

ARUN DISTRICT COUNCIL

No. 43 07**Design Statement -****Outline Planning Application for 1-3 Little Paddocks House,
Little Paddocks Way, Ferring**RECEIVED 23 / 3 / 07**1.0 The Site**

The site is located at the end of Little Paddocks Way, off Beehive Lane and occupies approximately 0.29 hectares. Currently the site contains three properties, set within a large plot of land, which are the result of the original Little Paddocks House being extended and altered over many years. Surrounding the site on all boundaries are existing residential properties of one to two storeys set in medium sized plots. There are a number of mature trees within the site boundary, some of which are the subject of a Tree Preservation Order. As a result, the site is well screened from neighbouring properties.

2.0 Surrounding Area

The properties to the west, north and south of the site are part of Little Paddocks private estate and are generally a mixture of detached bungalows and chalet bungalows. No. 51 immediately to the south of the site is a detached two storey property. To the east are a number of properties fronting onto Sea Lane Gardens, which are again a mixture of detached bungalows and chalet bungalows, and also two detached bungalows situated on Little Paddocks Way. Currently the existing properties are set within a large plot, which is not typical of the immediate area.

The style of properties in the immediate area varies and is a mixture of facing brickwork, tile hanging and render.

3.0 Proposed Development

The proposals consist of demolishing the existing properties and erecting six new detached chalet bungalows. It is proposed that the new properties will be served from Little Paddocks Way. A new turning head is proposed within the site, at the end of Little Paddocks Way, as turning is currently very tight. In addition, some improvements to Little Paddocks Way are proposed, which will be of benefit to both the new and the existing properties along Little Paddocks Way. These involve the widening of the entrance to Little Paddocks Way and the provision of three passing places.

The proposed new properties are of similar footprints to the surrounding properties and will be set in plots more consistent with the area than the existing arrangement. It is intended that they will be designed in a style in-keeping with the surrounding area and good quality windows, doors and detailing will ensure that a good quality development results.

The existing well planted, green nature of Little Paddocks and Little Paddocks Way is extremely apparent and the new development proposes to retain the majority of the existing trees, and particularly those covered by a Tree Preservation Order, together with hedges and shrub planting. Additional planting along boundaries will also provide screening and it is proposed that all front

gardens and verges will be planted so that the new properties are set within a green landscape in-keeping with the surrounding area.

Each property will be provided with its own on plot garage and driveway to avoid on road parking either within the site or on surrounding roads. in order to maintain the well screened nature of the site from the road. This also ensures that the houses do not dominate the view from the road.

4.0 Sustainability

Little Paddocks Way is a brownfield site conveniently located within a short distance of the Ferring shops. Frequent buses provide a short bus journey into Goring shops and the main centre of Worthing. The development also allows space for cycle storage within garages.

Traditional sustainable materials are intended to be used, including facing brickwork, plain tile hanging and plain roof tiles. Water butts may be provided in gardens.