

Planning Statement:

Site Address: 52 Ocean Drive, Ferring, West Sussex, BN12 5QP

Applicant: Mr & Mrs Wood

Date: 12th January 2022



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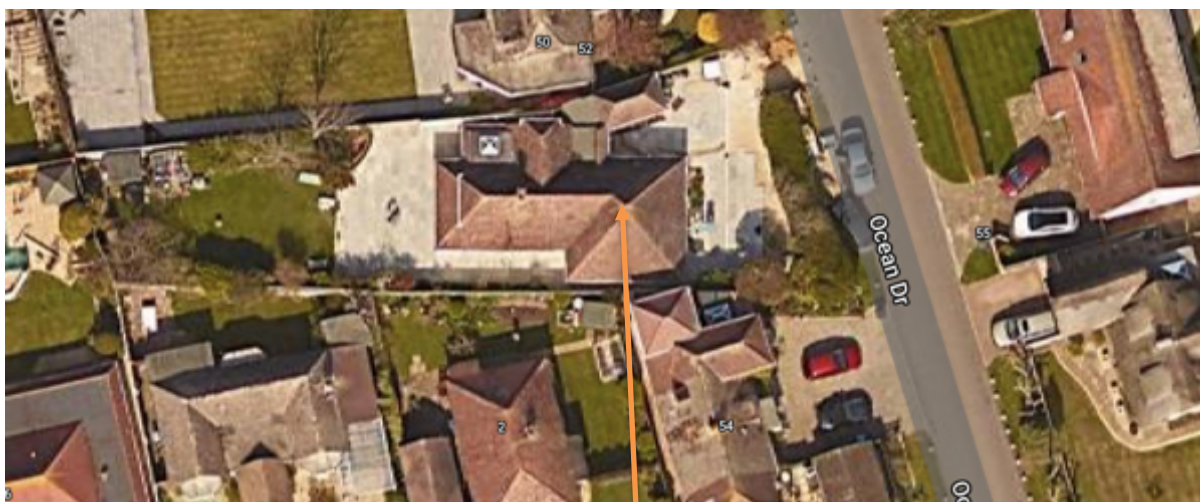
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The Site and Surroundings

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The Property

The property comprises a detached bungalow with hard surfaced car parking to the front and a good sized area of screened rear garden.

It is situated in the built-up area of South Ferring where development is acceptable in principle, subject to compliance with relevant planning policies.

It is in a highly sustainable and accessible village location. There is a varied mix of properties in the area, including detached two storey houses, chalets and bungalows. Property styling, architectural details and materials are also varied, and this is accentuated by inconsistent building lines.

Many of the properties have been altered/extended over the years, many of them including contemporary design extensions and new build infill developments.

The Proposal



Is for the erection of a single storey extension to the north side of the existing building, dormer roof space conversion and internal alterations.

This a resubmission following application FG/183/21/HH, which was withdrawn following comments from the Planning Officer that the dormers to the roof extension were too bulky. The Council also advised that a Flood Risk Assessment would be required with the application. This revised application has redesigned dormers and also a Flood Risk Assessment is submitted with the application.

Revised dormer design was submitted informally to the Planning Officer dealing with the original application and her reply regarding the revised design is copied below.

“I discussed it with the East Team Leader and they agreed with my advice re the dormers previous design being over bulky etc. and we agree the revised design is now acceptable.”

Design and Appearance

The original spatial pattern of development in the area has long since been eroded by extensive alterations, extensions and infill development, many of it to a contemporary design. Also, over the years many of these conversions have included large box style dormers and whilst it is appreciated that many of these will be historic or built under permitted development, it is a fact that they are now commonplace in the area.

I copy below a comment from the Architect in respect of the design.

“My own view is that the bulk of dormers in the original application is that they harmonise well with the contemporary design of the ground floor front extension. Contemporary new builds/conversions are now appearing regularly in South Ferring and the street scene in Ocean Drive, which has no two buildings the same in either design or size, will not be harmed by the proposal for number 52. Indeed, the overall improvements to the property will enhance the street scene.”



Copied below are photographs taken in Ocean Drive and West Drive in the immediate vicinity. They highlight the comments made above in respect of the architecture in the area.









