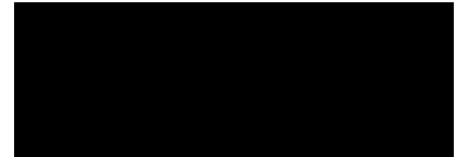




Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT



Date: 7th February 2022

DESIGN, ACCESS & PLANNING STATEMENT

Site Address: Garden to the East of 61 Sea Lane Gardens,
Ferring, West Sussex

Proposed Works: Proposed 2/3 bedroom chalet bungalow

Introduction

This statement accompanies a full planning application for a two storey, 2/3 bedroom detached chalet bungalow to the east of No.61 Sea Lane Gardens in Ferring. The proposed bungalow will be located in the existing garden.

The site

No.61 is a detached chalet bungalow that sits on a total plot size of 620sqm (0.062ha). The plot is an irregular shape and is a corner plot that follows the roads of Sea Lane Gardens at the front (South) and Greenways Crescent to the rear (North).

It is proposed to divide the existing site and position a new dwelling on the eastern side of No. 61. The new plot size will be 267sqm, is predominantly flat and is currently used as a long gravel driveway with associated parking. The plot size will be 19.12m to the west and narrowing to 5.0m to the east. The southern boundary will be 25.5m and the northern boundary 29.0m.

It is noted that the 2-storey dwelling opposite the site (No.36) is of a similar irregular shape, and measures 19m to the west and narrows to 5.0m to the east. This dwelling is also surrounded by an existing 1.8m high timber fence.

The plot is surrounded by an existing 1.8m high timber close boarded fence with various mature trees and shrubs (see photo below). It is proposed to retain the existing trees/shrubs and fence to minimise the impact to the street scene.



The site can be accessed via 2 existing large gated entrances. The main access (see photo below) is from the south east corner from the junction of Sea Lane Gardens and Greenways Crescent. A long gravel track leads up to 61 Sea Lane Gardens and the garage to the north. The second access is via large 1.8m high timber gates that face Sea Lane Gardens to the south.



Sea Lane Gardens comprises mainly of detached chalet bungalows/ bungalows on varying sizes of plots and tree cover. There is a varying mix of architectural style including a modern type dwelling that was approved in 2018 (FG/94/18/PL). This application allowed a medium sized 2-storey dwelling to be built between 55 and 57 Sea Lane Gardens.

It is noted that the character of the area includes large spaces between dwellings which provides a sense of a development with low density. The new dwelling will be sited over 12m away from No.61 thus still providing a sense of space between dwellings.

The site is accessed via Sea Lane and has very good links to local shops, schools and the beach. There is also good public transport links with frequent buses and the close proximity to Goring-by-Sea train station.

The proposed development will be classed as back garden development, however the proposed plot has road frontage and therefore the street scene will be similar to the existing dwelling opposite (No.36).

The site lies within the built up area boundary where the principle of residential development is acceptable. Policy SD SP2 of the Arun Local Plan states that development should be focused with the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of the Local Plan.

Arun Local Plan 2011-2031.

In this case the key other Arun Local Plan policy considerations are deemed to be D SP1 (Design), DDM1 (Aspects of Form and Design Quality), D DM2 (Internal Space Standards) and T SP1 (Transport and Development) of the Arun Local Plan 2011-2031. These policies seek to ensure that development:

- Reflects or improves the character of the site and the surrounding area
- Minimises the impact on neighbouring land/residents
- Provides appropriately sized internal space standards
- Provides safe access on to the highway network and incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision.

Ferring Parish Neighbourhood Plan.

Policies 1A (Spatial Plan for the Parish) and 10 (Sustainable Drainage Systems) of the Ferring Neighbourhood Plan 2014 (NP) are relevant to consideration of this application. Policy 1A, supports proposals inside the built-up area boundary provided they are suited to an urban setting and accord with the provisions of the Neighbourhood Plan and with other relevant development plan policies.

Use

No. 61 Sea Lane Gardens is a large residential property positioned on an irregular shaped plot of land. A large majority of the site is made up of a long gravel driveway to gain access to the existing garage adjacent to the dwelling. The loss of this irregular shaped plot and the re-configuration of the vehicular access will have minimal impact to the use No. 61. The National Planning Policy Framework seeks to promote effective use of all land and gives weight to proposals that develop under-utilised land.



The existing fence and mature shrubs / trees around the boundary will provide extensive cover to the new dwelling and therefore we believe the proposals will not have a detrimental impact on the area or adjacent properties.

Amount

The plot shape / size will be similar to the dwelling opposite (No.36). This is an irregular shaped plot that narrows to the east. However a residential garden is located to the south of No.36. The proposed plot is separated from any residential amenities by Greenways Crescent to the north and Sea Lane gardens to the south. Therefore the proposal will have minimal impact to the neighbouring dwellings.

