recreation ground. Within the site there is little mature landscaping apart from on the boundary in the north west corner and some fruit trees in the garden of The Garden House.

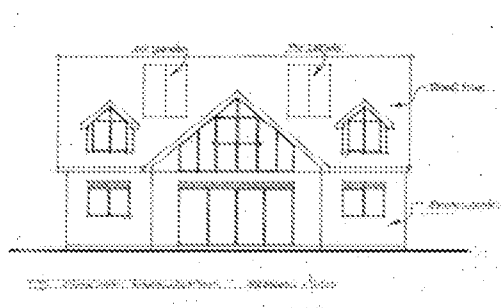


View of No.32 from the Recreation Ground to the South

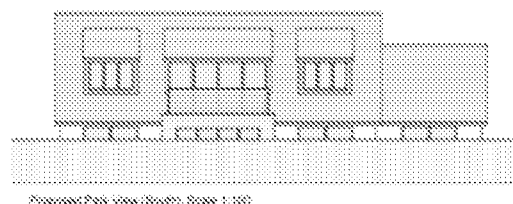
- 2.5 This part of Ferring, north of the Recreation ground is characterised by single storey and chalet style dwellings with some two storey properties (notably to the north west of the site) served by private access drives and cul-de-sacs off the main road network. The properties generally fill the width of their individual plots with little space between buildings.
- 2.6 The site is located within walking distance of the shops and services in the village centre and less than 200 metres from a bus stop where the 700 Coastliner route connects the village with major towns along the coast. Ferring Primary School is almost opposite the site on the east side of Sea Lane.

3. Planning History

- 3.1 Planning permission was refused and dismissed on appeal for the demolition of both existing dwellings on the site the subject of this application and the erection of nine no. four bed dwellings (FG/99/12). In dismissing the appeal the inspector concluded that the re-use of the site for residential development would in principle be acceptable however she stated that the proposed layout and form of development would be harmful to the character and appearance of the area. In this regard, she made particular reference to the increased mass of development and with minimal breaks between buildings exacerbated by the linear form and proximity of some plots to the recreation ground.
- 3.2 Following the dismissal of the appeal the redevelopment/development of the two sites were granted planning permission individually. Outline planning permission was granted for a new dwelling on land to the west of number 34A under application FG/37/16 and the replacement of number 32 with a chalet style dwelling was granted in 2016 under application FG/180/15. With the extant planning permissions, there are therefore three dwellings on the site the subject of this application served by two independent accesses from the Sea Lane.



Approved dwelling at no.34A (South Elevation)



Approved Dwelling at no. 32 (South Elevation)

Approved Dwelling at no. 32 (South Elevation)

4. The Application Proposal

- 4.1 The application proposes the retention of The Garden House no. 34A, the replacement of the existing dwelling at no. 32 and the erection of three new chalet style dwellings resulting in a total of five dwellings on the site. As planning permission has already been granted for a new dwelling to the west of number 34A there will be a net increase of two dwellings on the plot above the existing/extant permissions.
- 4.2 The replacement dwelling at no. 32 will be in a similar position to that previously approved but moved slightly northwards to increase the distance from the recreation ground. By including this plot in the redevelopment of the The Garden House site, the eastern boundary to that plot has been adjusted to give a greater distance between this plot (now plot 5) and the existing dwelling (now plot 2). This has enabled two additional dwellings to be located in the intervening space which will comprise plots 3 and 4. As mentioned, the existing dwelling, The Garden House, will be retained but altered principally by the demolition of the existing garage and the addition of a small dormer window. A new dwelling is proposed to the east of plot 2 between The Garden House and the western boundary of Meadow Cottage.
- 4.3 Each dwelling will have a private amenity space located on its southern side which, in all cases, will be at least 10 m deep. This not only provides for a suitable level of amenity space but also gives a good degree of separation from the boundary with the recreation ground in the interests of public amenity.
- 4.5 As mentioned, the existing dwellings on this site are served by two separate access drives which are narrow and run parallel to one another. The two access drives are proposed to be replaced by a single improved drive way with a single point of access on to the highway. A highway report accompanies this application and demonstrates that there will be an

improvement to the existing access arrangements and that this new access can accommodate the traffic movements associated with the development as proposed.

- 4.6 A new turning head will be provided between plots 2 and 3 which will enable a fire appliance to turn on site enabling it to enter and leave the site in forward gear.

