

DESIGN AND ACCESS STATEMENT

For

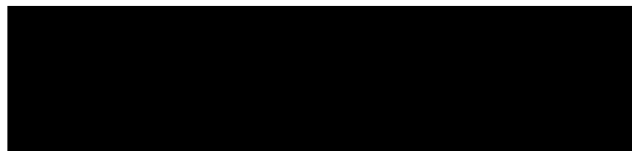
New Build Dwelling

At

Land to Rear of 1 Sea Drive,
Ferring, BN12 5HD



Project No. 2114



March 2022

Revisions

Rev	Description	Date
-	Draft Issue	Feb 2022
-	Final Issue	March 2022

Contents

- 1.0 Introduction**
- 2.0 Existing Setting**
 - 2.1 The Site
 - 2.2 Surroundings
- 3.0 Planning Context & Design Principles**
- 4.0 The Proposals**
 - 4.1 Design
 - 4.2 Access
 - 4.3 Sustainability
 - 4.4 Design Summary

Cover Image: Front view onto Sea Lane

1.0 Introduction

This Design and Access Statement has been prepared to accompany the planning application for a new build dwelling at land to Rear of 1 Sea Drive, Ferring, Worthing, BN12 5HD.

2.0 Existing Setting

2.1 The Site

The site is located Ferring on the South Coast of England as per the below.



Fig 1. The site location is marked by the red dot.

The site sits to the rear of 1 Sea Drive and fronts onto Sea Lane. It is 4 miles to the West of Worthing and is adjacent to the Goring Gap.

The site is currently rear garden space serving 1 Sea Drive and is enclosed by a series of fences and hedges.



Fig 2. The site looking North towards 108 Sea Lane.



Fig 3. The site outlined in Red.

The immediate surrounding area is characterised by detached family sized properties which have been built in a range of architectural styles over a number of years.

2.2 Surroundings

The site is in an urban location, it is close to the town of Worthing which provides a wide range of shopping and leisure facilities and is just a few yards from Ferring beach. There are good road and rail links.

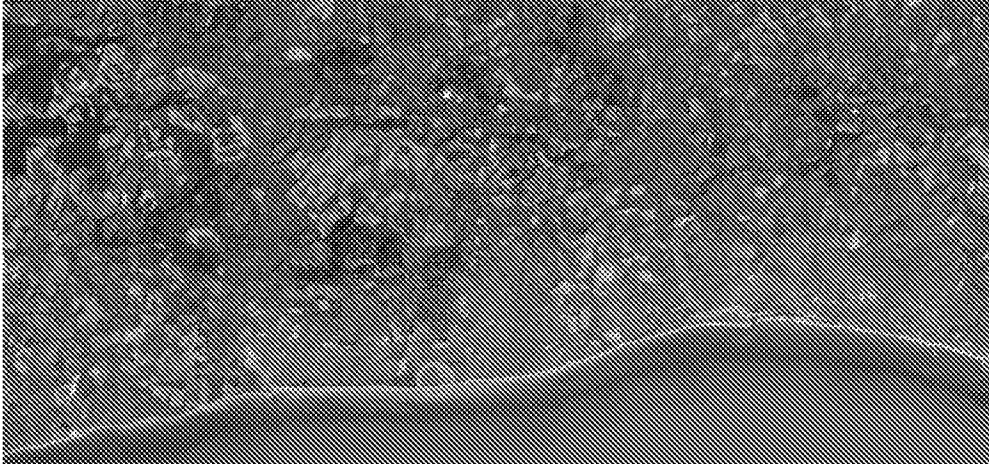


Fig 5. The site location circled in red.



Fig 6. View of the site across the Goring gap from Marine Drive (top) and from Sea Lane (bottom).

The existing properties around the site have been developed in a range of architectural styles over a period of time. Generally larger style family dwellings there is also a block of apartments close to the site which faces onto Sea Drive and Ferring beach.

