ECE Architecture

Design & Access Statement

Full Planning Application
for the Construction of a
Single 2-Bedroom Bungalow

Land to the rear of 4 Sea Lane
Ferring

August 2018

ARUN DISTRICT COUNCIL FG/288/18/PL

Project Name: Full Planning Application for the Construction of a Single 2-Bedroom Bungalow

Location: Land to the rear of 4 Sea Lane, Ferring

Client: Mr D Lawrence

File Reference: 5253 / C01

Issue	Date	Author	Checked	Notes
P1	31.08.2018	K Elliott	N Francis	Planning Issue

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Introduction

This Full Planning Application is for the construction of a detached dwelling on a site that currently forms a large rear garden to 4 Sea Lane, Ferring.

The site is currently a mixture of grass and hardstanding. The site will become accessible from Sea Lane by the demolition of the former detached garage structure for the existing property, and would then utilise a shared access point with that property.

The application presents a sensitively designed solution that will create an additional dwelling which is attractive and appropriately scaled, that functions successfully within the setting of the site, and most importantly that fully respect the setting and amenity of all of the surrounding dwellings.

The single dwelling will add to the supply of residential dwellings within Arun District Council. Local Authorities are required to look at each Planning Application for residential development positively in order to achieve a 5 year land supply. This application provides an individual dwelling with independent car parking which will contribute to this housing supply within the district with a negligible effect on the surrounding residential area.

As part of the development, both properties will be provided with 2 car parking spaces.

Drawings provided with the application include a Location Plan, Site Plan, Floor Plans and Elevations of the proposed dwellings along with proposed outbuildings.

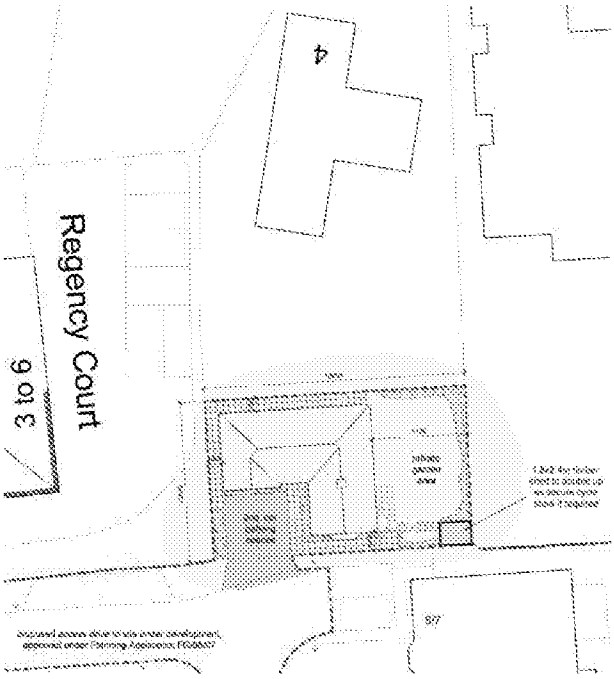
This Application follows an earlier approval in December 2008 (FG/148/08) for a bungalow on the same site, but with a different orientation and different point of access.

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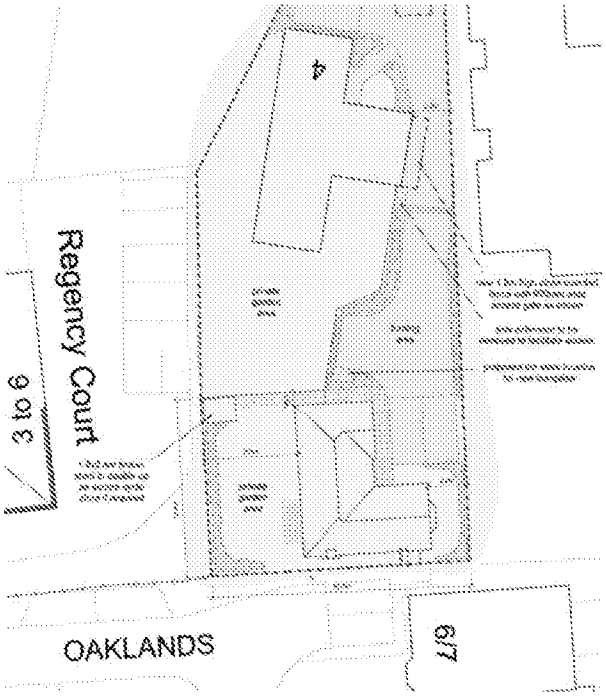
Assessment

