



Mr E Brechtmann
Border Oak Designand Construction Ltd
Kingsland Sawmills
Kingsland
Hertfordshire
HR6 9SF

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref:

Our Ref: PAA/54/14/

Please ask for: Mr D Sullivan

01903 737888

1st May 2014

Dear Mr Brechtmann

Pre-Application Advice

Jenny Hunter

Replacement Dwelling

19 Oval Way Ferring

I write regarding the above matter and your enquiry received on 3rd April 2014.

Description Of Proposed Development

From the details submitted, I understand that you propose to demolish the existing chalet detached bungalow on site and replace it with a two storey detached property which partially occupies the original footprint and extends towards the western side of the plot.

Description Of Site

The application site comprises a detached chalet bungalow with smooth rendered elevations painted white and a pitched roof with plain roof tiles. There is a large bay window to the front with a hipped roof covered by plain concrete roof tiles. There is a flat roof PVCu conservatory on the side (west) elevation and a detached garage with a pitched roof to the side (east) of the property. The site is predominantly flat and there are no trees of any significance affected by your proposal.

Description Of Locality

The site lies within a predominantly residential area where there are mainly two storey detached properties in this section of Oval Way with detached bungalows situated further to the north.

Planning Issues

The following issues have been identified for consideration.

Principle
Design
Neighbour Amenity
Amenity Space Provision

paaoffrep

Perulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Karl Roberts
Assistant Director Planning & Economic Regeneration

paaoffrep

Relevant Planning History

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN2 GEN7	Built-up Area Boundary The Form of New Development
Publication Version of the Local Plan - Excluding the Spatial Portrait, Employment, Housing Allocations, Transport, Monitoring and Implementation sections (February 2014):	D SP1 Design D DM1 Aspects of Form and Quality D DM2 Internal Space Standards D DM3 External Space Standards	
Planning policy guidance	NPPF	National Planning Policy Framework

Principle

The site lies in an urban area where the principle of development is considered acceptable. The National Planning Policy Framework further supports effective and efficient use of land for sites such as this but also advises that new housing is well integrated with and complements neighbouring buildings and local area in terms of scale, density, layout and access.

The site is situated within the built-up area boundary where development such as the proposed replacement dwelling is considered acceptable in principle.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(ii) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout.

The proposed dwelling will replace an existing dwelling and so there will be a one for one replacement. This is considered acceptable given the size and shape of the plot and the proposed dwelling occupying a significant portion of its existing footprint. Whilst the replacement dwelling will extend farther to the west, this is currently occupied by a single storey PVCu conservatory. Consequently, development has already been established in this portion of the site. The proposed detached garage occupies a position that closely matches with the existing detached garage.

The new dwelling will be significantly taller and wider than existing. However, the property is surrounded by two storey detached dwellings or a similar size to that being proposed and therefore is unlikely to appear out of character with surrounding properties.

There is however concern regarding a two storey dwelling of the proposed size being in such close proximity to the road, especially given the prominence of the site on the bend of Oval Way. The immediately surrounding properties of Nos. 21, 26 and 30 are set farther back from the road than the proposal. This set back is also observed for two storey detached properties to the north of the property in Oval Way. Whilst No. 17A is situated in close proximity to the road, it is a detached bungalow and so is not directly comparable to the proposal. Consequently, it is considered that the dwelling would benefit from being moved back from the road by 1-2m, even if this means sacrificing the full width of the property or the detached garage to side due to the narrowing shape of the plot. This would then reduce the prominence of the two storey detached

dwelling and make it more acceptable in the street scene. By setting the proposal back by this distance, the necessary 10m depth of the rear garden would still be met which is a requirement of the External Space Standard policy D DM3 of the Emerging Local Plan. Depending upon the final set back distance, a condition may be applied to any planning permission to secure supplementary planting to the front of the property to reduce its prominence in the street scene.

The elevations of the dwelling are considered acceptable in design terms including the use of brick and clay tiles as they will positively respond to the design of surrounding properties and in particular No. 34 directly opposite. There is also a sufficiently wide variety of design styles for surrounding properties in order for the proposal to be accommodated without loss of character to the area.

The proposal is therefore considered acceptable in design terms in principle, subject to amending its set back distance from the road.

Neighbour Amenity

Arun District local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. National Planning Policy Framework further indicates that good design should contribute positively to making places better for people.

In this case, it is considered that the proposed development would be acceptable on the residential amenities of neighbouring properties because it is set further forward of the immediately neighbouring properties Nos. 21 and 17A. This means that there is no direct overlooking and any effects such as overshadowing or overbearing will not be at harmful levels. Although the proposal extends towards the west, the sizeable rear garden of 17A creates an acceptable separation distance between these properties and means that the increased height and width of the dwelling will not cause any harmful effects to this property.

The proposed amended set back of the dwelling by 1-2m will also not be unneighbourly on No. 21 due to side facing ground floor windows being proposed, the rear boundary treatment of close boarded fencing at approximately 1.8m in height and the two storey section being centrally positioned and set comfortably away from the eastern boundary.

It is therefore still considered that the proposal is acceptable in residential terms in principle.

Amenity Space Provision

Policy GEN7 of the Arun District Local Plan further indicates that development will be permitted provided that amongst other considerations the proposal creates attractive places and spaces with the needs of people in mind. On this basis, well designed and adequate amenity space provision for residents is considered essential to meet the policy requirements of the local plan and Central Government Advice.

The proposal is likely to be acceptable due to the rear garden exceeding 10m in length and 100 sq m in area which accords with policy D DM3 External Space Standards of the Emerging Local Plan.

In terms of Internal Space Standards (policy D DM2) of the Emerging Local Plan, the proposed room sizes meet the stipulated requirements, apart from the small shortfall for Bedroom 1 at 10.85 sq m (should be 12 sq m) and a bathroom at 5.22 sq m (should be 6.8 sq m). Provided that Bedroom 3 is a single room, this is judged acceptable with the requirement of 8 sq m.

Therefore, the internal and external spaces being proposed are generally acceptable, subject to minor amendments before any submission is made.

paaoffrep

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it is likely to be approved, subject to amending the position of the replacement dwelling further back from the road and addressing the shortfall on room sizes for Bedroom 1 and the first floor bathroom. The appearance of the property is considered acceptable in design terms within the road and is unlikely to cause any harmful residential effects at least in principle.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with a fee for £30 made payable to Arun District Council.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided to meet the Local Validation Requirements:

Please note that the Council introduced a new Local Validation Requirements List in July 2013 which you should refer to before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked through the Local Validation Requirements List, I would suggest that the following additional documents will be required:-

Flood Risk Assessment
Foul and Surface Water Drainage Statement
Parking Plan
Street Scene

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building