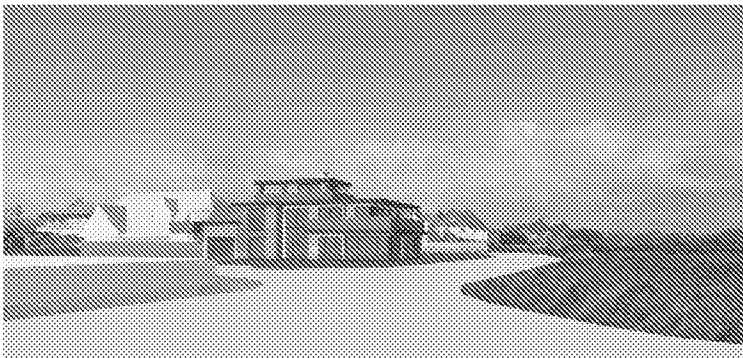
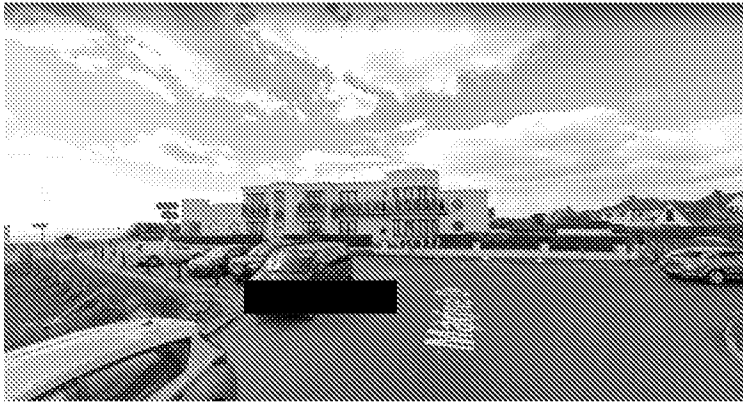


Fig 7. Top: View looking down Sea Lane towards the sea with the site at on the righthand side. Middle: The existing flats at the junction of Sea Lane & Marine Drive. Bottom: The approved re-development of 1 Sea Drive looking towards the site on the left.

3.0 Planning Context & Design Principles

Section 38(6) of the Planning and Compulsory Purchase Act 2004, and Section 70(2) of the Town & Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

To the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

The Development Plan for Arun District includes:

- Arun Local Plan 2011-2031
- Ferring Parish Neighbourhood Plan 2014-2029
- National Planning Policy Framework

The policies from the Development Plan relevant to this application include:

Arun Local Plan

- D SP1 – Design
- D DM1 – Aspects of form and design quality
- D DM2 – Internal Space Standards
- T SP1 – Transport and Development
- ECC SP1 – Adapting to Climate Change
- ECC SP2 – Energy and climate change mitigation
- LAN DM1 – Protection of landscape character
- QE SP1 – Quality of the Environment

Ferring Neighbourhood Plan

- 1A – Spatial Plan for the Parish

The landowner proposes the submission of a planning application for the construction of 1No. dwelling. This follows previous engagement with the Council by way of the submission of a pre-application advice application, reference PAA/126/20/. The response from this submission was mixed, and the concerns raised within will be addressed within this statement.

Principle

The site is located within the built-up area boundary, where the principle of development is acceptable, subject to consideration against other policies within this Local Plan.

It is noted that in line with the adopted Local Plan 2011-2031, the Council proposed to undertake a review of available land to inform a Development Plan Document, which looked to deliver circa 1,250 homes on small sites across the District. However, progress on the Local Plan has stalled. Therefore, in noting the current situation, the Council have confirmed that they cannot demonstrate the suitable supply of housing to meet its needs.

Arun District Council's Authority Monitoring Report – January 2022 confirmed that the Council's Housing Land Supply was around 2.42 years. Accordingly, even a recently adopted Neighbourhood Plan would be found out of date, in light of guidance contained within Paragraph 14 of the NPPF.

As a result, it is our view and that we believe of the Council's Planning Officers, that the tilted balance under Paragraph 11 of the NPPF is engaged. This means that permission should be granted unless adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefits.