This application seeks to remedy the Planning Officer's concern by reducing the bulk of the dormers, whilst still pursuing the design brief to provide a more contemporary appearance to the front façade of the bungalow. It is considered that it provides a seamless well-integrated design that would appear as a coordinated, balanced, cohesive integration with the host property, which would retain its prominence and the extensions would still have a subservient appearance.

Overall, it is considered that the property as extended would accord with the varied nature of its surroundings.

It is considered that the proposal will respect the existing spatial pattern, character, layout and appearance of existing properties in the same area, whilst at the same time raising the standard of architecture by introducing contemporary designed alterations that will give the property individuality and make a positive visual contribution to the Ocean Drive street scene.

Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments optimise the potential of the site to accommodate and sustain development. Under Section 11 (Making Efficient Use of Land) the NPPF states that planning decisions should promote effective use of land in meeting the need for homes and other uses.



The National Design Guide states that buildings should be well designed, functional, accessible and sustainable, providing good quality internal and external environments for their users and they should be unobtrusive and well-integrated into their neighbourhoods. It is considered therefore that the proposal achieves the above key objectives set out in The National Design Guide.

Layout

The extensions and internal alterations will mean that the existing rather limited accommodation will allow the property to be reconfigured to provide a layout with a high standard of adaptable accommodation, more suitable for modern day living requirements.

It makes efficient use of space by redeveloping the store and utility area adjacent to the northern boundary to provide a snug and study area and either or both of these could be used for home office working, which adds to the property's sustainability.

The external amenities of the properties will remain the same with hard surfaced car parking to the front and a good family sized private garden to the rear.

The proposal provides a high standard of accommodation for present and future users with all main rooms benefiting from good levels of natural sunlight, daylight, outlook and ventilation.



It is not considered that the proposal will adversely affect neighbour amenity in terms of overlooking, overshadowing, loss of sunlight or daylight.

Scale

The new dormers will be positioned above the existing eaves height and well below the ridge height of the roof

The footprint of the side extension will cover an area largely at present occupied by the existing attached extension.

It is therefore considered that the scale of the alterations still allows the existing property to retain its prominence.

Planning Context

The contemporary style extensions are considered appropriate to an area that now has a varied mix of contemporary and traditional architectural styling, a wide range of external materials and property styles.

The proposal has given due regard to relevant local planning policies together the Government's National Planning Policy Framework.

It is considered to be sustainable development in terms of construction, water and energy saving measures, the local environment, local economy and socially inclusive communities.

Local Planning Policies

The following policies contained in the Arun District Council Adopted Local Plan are as follows.

Policy D SP1: Design & Policy D DM1: Aspects of Form and Design Quality

The dormer design has been modified in accordance with the Planning Officer's suggestions and it is understood following her email that the revised dormer design is acceptable to the Council.

Overall, it is considered that the proposals offer a high quality innovative design solution to providing additional accommodation at the property, which will provide an adaptable layout.

The contemporary design of the extensions will raise the standard of architecture in the area.

Policy D DM4: Extensions and Alterations

It is considered that the proposed redesigned dormers and contemporary style side extension will harmonise well together with the existing bungalow still retaining its prominence.

Policy ECC SP1: Adapting to Climate Change & Policy ECC SP2: Energy and Climate Change Mitigation

As requested by the Council a separate Flood Risk Assessment will form part of the revised application.

It is considered that the extensions and alterations, which will incorporate water and energy saving measures will improve the energy efficiency of the property overall.



Sustainability features are listed later in this statement.

Policy T SP1: Transport and Development & Policy T DM1: Travel

No changes are proposed to the parking arrangements at the property, which is in a sustainable and accessible location.

Arun Design Guide M.01: Household Extensions

In accordance with the guidelines set out in this SPD, the proposal provides good internal space standards and protects neighbour amenity in terms of amenity and overshadowing. The dormers are located symmetrically on the roof space with the front dormer positioned centrally. The revised dormer designs are not considered to be over dominant and do not adversely affect the overall roof form.