5. Planning Policy

- 5.1 Government planning policy comprises the National Planning Policy Framework (NPPF). This sets out the government's planning policies for England and how these are expected to be applied. It does not change the statutory status of the development plan but it is a material consideration in the determination of planning applications. It states that the purpose of the planning system is to contribute to the achievement of sustainable development and defines three dimensions in meeting this: the economic role; the social role and the environmental role. These roles are not expected to be undertaken in isolation because they are mutually dependent.
- 5.2 Sustainable development is placed at the heart of the framework and paragraph 14 states that there is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking. For decision taking this means approving development proposals that accord with the development plan without delay and, where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the framework taken as a whole or specific policies in a framework indicate development should be restricted.
- 5.3 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 53 states that LPA's should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The emphasis is therefore on inappropriate development and not an embargo on all garden land development.
- 5.4 In terms of decision taking the NPPF states that LPAs should approach decision taking in a positive way to foster the delivery of sustainable development. LPAs should look for solutions rather than problems and decision takers should seek to approve applications for sustainable development where possible. They should work proactively to secure developments that improve the economic, social and environmental conditions of the area.
- 5.5 Local development plan policies are contained within the Arun District Local Plan 2003 and saved policy GEN7 is considered to be the most relevant to the determination of this application. The policy deals with the form of development and state that it will be permitted providing it meets the specified criteria.

- 5.6 Criterion (i) seeks to ensure that the development makes efficient use of land or buildings and the proposal is compliant with this criterion as it makes more efficient use of this site and brings forward new homes in a sustainable location
- 5.7 Criterion (ii) requires development to respond positively to the identified characteristics and resources of the site and of the area to create attractive places and spaces with the needs of people in my mind and respect and enhance local distinctiveness. The proposal complies with this criterion by providing a form of development which is in keeping with the pattern of development in the locality and does not cause harm to public views from the recreation ground.
- 5.8 Criterion (iii) requires development to provide sustainable development and, as the proposed development is located within the built-up area it meets this requirement been accessible to alternative modes of transport, shops and services. It also fulfils the environmental, social and economic roles which defines sustainable development by providing new homes, jobs in construction whilst maintaining the environmental quality of the area.
- 5.9 Criterion (iv) seek to protect the amenities of adjoining occupiers. This is dealt with in detail elsewhere in this report and demonstrates that the new dwellings can be accommodated on the site without any harm to established amenities.
- 5.10 Criterion (v) seeks to ensure that all development takes account of any other unacceptable adverse impacts that may arise from adjoining land uses or property. The application site is located in an established residential area and adjacent to public open space and there are no adverse impacts which are likely to affect the residential use of this site.
- 5.11 Criterion (vi) that deals with the retention of open or wooded areas. The application site comprises existing garden land and so does not affect any open or wooded areas. The development will be visible from the adjoining public open space and the consideration of these views are dealt with later in this report.
- 5.12 Criterion (vii) seeks to ensure that development allows for the safe movement of pedestrians and vehicles. The application proposes an improvement to the existing access arrangements and will be capable of accommodating the traffic associated with the proposed dwellings. In these circumstances, there will not be any severe impacts on the highway network. Vehicles including a fire appliance can enter and leave the site in forward gear and sufficient parking and cycle parking is proposed to meet the needs of future occupiers. It is therefore concluded that this criterion is complied with.
- 5.13 The Ferring Neighbourhood Plan was made in January 2015 and therefore forms part of the development plan. The plan sets out a number of objectives and measures and objective no. 3 is to plan and deliver a range of well-designed housing, mix and types in locations with good access to services and facilities by foot and bus as well as car and whose development contributes to the sustainability of the parish. With regard to specific policies within the neighbourhood plan policy 1A states that proposals for development located inside the built-up area will be supported, provided it is suitable to an urban setting and accords with the

provisions of the neighbourhood plan and with other relevant development plan policies. The explanatory text, at 4.8, confirms that windfall sites will contribute to the local and district housing need and this proposal provides for two additional windfall dwellings. It is submitted that sites such as this are critical to the parish to meet the requirement to provide 50 new homes, particularly as the allocated sites are unlikely to come forward during the plan period and the district council is having to find additional housing through the emerging local plan.

6. Planning Considerations

- 6.1 The site lies within the village of Ferring where the principle of development is acceptable under local plan and neighbourhood plan policies. The main issues for consideration of whether the development is designed and laid out to be in keeping with the character of the area and respect amenities of adjoining residents. It is also necessary to consider whether the access and parking arrangements are appropriate.