In this instance, there are no planning designations relevant to the site. This site is within the built up area boundary, and not within the Spatial Gap between Ferring and Goring.

Therefore, as there is a clear need to boost the supply of housing within the District, and whilst the modest scale of this applications contribution is noted, it is considered to be a contribution nonetheless.

Design and Visual Amenity

The most prominent policies relating to design and visual amenity within Arun District are D SP1, and D DM1 of the Arun Local Plan. In addition to this, Arun recently adopted a Design Guide, which seeks to raise design standards across the District as a whole. Paragraph 130 of the NPPF states that decisions should ensure that development adds to the overall quality of the area, is visually attractive and sympathetic to the local character.

The proposed development seeks to construct a contemporary dwelling within the existing rear garden of the property known as 1 Sea Drive, Ferring. The proposal creates a 3-bedroom family dwelling within a well-established and accessible residential area, which is served by active, and public transport options.

D SP1 of the Arun Local Plan seeks to ensure that development proposals make efficient use of land and reflect the characteristics of the site and local area, with

respect to their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy D DM1 of the Arun Local Plan details 15 factors that development must comply with in order to comply with this policy. These criteria, which are relevant, are laid out in italic text, and are considered separately below. The purpose of this policy is to set out the expectations for the form and the design quality of application proposals within the District.

'1. Character'

The locality has a mixed character and plays host to a variety of dwellings styles and sizes. The contemporary design of the proposal accords with the general character of the area, including the similarly designed buildings of 1 Sea Drive, and Blue Waters. The provision for this dwelling within this plot does not result in a harmful impact upon the character of the area as the existing 'visual' gap is not reflective of the character of the locality. The siting, footprint, and the space between site boundaries is reflective of the locality.

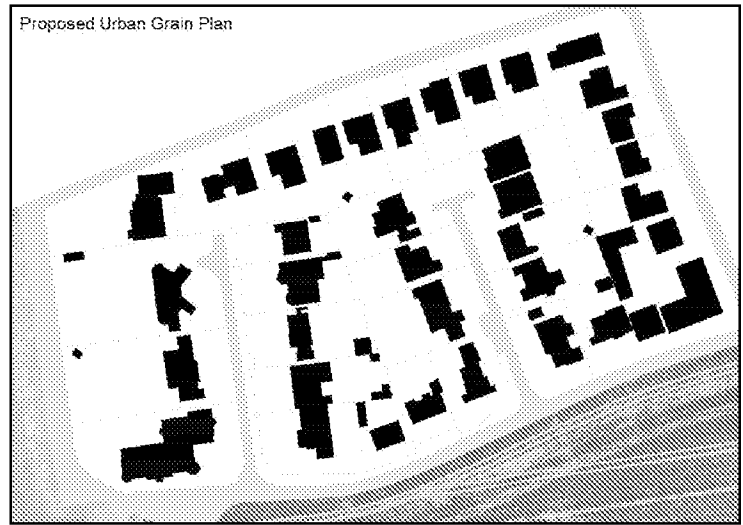
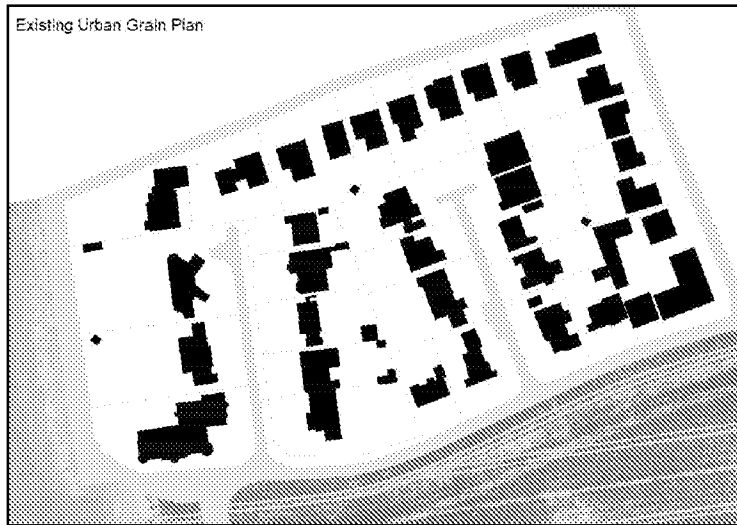
The space to site boundaries on the Northern and Southern sides of the proposal would be 2.4m and 4.5m respectively. The dwelling to the North, 108 Sea Lane, abuts its Northern boundary and is approximately 2m from its Southern boundary. This is the case for the majority of the dwellings along Sea Lane and the Northern side of Sea Drive, as dwellings tend to abut one of their respective boundaries and have a gap of approximately 2m to the other side. Therefore, the development of this site, from a character and spatial perspective is acceptable, and the plot cannot be seen as 'cramped' or 'contrived'. This is due to the special considerations which were considered when designing the layout and the spacing of the plot in order to ensure it reflects that of the local area. The proposed development is considered to conform with criterion (1) of D DM1 of the Arun Local Plan.

