ARUN DISTRICT COUNCIL
No. FG 46 10

Town & Country Planning Solutions
PLANNING & DEVELOPMENT CONSULTANTS

Proposed demolition of existing bungalow
and erection of two single storey bungalows
at 15, West Drive, Ferring, West Sussex BN12 5QZ

Planning, Design and Access Statement

Town and Country Planning Solutions Ref No: TCPS 445
March 2010

[redacted]

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Appendices

1. Appeal decision (dated 9th November 2009) relating to the land rear of 5 West Drive, Ferring.

1 Introduction

1.1 This Planning, Design and Access Statement accompanies a full planning application submitted to Arun Sussex District Council on behalf of M J H Developments Ltd. The planning application relates to land at 15 West Drive, Ferring, West Sussex.

1.2 As shown on the site location plan on drawing no. 10/14/01, the property is located on the eastern side of West Drive approximately mid way between its two junctions with Oval Waye to the west. The land contains a detached, single storey bungalow set back approximately 6m from the road frontage. On the northern side of the property is an access driveway serving a single detached garage located to the rear of the bungalow.

1.3 The property has a substantial 0.12 hectare curtilage which includes a very large and relatively flat, back garden area. The property has a 22.4m frontage to West Drive and an overall depth of about 54m.

1.4 The area is residential in character and while the properties fronting West Drive are all detached, they vary in terms of their plot sizes, architectural appearance, size and height. The majority are located along the road frontage but some are situated further back from the highway, and most notably, those to the rear of 5 West Drive, at 11 West Drive and at 23 West Drive, which are all close to the application site and on the same side of the road.

1.5 In November 2008, a full planning application was submitted to Arun District Council to erect a three bedroom bungalow and single storey garage to the rear of the existing bungalow at 15 West Drive. The planning application (no. FG/158/08) was refused planning permission and was subsequently the subject of an unsuccessful appeal decision issued on 9th November 2009 (a copy of appeal decision letter is contained in appendix 1 attached).

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1.6 This Statement describes a revised proposal to redevelop the land, and explains the planning, design and access considerations that have been taken into account in preparing and submitting the planning application. Reasons for granting planning permission are summarised in the final section of this Statement.

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2. The Proposed Development

2.1 The proposed redevelopment scheme is shown on submitted drawing no. 10/14/01. The proposal is to demolish the existing single storey bungalow on the site and subdivide the plot in order to construct two single storey bungalows in the position shown on the block plan.

2.2 In order to respect the building alignment between no. 11 West Drive to the north of the site (which is set back approximately 27m from the road frontage) and no. 17 West Drive to the south of the site (which is set back approximately 7m from the road frontage), the two proposed dwellings would have a staggered, set back relationship. The proposed dwelling on plot 1 would be set back 17m from the road frontage whereas the proposed dwelling on plot 2 would be set back approximately 15.2m from the road frontage.

2.3 The bungalows would have a separate driveway leading to an integral garage and turning area in front of each property. The existing point of access from West Drive would be retained in order to serve the proposed dwelling on plot 1 but a new access would be created to serve the proposed dwelling on plot 2.

2.4 The two residential plots formed by subdividing the site would be rectangular in shape. Each plot would have a 11.2m wide road frontage and an oval depth of between 53.5m and 54.8m.

2.5 Each of the bungalows would have a minimum 22m long private rear garden area and have a 1m separation distance with the side boundaries of each plot.

2.6 The dwellings themselves would have a maximum footprint area of 9.2m wide and 15.4m long containing a floor area of approximately 120sqm. As shown on the floor plan (forming part of drawing no. 10/14/01) the front door would lead into a hallway serving a master (on-

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suite) bedroom at the front, a second bedroom, dining room and bathroom within the central part of the floor area and separate kitchen and living room accommodation at the rear.

2.7 Both dwellings would have fully hipped roofs with an eaves height of 2.3m and a maximum ridge height of 6m. The roof slope would be punctuated by a chimney at the rear right hand corner of each building.

