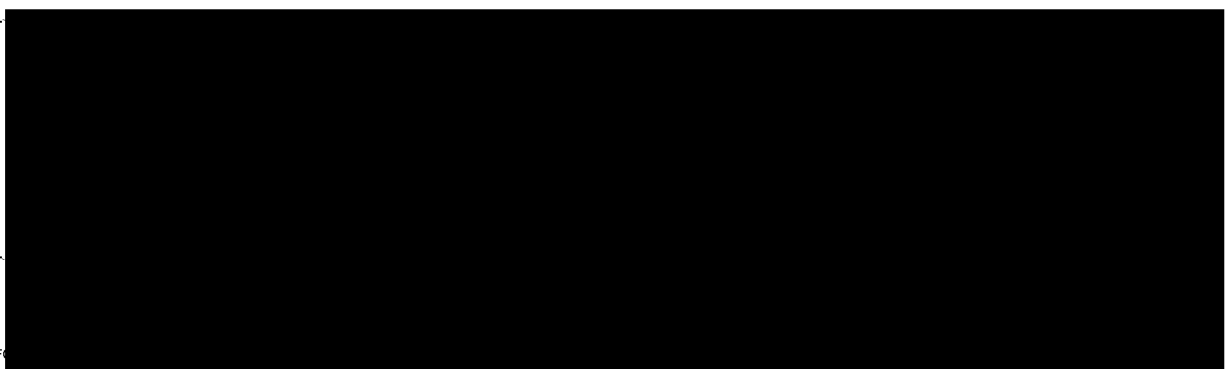


Design & Access and Planning Statement for:

Site Address: 21 Ocean Drive, Ferring, West
Sussex, BN12 5QN

Date: 17th October 2018



The Site and its Surroundings

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The site

The proposed site is garden land situated to the north of No. 21 Ocean Drive.

No. 21 is accessed via a private driveway off Ocean Drive.

It is situated in an extremely accessible and sustainable location within walking distance of all village amenities and within a few minutes walk to the seafront to the south. Good bus links are available from Ferring Village linking Worthing and Brighton to the east and Littlehampton and Portsmouth to the west.

The area is residential with the surrounding properties being a mix of detached bungalows and chalets.

The site is of adequate size to allow the provision of two new dwellings as shown and still leaving good sized garden and amenity space to the host property.



Pre-Application Submission

Pre-application response has been received from Arun District Council (Reference: PAA/214/17).

A summary of the main points in the council's response are as follows:

- The site is within the built up area boundary as defined by Policy GEN2.
- On the basis of the information submitted it is considered that the proposed development would accord with the established character of the locality in compliance with policy GEN7(ii) of the Arun District Local Plan; Policy 1A of the Ferring Neighbourhood Plan and Policies D DM1 and D SP1 of the emerging Arun Local Plan; and the National Planning Policy Framework.
- The siting of car parking for plot one would be unacceptable on residential amenity grounds in relation to No's. 17 and 19 Ocean Drive.
- The development would have an overbearing impact on No. 17 Ocean Drive.
- The proposal is considered acceptable in terms of overlooking.

The issues raised in the council's pre-app response have been taken into

consideration with this revised application.



The main revisions are that:

- The parking for plot one has been moved to a location at the front of plot one.
- Plot one has been repositioned.
- The roof design to plot two has been amended.

Use

As confirmed in the Planning Officer's Pre-App Response the site is situated in the built up area of Ferring where the principle of development is acceptable.

The precedent for developing the site has previously been set by the development of No. 21 Ocean Drive in a backland location.

It is considered that residential development is appropriate for the site.

Amount

The proposal is to erect two detached chalet style properties as shown on the application drawings.

The gross internal floor areas of the proposed dwellings are:

- Plot One: Ground Floor – 71 square metres; First Floor – 47 square metres.
- Plot Two: Ground Floor – 74 square metres; First Floor – 58 square

metres.



Room sizes will conform to the council's space standard requirement as stated under Policy D DM2 and are also compliant with the Government's Nationally Described Space Standard.

Scale

The proposed ridge heights are 6.8 metres to plot one and 6.6. metres to plot two.

These are considered to be in keeping with properties in the locality. Both properties are to a chalet style design utilising accommodation within the roof space therefore reducing the overall mass and scale of the proposed properties.

The designs have been carefully considered so that they would not appear overbearing to adjoining properties.

