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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 17 December 2021 11:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FG/203/21/PL

FG/203/21/PL

4 Sea Lane Ferring BN12 5DS

Erection of 1 No. 2 bed single storey dwelling to rear of existing dwelling (Resubmission of previously approved FG/168/18/PL). This application is in CIL Zone 4 and is CIL liable as new dwelling.

The application is for a new dwelling in the grounds of a detached property which fronts on to Sea Lane. The application site is located in the immediate boundary of the Ferring Conservation Area. The Conservation Area covers the old core of the village around St. Andrews Church and consists of Ferring Street south of the shops, Church Lane and Ferringham Lane north of Grange Close. It is a small area surrounded by 20th Century development. The main characteristic of the three roads that make up the area is that they have retained their lane character although in an urban form. There is an informal approach to the design and layout of the area, with different building lines, different styles of architecture and different size gaps between buildings.

Within the Conservation Area this characteristic is seen at its best in Ferring Street and Church Lane. These roads are narrow, well planted and there is an attractive feeling of enclosure. The buildings, particularly those in Church Lane, are of higher quality than in the rest of the area, and there is a considerable uniformity of character through the use of flint, both in the buildings and the boundary walls.

The Proposal

The proposal is for a 2 bedroomed single storey dwelling to rear of an existing dwelling. It is noted that the proposed development occupies a fair amount of the existing rear garden area, and results in a smaller amenity space for both the existing and new property.

Development to the immediate west and south-west of the application site (within the Conservation Area) is modern in nature and essentially screen the site from within the conservation area. The remainder of the development around the site (outside of the conservation area) is C.20 and of no significance to the conservation area. As a consequence, it is considered that the proposed bungalow will have a neutral impact upon the character or appearance of the conservation area. However, if you are minded to approve the application you may wish to condition details of the materials to be used.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset or its setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services

Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons

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