2.8 Each bungalow would have matching fenestration but their appearance would be varied through the use of different facing materials. The walls would be constructed in red/brown multi stock brick work with red stock bricks used to form quoins at the corners of the building. The sills to the window on the front elevation will be constructed in stone. The external finishes to the front elevation of the proposed dwelling plot 2 would be constructed in a mixture of flint and brickwork. All windows, fascia boards and doors would be white UPVC except for the garage doors which will be timber.

2.9 Details of the proposed materials and landscaping to the open plan front garden areas can be made the subject of appropriate planning conditions.

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3. Planning, Design and Access Considerations

3.1 At the national level, planning policy advice contained in Planning Policy Statement (PPS) 3 (Housing) seeks, among other things, to ensure that efficient and effective use is made of housing land within sustainable urban locations. PPS3 also seeks to ensure that in seeking to achieve minimum housing densities the equivalent of 30 dwellings per hectare (dph), appropriate design measures are used in order to ensure that new housing development reflects and appearance of the surrounding area.

3.2 At the regional level, planning policies are contained in the South East Plan (SEP) published in May 2009. Policy H5 relates to housing design and density. The Policy states that *"In conjunction with the delivery of high quality design and in order to make good use of available land and encourage more sustainable patterns of development and services, higher housing densities will be encouraged, with an overall regional target of 40 dwellings per hectare over the plan period."*

3.3 At the local level, planning policies are contained in the Arun District Local Plan which was adopted in April 2003. Towards the end of September 2007 however, policies contained in the Local Plan became 'time expired' under the provisions of the Planning and Compulsory Purchase Act 2004. Nevertheless, a number of policies have been 'saved' (with the agreement of the Government Office for the South East) until the District Council has adopted Local Development Framework documents to replace the current Local Plan. While the District Council is currently progressing a Core Strategy Development Plan Document to replace the Local Plan, this has not reached a stage where any weight can be attached to it as a material planning consideration.

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3.4 In the meantime, the relevant adopted Local Plan Policy is GEN7 (The Form of New Development) which sets out various criteria for helping to access all development proposals. In particular, all proposals need to respect the character and appearance of the area and avoid harm to the living conditions to neighbouring occupiers.

(i) The Planning History

3.5 The appeal decision dated 9th November 2009, (contained in appendix 1 attached) relating to the previous proposal to construct a bungalow on the rear part of the application site, also comprises a material planning consideration. Indeed, the decision letter has influenced the proposal to put forward an alternative form of development that would still make efficient and effective use of the land whilst overcoming the concerns expressed by the Planning Inspector in dismissing the previous appeal.

(ii) Amount of Development

3.6 The proposal would result in construction of a replacement dwelling and an additional dwelling. With a site area of 0.12 hectares, the existing dwelling on the site amounts to an equivalent density of just 8 dph. The proposed subdivision of the plot would create an equivalent density of nearly 17 dph and, while this would be still substantially below that advocated in PPS3 and the South East Plan, any greater intensification of development would be out of keeping with the prevailing low density character of other properties along this part of West Drive.

(iii) Layout

3.7 The proposed layout of each plot would also reflect the character of existing properties on both sides of West Drive. Moreover, the plot widths formed would be directly comparable to the plot widths of other

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dwellings the immediately vicinity to the north and to the south of the site. The staggered position of the proposed bungalows will provide a better transition in the appearance of the building line so as to reflect the set back distance of the neighbouring dwelling at 11 West Drive to the north compared to the closer set back distance of the neighbouring dwelling to the south at 11 West Drive (which generally reflects the other set back distances along the road frontage).

(iv) Scale

3.8 While there are two storey dwellings along West Drive, the predominant character is single storey bungalows and chalet style bungalows. The proposal to construct two single storey bungalows would be in keeping with neighbouring bungalows and the existing bungalow development on the site.