Appearance

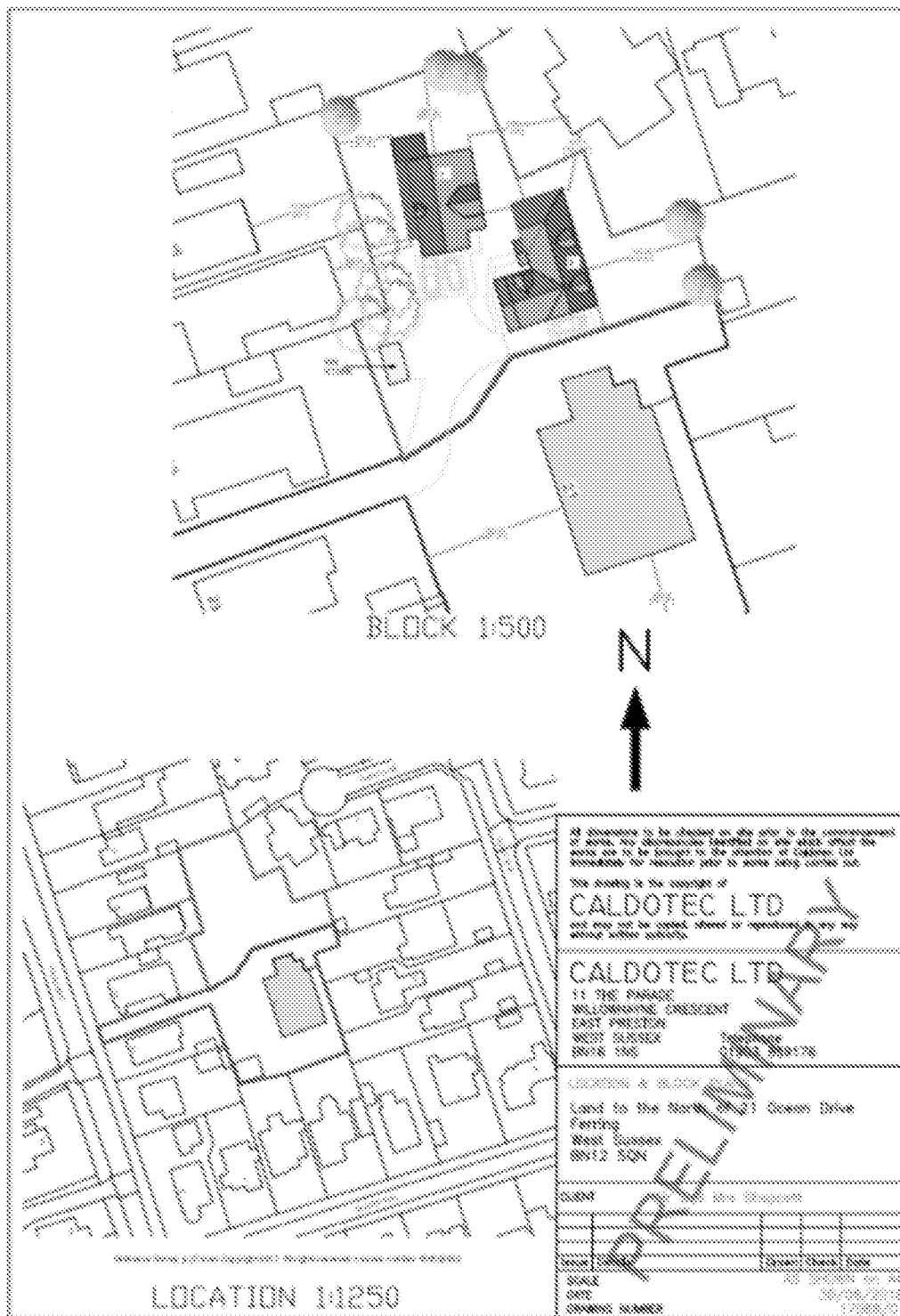
The design of the properties is traditional chalet style designs. Schedule of materials are both similar in nature with tile hung and brick exteriors.

Materials will be secured under a suitably worded planning condition.

There is a varied mix of property styles, architectural detailing and materials within the area and it is therefore considered that giving each of the properties an individual design is appropriate for their location.

Layout

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The internal layout and the orientation of the proposed properties have been considered so as to respect the privacy of adjoining properties in terms of overlooking.