Previous Planning Approval

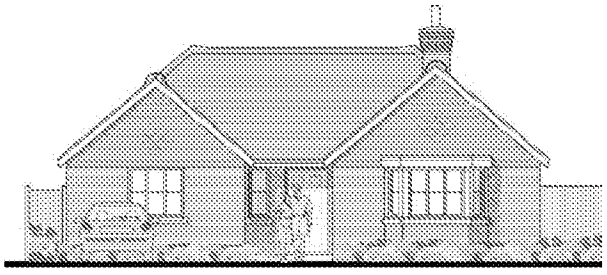
As mentioned, a previous approval (FG/148/08) for a bungalow on this site was approved, with access from the south through what is now known as Oaklands. This access is no longer a viable access hence the redesign and re-orientation to allow access direct off Sea Lane. The site, size and design of the proposal is similar but with a repositioning of the dwelling on the site and an alternative access point.



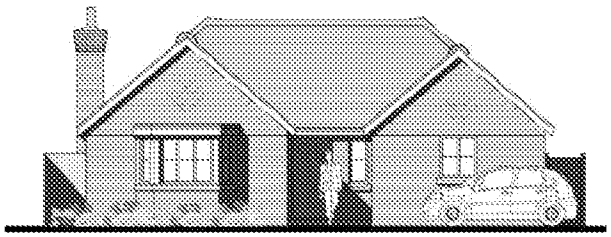
Approved Site Layout



Proposed Site Layout



Approved Front Elevation



Proposed Front Elevation

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Site Description and Physical Considerations

The site lies to the rear (south) of 4 Sea Lane and will use the existing access from Sea Lane which will become shared with that property.

The site is well screened by a mature hedge along the street frontage, and significant hedges and trees also line the other boundaries. Trees and hedges along these boundaries provide good screening to adjacent properties, although some of the hedgerow will require managing and trimming back. The site currently consists mostly of grass with some hardstanding areas.

The site is in the centre of Ferring village ensuring this is a sustainable location.

Whilst some nearby properties are set in large plots 4 Sea Lane does have a long garden for this location, particularly in relation to some recent developments, including those at Oakland immediately south of the site.

Surrounding housing comprises mostly of either bungalows or two-storey houses, often in a generic Sussex style, although with properties mostly set back behind trees and hedges, it is difficult to read any specific architectural approach.

Planning Policy

The Planning Application conforms to all relevant Planning Policy within Arun District Council. To summarise;

- Government guidance in the form of the NPPF has been fully considered in this design response.
- The principles of the dwelling put forward within this application will help to provide a housing supply to meet local needs in the future. The site should be considered as a 'windfall site', utilising appropriate and developable land within the settlement boundary.
- The scheme provides a single dwelling which is of a suitably high design quality and fully respects the surrounding area. The scheme is designed specifically to the characteristics of the site, with scale and height considered thoroughly to integrate the proposed dwelling with the surrounding area and to create a strong sense of place.
- The provision of 2 car parking spaces is in accordance with parking standards and wholly appropriate to the design of the dwelling. Cycle spaces will be provided within the garden store.
- Overall, the proposed scheme provides the opportunity to create a thoughtfully designed residential development with no detrimental impacts.

Design Objectives

The objective of this application is to achieve a full Planning Permission for a single dwelling with associated car parking, access and landscaping. It is considered that the principle of development, within the built up area of Ferring, is considered wholly acceptable subject to demonstrating an appropriate scale for a sensitively designed dwelling.

It is considered that the use of the site for a residential dwelling is acceptable, due to the considerable space available within the land forming the boundary of 4 Sea Lane. The scale and appearance of the proposed new dwelling is particularly important; the dwelling will maintain an appropriate sense of space to the surrounding housing particularly to the western boundary. The positioning of the dwelling will be considered to ensure that accessibility is addressed and that roof height is limited through careful design to ensure existing residential amenity is protected.

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Design Response

Use and Amount

The development proposal provides a single detached dwelling house at an appropriate density which is considered entirely appropriate for the location, and is representative of the general character of the immediate area. The dwelling is appropriately sized in order to meet National Space Standards.

