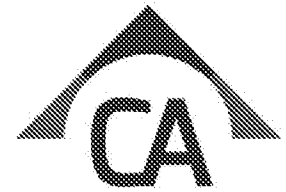


Planning Statement in support of Prior Approval Notification

Ref: 15151

SITE ADDRESS:

3 Ocean Parade, Ferring, W. Sussex, BN12 5QQ



Developere/Owner NI Properties
Address 3 Pettigo Road
Kesh
Co Fermanagh
BT93 1QX

Phone

Agent Mrs Liz Galloway
Address Caldotec Ltd
11 The Parade
Willowhayne Crescent
East Preston
BN16 1NS

Phone

Location & Introduction

Ocean Parade is situated at the Northern end of Ocean Drive, which is entirely residential, and on the junction with Ferringham Lane, which is also predominantly residential properties. Ocean Parade itself comprises shop units with flats above. Several of the shops have already been converted to flats after attempts to sell or rent as retail/commercial/offices have failed in the past. See previous Notification which was approved, (FG/114/12).

Background

No 3 Ocean Parade was previously a retail kitchen and bathroom showroom (Village Interiors) who moved out of the property in September 2015 to relocate to larger premises round the corner and still in Ocean Parade. The owners have marketed the premises since September 2016 without success (See Marketing Details and Report with this Notification, from Mark Oliver Estate Agents) The Applicant now wishes to convert the premises to residential as they have done in numbers 4-7.

The frontages of the units already converted are altered in a sympathetic way so as not to look out of keeping with the character of the building. See Pictures. This Notification seeks to convert the frontage in a similar style.

Opposite the site to the North are a series of shops which serve the area including a general store.

Layout

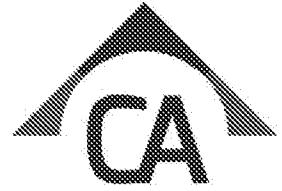
The shops (subject of this Notification) sweep around the corner bend of the building and comprise two shop units in one Title owned by NI Properties. The front of the shops currently have a double doorway entrance, with 3 front shop windows.

The existing layout is set out as one shop with subdivision demountable walls for display areas, with structural divisions forming kitchen and WC facilities to the rear, with a rear door leading to the rear pathway, over which there is a right of way for No. 3.

Signed:

Liz Galloway on behalf of NI Properties

Date: 16/03/2017



The new layout will not increase the building footprint, or change any private or public areas or amenities around the site. The new internal layout provides a two bedroom flat with a lounge and bedroom to the front, and a bedroom, kitchen and bathroom in the rear. Existing structural walls are retained as far as possible within the new layout.

Internal improvements to the building fabric will include sound and fire insulation to the separating ceilings and walls to latest Building Regulations requirements.

Proposal

It is proposed to convert the shops to one 2 bedroom/3 person flat as shown in the drawings. The existing frontage will be changed to accord with adjacent converted units, with a front door, and windows in similar styles to those adjacent. A bin store capable of taking 2 x 240ltr bins is set in the front of the building (see drawing). This will be for one general and one recycling bin.

There will be no change to access by other users of the building as a whole.

Car parking is provided to the front of the property and this will remain unchanged. There is no allocation of parking in the 'on-street' parking.

Amount

The new dwelling will have an internal floor area of 61.2 sq.m. excluding the bin store area. Arun District Council's current guidance for 2 bed/3 person flat is 61 sq.m. The bedroom areas are 13.3sq.m and 7.7sq.m. respectively. These are set out using as many of the original walls as possible within the building.

Appearance

The alterations to elevations occur only on the front where they will accord with similar conversions adjacent to no. 3. The internal design is such that the rear elevations (doors and windows) will not have to change. This also allows for existing drainage to be utilised for the dwelling.

Vehicular, Cycle and Pedestrian Access

Not affected

Neighbouring Properties and Street Scene

The design is sympathetic to the neighbouring properties and will not adversely affect the neighbours, who are now largely residential.

Landscaping

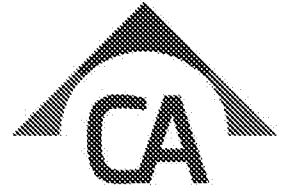
The site is restricted to the units themselves. It is therefore not appropriate to provide landscaping plans. It is envisaged that occupants may provide planters or pedestrian pathway in front of the unit.

Access

Signed: Liz Galloway on behalf of NI Properties

Date: 16/03/2017

The new dwelling is entirely ground floor, with level access in both front and rear. The dwelling is set out with min 838mm doorways to enable circulation for wheelchair. The dwelling could easily be adapted for persons with disabilities if required.



Location & Sustainability

There are bus stops in Ferringham Lane, just North of the site, with buses running to and from Ferring to Worthing. The nearby shops opposite and alongside offer a variety of provisions and services including butchers, general stores, newsagents, off licence, hairdressers and others. Doctors surgery is in Ferring Street within 5 minutes walk from the site. Both pre-school and primary schools are available within Ferring village.

Please see also:

- Pictures below
- Marketing Report and Detail from Mark Oliver Estate Agents
- Drawings

Signed:

Liz Galloway on behalf of NI Properties

Date: 16/03/2017



View from Ferringham Lane showing public 'garden' area in front of building



Adjacent converted units



Adjacent converted units



Signed:

Liz Galloway on behalf of NI Properties

Date: 16/03/2017