The orientation of properties, the siting of the proposed new dwellings and the space between buildings means that there should be no loss of sunlight, daylight or overshadowing to adjoining properties by virtue of this proposal.

The layout has been revised following the Planning Officer's pre-app comments.

The parking for plot one has been repositioned as has plot one itself and the roof design to plot two has been amended.

The layout of plot one comprises a spacious entrance hall with double doors to an open plan L-shaped lounge/kitchen with double doors from the lounge area opening out onto its own private garden. Off the kitchen is a utility room and off the entrance hall is a double bedroom with good wardrobe space and a separate shower room.

On the first floor there is a landing with a storage cupboard, two double bedrooms - one with an en-suite shower room and there is a separate family bathroom.

The layout of the accommodation containing a bedroom and bathroom on the ground floor together with a spacious hallway allowing good circulation space means that the accommodation is adaptable for use by an occupier with mobility difficulties. The ground floor bedroom could alternatively be used as home working space.

The layout of plot two comprises on the ground floor a spacious entrance hall with double doors opening into the main living area which comprises lounge, dining area and kitchen area.

Also, off the hallway is a utility room and a bathroom. There is also a good sized room that could be used either as a home office or a further

bedroom. This room has double patio doors opening onto the garden and with the bathroom being immediately adjacent it would provide ideal accommodation for a dependent relative or occupier with mobility difficulties.

On the first floor there is a master bedroom suite with en-suite shower room. Bedroom two has a shower room adjacent.

The only windows directly facing adjacent gardens are to the shower rooms and these could be obscure glazing.

Plot One has a private rear garden space of over 200 square metres with a depth of about 10 metres. Plot Two has a private rear garden space of 160 square metres with a depth of about 11.7 metres. Both of the garden spaces are well in excess of the council's external space standards for detached three bedroom properties.

In addition to the private rear gardens each property will have additional amenity spaces to the side together with a separate bin storage area and car parking to the side of each property.

Landscaping

The indicative block plan shows areas of planting to the rear boundaries and also around the bin stores and communal drive-in which will soften these hard surfaced areas.

Access

No. 21 is served by a private access driveway off Ocean Drive and this will also provide access to the two new properties as set out on the architect's block plan.

The approach to the development and the main entrance door thresholds will be designed to allow ambulant access that will comply with current

design standards as set out in the building regulations, 2004 Edition Part M.



This will provide access for disabled, including wheelchair users, the ambulant disabled, and those with sensory impairments.

Separate bin storage enclosures will be provided as shown on drawing no. 17088/02C

Context

This proposal takes into consideration the points raised in the council's pre-app submission.

The layout has been carefully considered taking fully into consideration the proposal's relationship with nearby properties and to provide privacy not only for the proposed new properties but also adjacent existing properties.

The proposal has also been considered in relation to local planning policies and the Government's revised National Planning Policy Framework.

Flood Risk Assessment

The site is within Flood Risk Zone 1 on the Environment Agency's Flood Risk Maps for Planning and therefore no separate flood risk assessment will be required.

Local Planning Policies

The following policies in the Arun District Local Plan are considered relevant to this proposal.

Policy GEN2 and SD SP2: Built Up Area Boundaries

The site is situated within the built up area boundary as defined by Policy GEN2 and also Policy 1A of the Ferring Neighbourhood Plan.

Policy GEN7: The Form of New Development; Policy SD SP1: Design and Policy D DM1: Aspects of Form and Design Quality

I set out below an extract from the Planning Officer's pre-app response.

"As identified above the area is characterised by detached bungalows and 2 storey dwellings set within medium plots. The proposed plot size would be comparable with others to the north, south and west. The site is also located behind other dwellings but the principle of development in this location has been established by the host dwelling. Given their position the properties would not be readily visible in the street scene. Given the size of the site and its position the proposed development would appear in keeping with the established character of the locality.

Therefore, on the basis of the information submitted it is considered that the proposed development would accord with the established character of the locality in compliance with policy GEN7(ii) of the Arun District Local Plan; Policy 1A of the Ferring Neighbourhood Plan and Policies D DM1 and D SP1 of the emerging Arun Local Plan; and the National Planning Policy Framework."

Policy SD SP1: Sustainable Development

It is not considered that the proposal will affect the local environment or the biodiversity of the site. The construction activities associated with the development can potentially generate local employment opportunities and the two additional properties will have benefits for the vitality of the local community.

