

[REDACTED]

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[REDACTED]

From: Chris Jenkins [REDACTED]
Sent: 20 February 2019 14:32
To: Andrew Wood
Subject: Re: Planning Application FG/220/18/PL : Land adjacent to Elm Lodge, Tamarisk Way, Ferring, West Sussex BN12 5ER - Extension of time and issues of concern regarding the application

Dear Andrew,

Further to your email below dated 14th February which highlighted the policies which are relevant to the application, we confirm these have all been addressed and complied with within the Design and Access statement submitted with the application.

We would like to reiterate Magalia and Elm Lodge are not 'gatehouses' as some local objectors are claiming – they were the first two properties to be built on Tamarisk Way, before low quality post-war housing infilled the rest of Tamarisk Way. Both Magalia and Elm Lodge have little architectural merit and offer diminutive benefit to Sea Lane due to their atypical siting, poor relationship to Tamarisk Way, low quality construction and lack of discernible front elevations.

The site in its current state is out of character with the rest of Tamarisk Way and Sea Lane. The comparison of plot sizes on Tamarisk Way are shown in the Design and Access Statement, which demonstrates that the current site (1006sqm) is uncharacteristically large, being over double the size of the average plot along Tamarisk Way (averaging 475sqm, and plots on the North side averaging 380sqm), and 46.2% larger than the plot of Magalia (688sqm). Both the subdivided Elm Lodge site and proposed site for the new dwelling are still larger than all plots located on the north side of Tamarisk Way, measuring 546sqm and 460sqm respectively. We note that you approved Planning Application FG/198/16/PL at 1 Sea Drive in August 2017

for the "demolition of existing house with erection of 2 storey building comprising of 8 No. residential 2 bedroom flats & associated external works". 1 Sea Lane has a site area of 1260sqm - only 20% larger than our site of 1006sqm. The officers report stated that the residential development density of 63 dwellings per hectare was acceptable, and that this density was in keeping with the character of the area. Our site is 0.1006 hectares, therefore is able to accommodate the proposed chalet style dwelling comfortably, with massing and height to match the adjacent properties, while ensuring the plot sizes and amenity areas are both still larger than the majority of those along Tamarisk Way. The proposed dwelling has a footprint which is comparable in size to Magalia and all other properties fronting Sea Lane.

Any objections regarding the proposed chalet style dwelling setting a precedent for other developments of this type can be therefore disregarded as there are no residential properties with suitably large gardens in the immediate surrounding area that can be developed in this way, as the density will become uncharacteristic.

There would be no significant loss of sunlight, privacy or outlook to neighbouring properties, since the proposed dwelling is set entirely behind the building lines from both Sea Lane and Tamarisk Way (shown on drawings 696/ELAP and 696/PLA) to ensure an open outlook to this corner plot from Sea Lane can still adequately be maintained. The 'open nature' of the site at current is incongruous with the existing pattern of development along Sea Lane due to its abnormally large site area and setback of Elm Lodge much further into the site in comparison to other corner plots along Sea Lane. As such, the proposal will sit harmoniously within the street scene behind the building line and rationalise the existing pattern of development. The site's size is sufficient such that the proposed dwelling has been situated with adequate separation distance from Magalia, ensuring habitable rooms are well in excess of 21m apart to prevent any loss of privacy or sunlight. The separation distance between Elm Lodge and the proposed dwelling also exceeds that of the plots on Tamarisk Way and Sea Lane. Properties and corner plots fronting Sea Lane are characterised by prominent two storey or chalet-style dwellings or apartment blocks in a variety of styles and sizes. The proposed chalet style dwelling has a ridge height to match Elm Lodge and properties adjacent to site (Magalia, No. 9 and No. 8), which all have dormer windows serving rooms in the roof.

The proposed materials and features are synonymous with the local character of Ferring, which has seen a resurgence of contemporary post-modern architecture utilising Cedar cladding, white render and anthracite grey framed aluminium windows in recent years. Multiple applications proposing the use of white render, cedar cladding and anthracite grey framed aluminium windows have been approved by Arun District Council within Ferring, and Planning Approval FG/186/18/HH was granted the same materials at Elm Lodge, showing that ADC considers the proposed materials suitable for this location. Retained and new landscaping is proposed as shown on coloured site plan 696/07 to ensure the mature nature of Sea Lane greenery is retained, with particular attention to the use of trees and hedges native to the locality to provide ecological benefit.

To conclude, in conjunction with the Design and Access statement, we believe that Planning Application FG/220/18/PL complies with all Policies D DM1 and D SP1 of the Arun Local Plan.

Should you have any queries, please do not hesitate to contact us. Otherwise we look forward to a decision on Friday 8 March 2019.

Kind regards,

Chris Jenkins

From: [Chris Jenkins](#)
Sent: Friday, February 15, 2019 4:53 PM
To: [Andrew Wood](#)

Subject: Re: Planning Application FG/220/18/PL : Land adjacent to Elm Lodge, Tamarisk Way, Ferring, West Sussex BN12 5ER - Extension of time and issues of concern regarding the application

Hi Andrew,

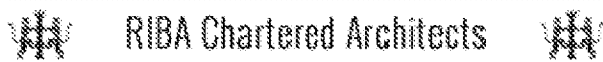
Thank you for your email and the information contained within; I confirm that we will reply in full to your points next week.

Given that we will be submitting the necessary drainage information to Laura Gibbons next week, please can we retain the extended target determination date of Friday 8 March as agreed in our correspondence last week and updated on the Planning Application Case File.

Kind regards,

Chris Jenkins

MALCOLM JENKINS ASSOCIATES



96-98 High Street
Shepperton
Middlesex
TW17 9AU

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From: Andrew Wood

Sent: Thursday, February 14, 2019 10:15 AM

To: 'Chris Jenkins'

Subject: Planning Application FG/220/18/PL : Land adjacent to Elm Lodge, Tamarisk Way, Ferring, West Sussex BN12 5ER - Extension of time and issues of concern regarding the application

Mr. Jenkins,

FYI . from your convenience I thought I would set the policies out in full

First of all with regard to the resolution of the drainage issues on site, we could agree to an extension of time for the application until April 11th 2019. Can you confirm this is acceptable by return of email.

The issues that have arisen in consideration of the application relate to the following policies ;

Arun Local Plan

Policy D SP1 – Design

All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

With major developments (as defined in the GDPO 1995 (as amended(41)) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.

Policy D DM1 – Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects:

1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

4. Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

7. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

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9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

10. Layout - movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

11. Layout - legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

Andrew Wood MRTPI

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |

Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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