Design and Layout

- 6.2 The new dwellings are proposed to be located on the site in a linear form in keeping with the pattern of surrounding development where properties are similarly positioned in relation to their access drives. The two existing dwellings on this site are currently served by two separate access drives and it is proposed to combine these into a single point of access running parallel to the northern boundary. The proposed dwellings will be located to the south of the drive and will sit fairly centrally on their individual plots with their private amenity space adjacent to the southern boundary.
- 6.3 The dwellings have all been designed as chalet style properties, predominantly with eaves above ground floor window heads and accommodation in the roof space served by dormer windows and gable features. They are all individually designed but with common features such as dormer windows and part glazed gables to provide a visually cohesive development. A variety of materials will be used to add interest but will be from a common palette including through coloured render, fibre cement boarding and stacked slate walls. The roofs will be clad in artificial slate and will vary in orientation to provide for an interesting roofscape when viewed from the recreation ground. The ridge levels of the dwellings will be no higher than the existing dwelling to be retained.
- 6.4 Plot 1 is proposed to be located between the existing dwelling (The Garden House) and Meadow Cottage to the east of the site. It has been designed in an 'L' shape with its long elevation running north – south. The smaller southern elevation onto the recreation ground will comprise a gable feature with a Juliette balcony and a small dormer serving the third bedroom. The east elevation will have only a small first floor window above ground floor which will serve a shower room and therefore will be obscure glazed and three rooflights positioned above eye level. There will therefore be no overlooking of Meadow Cottage to the east. No windows are proposed at first floor level on the western elevation facing plot 2 other than rooflights which again will be positioned above eye level. The windows at first floor on the north elevation will serve bedroom windows but will be more than 21m from the nearest property to the north precluding any overlooking or intervisibility.

- 6.5 The dwelling will incorporate a single garage and an additional parking space will be available in front of the garage. A shared space is proposed in between plots 1 and 2 to allow for turning.
- 6.6 Plot 2 is the existing dwelling known as The Garden House. The existing garage to the north of the dwelling has been demolished to accommodate the new access drive and it is proposed to replace this with a new flat roofed single garage attached to the dwelling. Other minor alterations are proposed to the existing dwelling and to improve its appearance such as the rendering of the existing brick walls and treatment of the gables with fibre cement boarding. A new dormer window is proposed to be added in the south elevation which faces the recreation ground. In addition to the proposed garage a further parking space will be available in front of the garage with the ability to turn in the shared area between plots 1 and 2.
- 6.7 Plot 3 has been designed with its main ridge level running east - west with a partially glazed gable sitting fairly centrally on the south elevation. Small dormer windows will be provided either side of the gable ensuring that the main outlook at first floor level is to the south away from adjoining neighbours. No windows are proposed above ground floor on the east or west elevations other than rooflights which will be above eye level. The northern elevation will have glazing at first floor level in the gable above the porch which will serve the stairwell and a dormer serving bedroom four. These windows will be more than 21 m from the nearest residential property to the north thereby precluding any intervisibility or overlooking.
- 6.8 In terms of parking, the dwelling will have an integral garage with a space in front and the ability to turn on the private access road. To the east of this dwelling a turning head will be provided for fire appliances and will be surfaced in grasscrete.
- 6.9 Plot 4 will have its main ridge running north - south and therefore a gable end as the main south facing feature. This gable end will have a small part glazed projection which will form its main outlook. A subservient wing set back from the south elevation will have a small dormer window similar in style to those on the adjoining properties. The north elevation will also have a small dormer window on the east facing projection and the main gable will have glazed detailing at first floor level to bedroom two. This glazing will be well in excess of 10 m from the northern boundary to preclude overlooking of the garden to the north.
- 6.10 The west elevation will have two small dormer windows serving a bathroom and a shower room and will therefore be obscure glazed to prevent any overlooking of plot 5. A rooflight at the northern end will not overlook any private rear amenity space. Three further rooflights are proposed on the eastern elevation but again will not result in direct overlooking as they will face the blank gable of plot 3 and land to the front which does not comprise its private amenity space.
- 6.11 The dwelling on plot four will have an integral single garage plus a further two parking spaces with the ability to turn on the private access drive.