It is noted that No. 36 opposite is a 2-storey house (see photo below), however the applicants are very keen to match the design of their own property at No.61. Therefore the proposed dwelling is a 2-storey chalet (first floor rooms integrated within the roof) to the west and a single storey part to the east. The design is based on the front elevation of No.61 and uses a stepped down approach to a single storey part of the dwelling to the east. This links the 2 storey chalet at No.61 to the single storey bungalows at Nos. 63 and 65.



However, as noted on the plans, the street scene will have minimal impact from Sea Lane Gardens and Greenways Crescent as the majority of the dwelling will remain screened.

The division of the plot represents good use of land and retains the large space between dwellings.

Layout

The main policies in the Local Plan that apply to this application are as follows:-

- Reflects or improves the character of the site and the surrounding area
- Minimises the impact on neighbouring land/residents
- Provides appropriately sized internal space standards

The applicants are keen to minimise any impact to any of the neighbouring dwellings. As mentioned above the plot is mainly isolated due to the roads at the front and rear. The plot is also significantly screened due to the large timber fence and mature shrubs/trees around the perimeter of the site.

There will be no overlooking, overshadowing or overbearing of the neighbours properties. An obscure Velux rooflight will be included in the roof on the west elevation. This rooflight will be positioned at high level.

The total floor area of the new dwelling will be 103sqm. The minimum standard for a 2-storey 2 bedroom dwelling is 79sqm. The proposal includes a home office and therefore it could be considered that the proposed dwelling could be classed as a 3 bedroom dwelling. The minimum space requirement for 3 bedrooms is 102sqm.

The applicants are keen to incorporate a home office due to the current preference to work from home.

The height of the 2-storey element will not exceed the ridge height of the existing dwelling at No. 61. A gap of over 12m will be retained between dwellings.

It is considered that the proposal will be of a similar ground floor footprint to the dwellings in this area. The design / size / appearance will match the features of No. 61.

No uniform build line has been established within the street and it is accepted that opinions will differ. However on the southern side of the road Nos 34 and 36 reflect an angled build line as you approach Sea Lane Gardens from Sea Lane (westerly). Therefore if this same line is reflected to the north, the new dwelling

will be outside of the build line, which subsequently splays out the further as you drive along Sea Lane Gardens.

The site is sustainably located within easy reach of Ferring village and a railway station (Goring by Sea) using public transport. The proposals will include a secure shed to provide storage for 2 bicycles.

Scale

The proposed dwelling will be a 2-storey chalet type dwelling and will reflect the existing dwelling at No.61. A front gable with a barn hip will be the prominent feature and the height will not exceed the ridge height of No.61. The stepped appearance from 2 storey to 1-storey will reduce any impact from the street and will ensure the dwelling has a similar appearance to the neighbours.

The new dwelling will have minimal impact due to the existing screening around the perimeter.

Landscaping

The plot is mainly a long gravel driveway with associated parking. There is various mature trees / shrubs around the perimeter of the site which will be retained in order to screen the new development.

No.61 currently uses the front garden as the main formal garden as this is south facing. A large 1.8m perimeter fence provides the security and privacy for the garden. This will remain the same.

The new dwelling will be provided with a similar arrangement with a new private patio to the south, adjacent to the living room/bi-fold doors. The area around the dwelling will be mainly laid to lawn with formal flower beds.

A new 1.8m close boarded fence will be erected to separate the plots.

Appearance

There is a mixture of styles in Sea Lane Gardens, however at the north east end of the road the style is predominantly rendered walls / facing brickwork and plain roof tiles.

No.61 includes white painted brickwork to the main ground floor walls and a concrete plain tile on the roof.



The new dwelling will include rendered walls and a plain tile to the roof. This will match the existing bungalows at 63 and 65. The main front elevation (south) of the new dwelling will include a gable wall with barn hips to match the front elevation of No.61.

All fascia's and soffits will be white UPVC and the rainwater goods will be black UPVC.

Access

No. 61 has 2No. large existing timber gated entrances. One to the east and one to the south. It is proposed to retain these existing access points as follows:-

Eastern Access

The vehicular entrance to the east is the main access to No.61 which includes a long gravel driveway to the existing garage. The new dwelling will replace a large part of the existing gravel access, however it is proposed to retain the east access and parking for the new dwelling.

This area will be retained as a gravel driveway for informal parking (min.2 cars) and will be sufficient for turning a vehicle on site, as per existing.