(v) Impact Upon the Character and Appearance of the Area

3.9 The architectural form of the two bungalows as well as their single storey nature would also be keeping with the residential character of the area. The hipped and articulated roof forms, with their limited height, would prevent them from appearing unduly large or dominate within their plot areas and the space between the dwellings and the neighbouring boundaries would also be consistent with other properties in the immediate area.

3.10 Although the style, architectural form and fenestration of the two dwellings would be the same, a degree of individuality and variation would be created through different use of facing materials (again reflecting the range of facing materials used for other properties in the area).

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(vi) Impact Upon Residential Amenities

3.11 As the proposal is to construct two single storey bungalows, there will be no first floor windows. As a consequence, there will be no unacceptable overlooking either between the two proposed bungalows or towards any neighbouring properties within the immediately surrounding area.

3.12 The main outlook from the two dwellings would be towards West Drive and the private rear garden areas. The windows proposed on the flank elevations would either be obscure glazed (in serving bathroom and on-suite shower accommodation) or would serve a secondary bedroom and a dining room.

3.13 With their staggered set back positions, neither dwelling would have any overbearing impact on the immediately neighbouring properties and there would be no undue loss of light. The nearest part of the northern flank elevation on plot 1 would be positioned nearly 5m away from the southern flank elevation of 11 West Drive and the southern flank elevation of the proposed dwelling on plot 2 would be located 6.8m away from the northern flank elevation of 17 West Drive (with an intervening garage building serving the neighbouring property). The proposal would therefore, comply with the Local Plan Policy GEN7 as there would be no harmful impact on the living conditions of either the occupiers of the proposed dwellings or those occupying the neighbouring dwellings.

(vii) Landscaping

3.14 Sufficient space would be available for landscaping especially as the two bungalows would be set back within their plots to enable open plan front garden areas together with a driveway and turning area. The proposed landscaping details to be made the subject of an appropriate planning condition.

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(vii) Access

3.15 The proposal will utilise the existing vehicular access to the site and a second access can be achieved in a form that will be acceptable in highway safety terms. Both properties would have an integral garage with other space available for parking and manoeuvring within each plot.

4. Reasons for Granting Planning Permission

4.1 This Planning, Design and Access Statement accompanies a full planning application submitted to Arun District Council to erect two single storey bungalows in place of an existing single storey bungalow at 15 West Drive, Ferring, West Sussex. The application site is located within the built up confines of Ferring, where planning policies permit residential development in principle subject to there being no harm caused to the character and appearance of the area or the residential amenities of neighbouring occupiers. National and regional planning policies also seek to make efficient and effective use of such land for housing purposes.

4.2 The proposal takes account of a previous appeal decision which was dismissed in relation to a proposal to erect a three bedroom bungalow and garage on the garden land to the rear of the existing property. The response has been to put forward a revised proposal that would still make efficient and effective use of the land for housing purposes but in a revised form that would now overcome the Planning Inspector's concern in dismissing the previous appeal.

4.3 As 15 West Drive occupies one of the largest residential plots in the area and its subdivision to create two residential plots in the revised form proposed, would be in keeping with the range of plot sizes within the immediate area. The size, height, scale, appearance and layout of the two proposed bungalows would also reflect the character of other residential properties in the immediate area. The proposed staggered set back distances of the position of the two dwellings would provide a better transition in the building line along this part of West Drive.

4.4 The two dwellings would each have good size private rear garden areas together with adequate access, parking and turning facilities at the front of the dwellings. Ample space would be available for

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landscaping, which could be made the subject of an appropriate planning condition.

4.5 The spacing height and size of the dwellings, together with the proposed fenestration arrangement, would ensure that there will no unacceptable impact upon the living conditions of those occupying the two dwellings or those occupying immediately neighbouring residential properties around the site. The lack of any first floor windows would ensure that that there would be no unacceptable overlooking and the low profile nature of the two bungalows would ensure that adequate levels of daylight and sunlight are maintained for neighbouring properties to the north and south.

4.6 As the revised scheme would be in accordance with planning policies and would not result in any demonstrable harm, the presumption should now be in favour of granting planning permission subject to appropriate planning conditions.

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