- 6.12 Plot 5 is proposed to replace the existing dwelling, no. 32 Sea Lane. Its long elevation will run north to south projecting further north than any other of the plots to provide a visual stop at the end of the private access road. As with the other dwellings, the principal first floor outlook will be to the south with no first-floor windows facing east other than a dormer window above the garage which will look down and the access drive. All the proposed rooflights will be above eye level to prevent overlooking. The first-floor window on the north elevation serving bedroom four will be more than 21 m from the property to the north thereby precluding any intervisibility with that dwelling.
- 6.13 A double integral garage is proposed for plot 5 with two parking spaces in front. A turning area will enable vehicles to turn on site and leave in forward gear.
- 6.14 It has therefore been demonstrated that the dwellings have all been designed with the amenities of existing residential properties in mind, as well the relationship between the new properties and can be accommodated on the site without any harm to existing or future residents. This was accepted by the planning officer in the pre-application response (subject to the repositioning of a couple of windows which has been undertaken in this submission).
- 6.15 The planning officer in his response confirms that the layout and spacing of the proposed dwellings are acceptable and in this respect it is submitted that the objections to the appeal scheme which proposed 9 no. uniform two story dwellings have been overcome. He goes on to confirm that the 'public' view of the development will be from the recreation ground and as such the height and appearance of the dwellings from this perspective is important. An elevation as viewed from the recreation ground is submitted with this application. This shows that the dwellings are all of similar height and have their main eaves level above ground floor window heads with accommodation within the roofspace. Plots 1 and 5 have gable features similar to that on the existing dwelling and small subservient dormers have been added which do not detract from the 'chalet' style appearance. Plots 3 and 4 do have slightly raised eaves on their gables but this feature represents only a small element of the overall elevation and with the ridge remaining below that of the main ridge, again appears subservient. The overall perception is of chalet style dwellings with gable and dormer design features which are not out of keeping with surrounding development, particularly considering the large flat roof dormer to Meadow Cottage, the two-storey dwelling to the north of the site and the bulky dormers approved on the approved replacement dwelling for no. 32.

Parking and Access

- 6.16 A Technical Note prepared by Paul Basham Associates accompanies this application and illustrates that the parking requirement in accordance with the WSCC Parking Calculator is for 12 spaces. The proposal exceeds this by providing 13 spaces but with only one additional space it is not considered that this will result in the development being over-parked or otherwise undermine the use of alternative modes of transport. The Note also identifies a requirement for 2 no. cycle spaces for each dwelling and this will be provided in the sheds in each garden.

- 6.17 The existing properties are served by two narrow access drives which will be combined into one as part of this proposal. As mentioned in the Technical Note, the Inspector considered this a betterment over the existing situation, even though in that case, it would serve 9 no. dwellings. This proposal is only for a total of 5 no. dwellings served off the improved access point. Having considered the proposal in detail, the Technical Note concludes that the proposal will not have a significant impact on the operation of the local road network or pose a highway safety concern.



Two Existing Access Drives to be Combined into One

7. Local Validation Requirements

Biodiversity

- 7.1 A biodiversity checklist accompanies the application which indicates that the site is unlikely to support any protected species. No protected species have been identified in any of the earlier applications.

Foul and Surface Water Drainage

- 7.2 The proposed development will connect to the public foul sewer. Porous surfacing will be used for the driveway and parking spaces and a soakaway is proposed for the discharge of surface water.

Bin Storage & Collection Provision

- 7.3 Each dwelling will have its own bin storage area within its garden. Residents will move bins to a bin collection point close to the entrance to the site. From here the refuse lorry can make a kerbside collection without having to enter the site. It is submitted that this is an improvement over the existing situation where two existing properties and the one additional approved dwelling have no collection points and bins will have to be positioned on the narrow access drives.

8. Conclusion

- 8.1 This application provides an opportunity to secure the redevelopment of this site as a whole to provide a high quality cohesive and sustainable development that respects the character of the area and the amenities of adjoining residential properties. It makes effective use of this land within a village location and contributes to the housing needs of the Parish and the wider District.
- 8.2 The development fulfils the social, economic and environmental roles of sustainable development and therefore, in accordance with advice in the NPPF, the presumption should be in favour of development. No adverse impacts have been identified that would significantly and demonstrably outweigh the benefits of residential development on this site.
- 8.3 In all other respects the proposal accords with the relevant policies of the Local and Neighbourhood plans and it is requested that planning permission is granted for the development as proposed.