National Planning Policy Framework

The Government's revised NPPF was published on the July 2021 and 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*
- b) a social objective*
- c) an environmental objective*

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.

The proposed snug/study areas which are suitable for home office adds sustainability by supporting flexible working patterns currently very important in the light of the Covid pandemic.

The proposal satisfies the economic dimension of sustainable development.

Social

The site is situated in a highly sustainable and accessible location close to good transport links. Local shopping, schooling, medical and recreation facilities are all available within the immediate vicinity.

The proposal will provide good quality internal and external environments for the occupiers, which will contribute to promoting the user's health and wellbeing.

The extensions will provide a more adaptable layout more suitable for modern day family living requirements than the existing layout.

Space for home works will help to mitigate car travel from the property.

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

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

Environmental

The proposal will not adversely affect any wildlife habitats or the general biodiversity of the site. The proposal will not harm the local environment in any way.

No trees or landscape features will be affected by the proposal.

With the new extensions being built to modern day Building Regulations and incorporating water and energy saving measures, the overall energy efficiency of the property will be increased.

It is considered that the proposal will comply with the environmental role.

The presumption in favour of sustainable development

Section 11 states that plans and decisions should apply a presumption in favour of sustainable development.

The proposal is considered to be sustainable development in terms of transport, location, construction, the local economy and the local environment, and will contribute positively to socially inclusive communities.

Section 4: Decision Making

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way.

Considering Development Proposals

Paragraph 110 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.

Existing vehicular access will be unaltered.

Pedestrian access to the front will be improved by way of an extended hallway approached over a level threshold.

Section 11: Making Effective Use of Land

Paragraph 119 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.

The proposal makes efficient use of the site to accommodate development whilst still leaving adequate rear garden space and car parking spaces to the property.

The new layout will provide a higher standard of accommodation and improve the living conditions for existing and future occupiers.

Section 12 Achieving Well-Designed Places

Paragraph 126 states that creation of high quality, beautiful and sustainable 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.

In accordance with the guidelines set out in the National Design Guide it is considered that the proposal will provide high quality internal and external layouts for occupiers, supporting their health and wellbeing. The design is functional, accessible and sustainable and will integrate well into the existing built-up village environment.

As set out in this statement it is considered that this can be achieved without adversely effecting neighbour residential amenities.

Paragraph 130 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);*
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;*

- *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.*



The well-integrated design will provide accommodation which is adaptable for present day and future living requirements.

The introduction of architecture to provide a more contemporary appearance of the property will improve its visual appearance in the street scene and make a positive contribution to the character of the area in general.

It optimises the potential of the site to accommodate appropriate development without encroaching upon the existing external amenity, parking and garden spaces at the property.

Section 14 Meeting the Challenge of Climate Change

The extensions and improvements will provide a more energy efficient home.

Habitats and Biodiversity

Paragraph 174 states that sites should protect and enhance biodiversity and geodiversity.

The proposal will not adversely affect any wildlife habitats or the biodiversity of the site.

The proposal will have no adverse impact upon the local environment and will provide a more energy efficient home.

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.

Sustainability/Climate Change

The sustainability features provided by this development include the following:

- ✓ Water and energy saving measures will be incorporated in the build.
- ✓ Site waste during construction will be kept to a minimum, with regular waste collections to be made from site by specialist contractors.
- ✓ The rear garden areas give scope for areas to grow food and space for home composting.
- ✓ The proposal will positively contribute to the aims of socially inclusive communities.
- ✓ All building materials to be sourced locally where possible. Materials used will be those that have low embodied energy and materials that

offer enhanced durability. All timber from certified sustainable sources.

- ✓ The proposal will have no adverse effect upon the biodiversity of the site, the local environment or any wildlife habitats.
- ✓ A key element of sustainable development is high quality design, and it is considered that this is achieved with this proposal.
- ✓ The new extensions will add to the energy efficiency of the property.
- ✓ Hardcore and soil excavation will be reused on site with any surplus taken away by specialist contractors.

Conclusion

This statement has set out the proposal's compliance with local and national planning policies together with its sustainability.

The dormers design has been amended and is now understood to be acceptable to the Council and it is therefore hoped that this application can now be approved.