

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

15 March 2019

Dear Mrs Gardner

Land at South Point, Beehive Lane, Ferring

Please find enclosed my client's planning application for the erection of a two-bedroom dwelling on land adjacent to the South Point Apartments in Beehive Lane, Ferring.

You will be aware that planning permission was recently granted on appeal for the erection of a one-bedroom dwelling on the site (FG/194/17). Prior to this application, permission was refused for a two-bedroom dwelling on the same site, a decision that was not appealed (FG/135/17). It is important to note that this application is not a resubmission of that two-bedroom refused scheme which was larger than the dwelling now proposed. This application, in fact, proposes a minor repositioning and slight enlargement of the approved one-bedroom dwelling to accommodate a second bedroom within the property.

The only changes proposed under this revised application, therefore, are the setting back of the dwelling a further 0.6m from its approved position and the increase in the depth of the dwelling itself by 1.2m. The overall gross internal area of the dwelling will only be increased by 6.4sqm. Some minor alterations to the fenestration are proposed but overall, there is no change to the plot size, parking, height, general design or width of the proposed property.

It is submitted that the proposal has to be considered against the one-bedroom dwelling, for which there is an extant permission, having regard the comments that the Inspector made in relation to that scheme and its impact on the character of the area (amongst other matters). The most relevant comments of the Inspector and their significance to this proposal is set out below:

Paragraph 5 – "The proposed dwelling would follow the existing building line exhibited by South Point Apartments and the residential properties along Beehive Lane. The width and depth of the plot would be broadly similar to other existing residential properties along this road. There would be open, landscaped space around the building."

The proposed dwelling would be marginally set back from its approved position and would remain in keeping with the building line; slightly forward of the front elevation to no. 3 Beehive Lane but behind the main front elevation of the apartment building. The width of the dwelling is unchanged and the

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increase in depth of 1.2m would not be discernible from the street scene or out of character with the size of properties in the area (note nos. 2b and 2c opposite). The open landscaped area around the building would remain.

Paragraph 6 - "Whilst the flat roof form of the building differs from the appearance of other buildings along Beehive Lane, its fenestration and detailed design would replicate that found on South Point Apartments, which it would sit beside. The flat roof also reflects the two storey commercial style buildings found at the junction of Beehive Lane and Ocean Drive. Its limited height means that it would not appear unduly prominent. These considerations lead me to the view that the proposed building would not appear out of place or visually discordant, when viewed from Beehive Lane."

There is no significant change proposed to the appearance of the building from the street scene and therefore it will remain in keeping with the character of the area as described by the Inspector.

Paragraph 8 - "Within this area, the proposed building would be set well away from the main apartment building, beyond the access road. The immediate open setting of this apartment building would be preserved. There would also be a reasonably sized gap between the building and No.3 Beehive Lane. Consequently, the proposed building would not appear cramped in relation to its surroundings. The site would not appear overdeveloped."

This application does not propose any increase in the width of the building. The open setting of the apartment building will be maintained by this proposal, as will the gap to no. 3 Beehive Lane. This proposal will not result in any changes that would result in it appearing cramped or overdeveloped.

Paragraph 12 - ".....the proposed building is functionally connected to the landscaped space which would surround it, in a similar manner to the adjacent apartments. Both the living room and bedroom have patio doors which open out on to this area. Consequently, there is a clear intention that it will provide access to external amenity space, to provide acceptable living conditions for future residents."

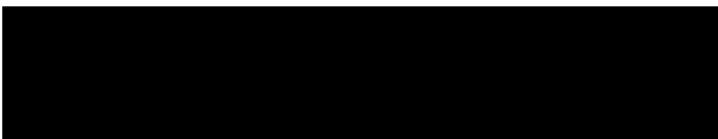
This proposal maintains the landscaped space around the building and the patio doors from the living room. The repositioning of the dwelling increases the most useable space on the south side of the building, accessed from the living area. The minor increase in the length of the building will not materially affect the space to the north of the dwelling which will remain usable and contribute to the external amenity space considered appropriate for the dwelling by the Inspector.

Paragraph 13 - "The loss of this communal garden area would not lead to unacceptable living conditions, for the occupants of this recently constructed building."

The Inspector did not accept that the erection of a dwelling on the application site harmed the living conditions of the occupiers of the apartments. This remains the case for this application proposal.

Paragraph 16 - "This proposal involves a detached single storey building of modest height, located a reasonable distance away from surrounding residential properties. It would not be overbearing on any

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neighbouring properties, and there would be no material loss of light, privacy or outlook. The effect on the living conditions of existing residents would be acceptable in all respects."

These considerations all remain the same for the application proposal. The distances to neighbouring properties are not diminished and the minor extension in length will be adjacent to the garage in the rear garden of no. 3 Beehive Lane so will not result in any additional impact on the adjoining occupiers.

Paragraph 17 – "Off street parking is provided both for South Point Apartments and the proposed additional residential unit. On the evidence before me, this would be sufficient to absorb most of the likely parking demand arising from this development. Any additional parking demand could be accommodated on the on-street parking spaces surrounding the site. The proposal for one additional unit would not lead to unacceptable congestion or materially obstruct the free flow of traffic in the surrounding area."

The Inspector considered the existing parking area of 10 spaces to be acceptable to serve both the apartment building and the proposed dwelling. He did not rely on the fact that only one bedroom was proposed in the appeal scheme. An additional bedroom as now proposed is unlikely to have any material impact on the parking demand on the site and, as noted by the Inspector, there would be no harm in any event arising from overflow parking in the locality.

Additionally, it is important to note that the provision of 10 parking spaces would exceed the Parking Demand Calculator which gives a total demand of eight spaces. Furthermore, the previous refusal for a larger two-bedroom dwelling did not include a reason based on lack of parking. It is therefore concluded that the parking is appropriate to serve the proposed two-bedroom dwelling.

In conclusion, it is submitted that this application proposal results in very little change to the overall appearance of the dwelling from the street scene perspective, and no additional impact on the living conditions of adjoining occupiers or on parking. Distances to side boundaries, the height, width and general design all remain as approved by the Inspector. The additional depth of the dwelling will be imperceptible from the street scene and will not significantly affect the amount of amenity space available to the dwelling. The plot size also remains the same and in keeping with the character of the area as described by the Inspector.

In terms of the local validation requirements, the following comments are submitted in relation to each:

Foul & Surface Water Drainage

The foul drainage will be connected to the main foul sewer. The approved and implemented surface water drainage system for the apartments can be used for the surface water drainage arising from this additional building. Details can be required by a suitably worded condition.

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Bin Storage & Collection

A communal bin store has been approved and constructed adjacent to the entrance to the site which accommodates 2 no. 1,100 litre paladin bins. The bin store is conveniently located adjacent to the road where collection is available by the local authority refuse and recycling service.

Landscaping and Fencing

The wall/fencing treatments to the front and side boundaries were approved under previous applications, have since been provided and will remain unchanged. Additional landscaping will be proposed to screen the amenity space from the parking area and the details can be required by condition.

On the basis of the foregoing, it is hoped that the LPA can support this proposal. If any further information is required during the processing of the application, then please do not hesitate to contact me.

Yours sincerely



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Chartered Town Planner

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