It will add well to the housing mix in the area. I have listed the sustainability features of the proposal later in this statement under '*The National Planning Policy Framework*'.

Policy GEN5: Provision of New Residential Development

As well as larger site developments the council will also be reliant on smaller windfall sites to make up the required housing numbers.

It is considered that the proposal forms a cohesive individual development

of two new chalet style properties in this sustainable village location.

The proposed design provides two properties of traditional external appearance, whilst providing an interior layout of a more contemporary style to provide adaptable accommodation suited to today's modern day living requirements.

Policy GEN12: Car Parking in New Development

As shown on the application drawings ample provision for car parking and turning are provided so that vehicles can enter and exit the site in a forward gear.

It is considered that the proposal is sustainable development compliant with the guidelines of relevant local planning policies as set out above.

The National Planning Policy Framework

The Government's revised NPPF was published on the 24th July 2018 and it is now a material consideration in all planning applications.

I set out below the particular sections of the Framework that I consider appropriate to this development.

Section 2: Achieving Sustainable Development

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 states that achieving sustainable development means

that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

Economic

Economically the development will add vitality to the local community and

economy.

It is considered that the construction activities associated with the development could potentially generate employment opportunities for the local community and have associated benefits for services and suppliers. In the longer term the development could also support the local economy in terms of the use of local shops, services and facilities and potentially result in a new investment in the locality.

Population could help generate more local spending in the local community, provision of infrastructure and services, and generate New Homes Bonus funding, as well as additional Council Tax receipts.

The proposal satisfies the economic dimension of sustainable development.

Social

The provision of the two new dwellings will make a small but a useful contribution to the district's housing supply and will help meet the identified need for housing. The NPPF seeks to promote a "strong, vibrant and healthy community by providing the supply of housing required to meet the accessible local services that reflect the community's needs and supports health, social and cultural well being".

It can be considered that the proposal satisfies the social dimension of sustainable development.

It will add well to the housing mix in the area.

Environmental

There will be no adverse effect upon the local environment or wildlife habitats.

Development should contribute to protecting and enhancing the natural, built and historic environment. It is considered that the proposal will comply with the environmental role as the character of the area will be improved.

*Paragraph 10 states that so that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).*

Section 4: Decision Making

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Section 5: Delivering a Sufficient Supply of Homes

Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and

that land with permission is developed without unnecessary delay.

Section 9: Promoting Sustainable Transport

Paragraph 102 states that transport issues should be considered from the earliest stages of plan-making and development proposals, so that the potential impacts of development on transport networks can be addressed.

Considering Development Proposals

Paragraph 108 states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users.

Paragraph 109 states that 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.

Paragraph 110 states that within this context, applications for development should address the needs of people with disabilities and reduced mobility in relation to all modes of transport; create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

Section 11: Making Effective Use of Land

Paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy

for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Section 12: Achieving Well Designed Places

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127 states that planning policies and decisions should ensure that developments: 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); 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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

These Framework Policies emphasise the importance of inclusive design which functions well for the lifetime of the development creating attractive

and comfortable places to live. They also emphasise the importance of sustainable development.



The golden thread running through the National Planning Policy Framework is a presumption in favour of sustainable development and it is considered that this is a highly sustainable development proposal.

The sustainability features provided by this development include the following:

- ✓ The construction will provide energy efficient new properties with energy and water saving measures incorporated in the specification.
- ✓ Materials from sustainable sources will be sourced locally where possible.
- ✓ Site waste will be kept to a minimum, with regular waste collections to be made from site by specialist contractors.
- ✓ A+ rated domestic appliances and low flush or dual flush wcs will be incorporated.
- ✓ The rear garden areas give scope for areas to grow food.
- ✓ The adaptable accommodation gives scope for home working and/or accommodating a dependant relative if required.
- ✓ Carefully designing the fabric of the home to reduce thermal

bridging (thermal bridging allows heat to easily escape between the inner walls and the outer walls of a home).

- ✓ Surface water management (this may mean the provision of soakaways and areas of porous paving).
- ✓ Providing more energy efficient lighting (both internally and externally).
- ✓ Providing cycle storage.
- ✓ Reducing the amount of water that runs off the site into the storm drains.

Conclusion

It is considered that the proposal is sustainable development in terms of location, transport, construction, the local economy and the local environment.

The proposal will assist the council in achieving their required new housing numbers.

