

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

Your ref: PP-08721896
18 March 2021

Dear Mrs Gardner

44 Ferringham Lane, Ferring

This letter accompanies this application for a minor material amendment (under S73 of the Town and Country Planning Act 1990) to planning approval FG/115/17. The permission was granted on 15 March 2018 for 4 no. bungalows and has been implemented so remains extant.

Condition no. 2 of the decision notice lists the approved plans. It is noted that the plans listed are not the most up to date plans on the Council's records, however as they appear in the decision notice, the Local Planning Authority has confirmed that the permission relates to those drawing numbers specified.

The approved layout plan shows four dwellings in a straight line from north to south across the application site with spacing of approximately 1.75m between dwellings. The rear gardens are on the east side of the dwellings and four garage spaces are shown in front of the dwellings. Three further parking spaces are shown adjacent to the existing dwelling no. 44 giving a total of 7 no. spaces on site.

In terms of appearance, the four approved dwellings are identical and are designed with projecting front and rear gables and a dormer window on the rear. The dwellings contain 3 no. bedrooms, two of which are at first floor. The projecting gables provide the windows to the first-floor bedrooms; one facing east and one facing west. The application submission indicates that the dwellings have a floor area of 155sqm, and the total garage floor space is 79sqm, giving a total floor space of 699sqm. However, from the drawings, the dwellings scale larger than this at 170sqm for each unit. This gives a total of 759sqm of floorspace for the approved development.

This application proposes amendments to the design, layout and parking arrangements for the 4 no. bungalows. It has been agreed by the LPA that the proposed changes can be considered as a minor material amendment.

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The revised proposal comprises the following:

Plots 1 – 3

These dwellings will be of similar design to one another, although plot 2 will be a handed version of plots 1 and 3. The front elevations (west) will have a projecting gable with a window at first floor level following the angle of the roof and serving a bedroom. At ground floor level there will be a section of flat roof with parapet projecting forward of the first-floor gable to accommodate an integral garage at ground floor and a covered entrance porch with stacked slate detailing between the two. A small dormer will sit within the main roof slope serving another bedroom.

The rear elevation of each dwelling (east) will have a small gable above the main rear wall with a bathroom window within this gable. At ground floor there will be a flat roof section across the back of the dwelling with a parapet surround. Cedar boarding will be used on the gable and parts of the ground floor whilst the majority of the elevational treatment will be through colour render in bright white and Ibstock Atlas Smooth Blue bricks below damp proof course. The roofs will be Cembrit Westerland fibre cement slates in Graphite. The floor area of each dwelling will be 158.5sqm (including the garage). A second parking space will be available in front of each garage.

Plot 4

The proposed dwelling on plot four does not include an integral garage and proposes a fourth bedroom. Its front elevation will have a similar appearance to plots 1 - 3 with its projecting gable and small dormer window but at ground floor level will have a larger covered porch area and no parapet roof. Stacked slate will be used as a detail either side of the front door.

The rear elevation will have a projecting gable off the northern side of the east elevation and ground floor flat roof section projecting off the southern side. The flat roof will have a parapet wall on the south elevation and an overhanging roof which extends across the gable end to add design interest. The dwelling will be mostly rendered with brick below damp proof course (details the same as plots 1-3) and with cedar boarding to the dormer window on the front elevation. The roof will be in Cembrit Westerland fibre cement slates in Graphite. The floor area of the dwelling will be 167sqm and it will have a detached single garage of 18sqm as well as two further parking spaces.

Comparison with Extant Permission

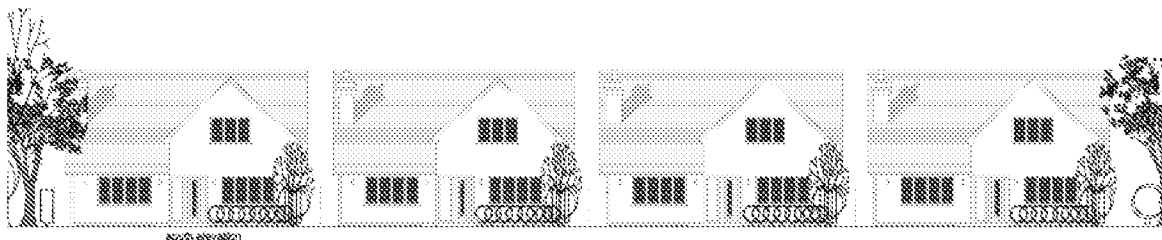
The submitted site plan shows the footprint of the dwellings as approved (shown with a broken line) to provide a comparison with the dwellings as now proposed. The key points to note from this comparison are:

- The proposed dwellings are in a similar location to those approved but are generally narrower providing larger gaps between dwellings and more space about buildings.
- Whilst the proposed dwellings are deeper than those approved, on Plots 1-3 it is largely only ground floor elements that extend beyond the footprint of the approved dwellings.

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- Plot 4 is slightly deeper than the approved dwelling on this plot, but the two-storey element is further from no. 6 Little Paddocks.
- Plot 1 is further from 44 Ferringham Lane with its narrower gable end facing that adjoining property.
- Parking has increased from the approved 7 no. spaces to 12 no. spaces with only one additional bedroom proposed above the approved scheme.
- In addition to the improvement in the distances between proposed dwellings, the removal of three detached garages will give a more spacious feel to the development.
- A more varied and less formal layout will improve the overall appearance of the development. A comparison of the two 'street scenes' are shown below (shown here as accurately as possible in relation to one another):



Approved Scheme



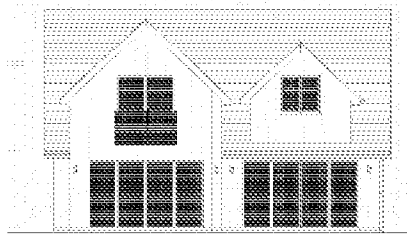
Current Application Proposal

In terms of the general scale and massing of development on the site, the key point to note is that the floor space of all development on the site has been reduced from 699sqm (possibly as much as 759sqm) to 660.5sqm. The following points are also relevant in relation to the design and impact on adjoining residents:

- The dwellings are the same overall height as those approved.
- Habitable windows and balconies have been removed from the first-floor east elevations of plots 1-3; an improved situation for nos. 8 and 10 Little Paddocks as they back onto plots 1 and 2.
- The proposed dwellings have significantly less first floor bulk on the rear (east elevation facing Little Paddocks).

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Approved East Elevation



Typical East Elevation as Proposed

In relation to parking, as mentioned previously, the application proposes 12 no. parking spaces whereas on 7 no. spaces were shown on the approved scheme. Plots 1-3 each have two spaces and plot 4 has three spaces. Three visitor spaces are shown in a similar position to three approved spaces adjacent to the boundary with 44 Ferringham Lane. The site plan also shows a turning space for a fire appliance and refuse lorry. The location of bin stores and cycle stores for each dwelling is also identified.

It is submitted that the amendments proposed will result in a scheme that brings significant improvements over the approved plans as identified above. It will not have any greater impact on the amenities of adjoining occupiers and in fact will represent an improvement by the deletion of east facing first floor windows and balconies, increasing the distance to the existing dwelling no. 44 and removing garaging from boundaries. There will be less bulk to the south elevation of plot 4 and the two-storey element will be further from no. 6 Little Paddocks.

Approval is therefore sought for development as now proposed with an amended condition 2 to list the following plans in place of those previously approved:

2007 - 2.01B Plot 1 floor plans and elevations

2007 – 2.02B Plot 2 floor plans and elevations

2007 – 2.03B Plot 3 floor plans and elevations

2007 – 2.04A Plot 4 floor plans and elevations

2007 – 2.05B Site plan, block plan, location plan and street elevations

Should permission be granted for this development, it is requested that condition 3 is not re-imposed as it has been acknowledged to be ultra vires under application FG/20/20 for the discharge of that condition and consideration be given to the details already approved pursuant to the other existing conditions.

I trust this application includes sufficient information to enable you to determine the application, but should you require any further information then please do not hesitate to contact me.

Appleton Town Planning



Yours faithfully



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Chartered Town Planner

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