The owner of 4 Sea Lane will demolish the former garage to provide access to the rear of the site.

Layout

The dwelling is positioned to prevent overlooking to adjacent properties, being single storey, with its main elevation to the east towards the proposed car spaces and a short front garden. The rear garden to the west is over 13m wide and 7m deep. The proposed dwelling set 1m off the southern boundary and 1m off the proposed northern boundary.

The existing garage building for 4 Sea Lane is proposed to be demolished, along with a small single storey side extension to allow vehicle and pedestrian access to the new dwelling.

The new property would store refuse bins on a hardstanding area to the front of the property on a daily basis, and on collection day bring them to the shared access drive at the front of the site.

Cycle parking for the new dwelling will also be within the garden store, with suitable locking facilities provided.

Scale

Whilst the proposed house is a single storey bungalow, it is considered to be an acceptable scale given the amount of gardens and other residential properties surrounding the site. It would also fit in with the general mix of one and two storey dwellings in this area of Ferring.

Appearance

The dwelling is designed with a simple aesthetic, with a typical traditional sussex style façade, with facing red brick and a traditional clay plain tile hipped roof form. White uPVC casement windows in a traditional narrow pane style are proposed to complete this look.

The elevational solution creates simple but high quality dwelling appropriate for the site's setting and respectful of the architecture of the surrounding housing, ensuring that the proposal will fit in well with the surroundings.

Landscape

Whilst existing landscaping on the site is limited, where possible existing boundary planting will be retained. This will be enhanced by a generous new landscaping scheme.

A water butt will be installed within the rear garden area to encourage the re-use of rainwater. The driveway area will be tarmacked, whilst other hard landscaped areas could be provided with permeable block paving to assist with the surface water drainage strategy. A soakaway will be installed within the rear garden for surface water discharge from the dwelling.

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Access

The site is to be accessed directly from Sea Lane, utilising the existing access point for 4 Sea Lane. This access drive will be slightly reconfigured to become a shared access for both properties.

Parking provision and cycle storage is considered entirely appropriate and within guidance for both dwellings.

The site access is out on to a footpath which allows direct pedestrian to the local shops nearby.

The dwelling has been designed to allow level external access without the need for steps, and falls within the site are designed for the requirements of disabled residents. The dwelling will be designed to comply with Part M of the Building Regulations, including a level threshold entrance door, correctly sized WC facilities, 838mm wide doors to all habitable rooms and wide enough corridors to allow disabled residents and visitors to manoeuvre satisfactorily.

Sustainability

A number of sustainable design features are proposed to be incorporated into the dwelling. The orientation of the building and aspecting of the main living & dining space to the south and west maximises the potential for solar gain, natural ventilation and daylight within the spaces.

A condensing combination boiler will be utilised within the dwelling, and high insulation standards will be used for energy efficiency. Dual flush toilets and flow restrictor taps are to be provided to bathroom areas. Locally sourced materials will be used wherever possible, including Sussex stock facing brick and locally grown timber as appropriate. A garden composter will be provided within the rear garden area, and refuse & recycling facilities will be provided on a dedicated hard surfaced space.

Crime Prevention

The site is considered to be in a very low risk-of-crime area, however, crime prevention measures have been provided within the scheme design to achieve a development that responds to the seven key principles of 'Secured-by-Design'.

In particular, the scheme has only one point of vehicular entry which has good natural surveillance, the proposed development has defensible private amenity space, and doors & glazing will have laminate glass and locks to the relevant British Standard. Windows will also have locks to the relevant British Standard.

Conclusion

Overall, this full Planning Application provides a scheme that is minimal in impact in terms of development amount, scale and massing.

The proposed dwelling detailed within this application has been considered with reference to all of the surrounding properties to ensure that there is no detrimental impact to any existing residents adjacent to the site.

The design process resulting in this application has been rigorous and carefully considered to create an appropriate design solution that respects existing built form and creates a high quality dwelling that is visually unobtrusive from Sea Lane.

The proposed dwelling pays reference to local vernacular and is high quality and thoughtfully designed. As the proposed scheme is entirely in-keeping with the local area, and offers no detrimental impact, it is requested that full Planning Permission be granted.

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