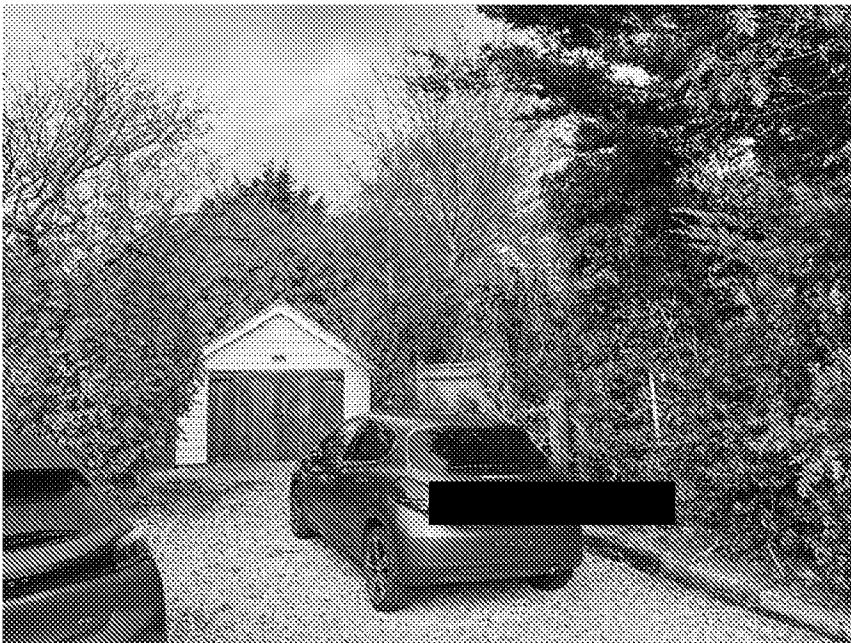
Southern Access

The existing gated southern access is less used, however allows the applicant to access the formal gardens with vehicles or garden machinery.

Due to the orientation of the existing garage it is proposed to install a new gravelled driveway from the existing southern access. This will mean moving the existing gates to the east as shown. A new fence will be erected to separate the plots at this point. A turning area will be included adjacent to the garage.



As the existing gated entrances will be retained it is considered that the impact on the street will remain the same. It could be considered that the road safety will be improved as less vehicles will be able to enter and exit the eastern access. Currently, the large parking area / drive can accommodate up to 10 vehicles.



Inclusive Access – The new dwelling will comply with Part M of the Building Regulations and will therefore provide disabled access to the ground floor. This will include level thresholds, a wide entrance hallway and an accessible wc. A bedroom has been included on the ground floor with sufficient space in the en-suite for wheelchair access.

Foul and surface water drainage

- The new dwelling will drain to the existing private foul drainage system located at No.61. No new connections will be required to the public foul sewer.
- The surface water from the new dwelling and the driveway will discharge into a new soakaway on the site. The soakaway will comply with all current Building Regulations.

Summary

The proposed development seeks to make effective use of an existing irregular shaped plot of land. The large driveway and parking area will allow up to 10 parked cars and this is considered unnecessary for the size of the existing chalet bungalow.

We are therefore seeking to obtain approval for a new sustainable development that will make effective use of existing land.

The character of the area includes modest sized detached dwellings with large spaces between.

The Local Plan states that applications for new dwellings will be supported in Built Up Areas and will be considered on the following key points:-

Reflects or improves the character of the site and the surrounding area

- The new dwelling will be of a similar size to the surrounding dwellings and will match the existing design and appearance.
- The existing site is substantially screened by an existing 1.8m high fence and mature shrubs and trees. All of the existing screening will be retained and therefore the new dwelling will have minimal impact on the street scene.

- It is our opinion that the new dwelling will improve the character and reflect the siting and plot size of the property opposite, No. 36.

Minimises the impact on neighbouring land/residents

- The plot will share a boundary with No. 61 to the west, Greenways Crescent to the north and Sea Lane Gardens to the south. The plot does not share a boundary with any close neighbours.
- The new dwelling will be over 12m away from No.61 and will be well screened behind the existing fence and shrubs / trees.
- It is our opinion that the development will have minimal impact on any neighbours.

Provides appropriately sized internal space standards

- The proposed dwelling will comply with internal space standards
- A home office has been included to encourage the use of working from home.
- A ground floor bedroom and en-suite has been included making the ground floor fully accessible to wheelchair users.

Provides safe access on to the highway network and incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision.

- Sea Lane Gardens is a private road and not maintained at public expense.
- No. 61 has two existing gated entrances for vehicles. The main entrance is via the eastern entrance to gain access to the driveway, garage and parking areas that can accommodate up to 10 cars.
- The eastern access / parking area will be retained for the new property and will allow 2 parking spaces, and a turning area.
- The southern access will be moved slightly to the east and a new gravel driveway will provide access to the existing garage. This will provide up to 4 car parking spaces for No. 61.
- Therefore the existing entrances will have no impact to the existing arrangements. It could be suggested that less vehicles will now be able to access the 2 dwellings.

We believe the site is sustainably located in regard to proximity to public transport and other local facilities via non-car modes of transport. South Ferring is a private estate and many residents use bicycles due to slow moving traffic and quiet streets. This would be encouraged by the provision of a secured cycle store in the rear garden. The proposed dwelling would meet the very high standards of the current Building Regulations and therefore the fuel consumption would be minimal compared to existing older dwellings.

For the reasons highlighted above we are of the opinion that the proposed new dwelling would enhance the existing street scene and would have minimal impact to the area.