'2. Appearance/attractiveness'

The proposed development presents a well-designed, contemporary dwelling which is well sited within its plot. The proposal is informed by the visual characteristics of the locality and considers these local design themes. The contemporary styling is informed by the consented works to 1 Sea Drive, Blue Waters (to the South) and that of the previously consented apartment block. The proposal utilises a palette of high-quality materials, which respond to the character of the area. Further, the roof design takes cues from existing local dwellings, and the commenced development at 1 Sea Drive, insofar as its gable, and flat roofed design.

'13. Density'

The proposed development responds to the existing density and urban grain of the locality. The proposal makes efficient use of land, in accordance with Paragraph 124 of the NPPF, whilst still responding appropriately to the layout of the area. The proposal and its density are reflective of the layout of the properties within the locality, and is best reflected by the urban grain plans, set out below.



As can be seen from the above, the proposal provides an appropriate response to the local density and layout of area. The proposal is informed by the spacing, layout and pattern of the area, and provides a complete, cohesive response to the local layout, sitings and character. The proposed dwelling provides a separation distance of 2.4m to the Northern boundary, 5.7m to the East, 4.5m to the South and 11m to the West. As such, the proposal conforms to criterion (13) of D DM1 of the Arun Local Plan.

'14. Scale'

The proposed development is of an appropriate scale for its location. The two storey nature of the proposal reflects other dwellings in the locality. The height of the dwelling has been designed to match those of the dwelling to the North, 108 Sea Lane, and is lower overall than the dwelling to the South, 1 Sea Drive. The proposal is set back over 5m from the street scene, which is appropriate to the area and is remanent of dwellings within the locality. The siting of the dwelling responds to the 108 Sea Lane, and the set back nature of 1 Sea Drive. As a result of these factors, when viewed from the public realm the scaling of the proposal is appropriate to the locality, and therefore conforms with (14) of D DM1.

As a result of the consideration of the above factors, the proposal is acceptable in design terms and conforms to the requirements of D DM1 of the Arun Local Plan.

In addition to the policy considerations of the site, the planning history of the site is also a large consideration. The site, in connection with the main site of 1 Sea Drive

was subject to a previous planning permission for the demolition of the existing dwelling, and the replacement with a 2-storey building comprising of 8No. 2-bedroom flats and associated external work. This building was contemporary in its appearance and was sited centrally within the plot. As such, this needs to be attributed considerable weight when considering the merits of the proposal at hand, especially in terms of the intensification of the use of the plot.

Arun Design Guide was recently adopted by the Council and provides detailed design guidance in order to raise the standards across the District. The section most relevant to this application is Part P of the Guide, which relates to infill development, and requires that any scheme meets the following criteria:

- Provides a cohesive and unified response to the existing scale, form, massing and design details of surrounding development.
- Ensures that any deviations from the prevailing character of the area form a high-quality design response which complements its surroundings and is appropriate to the scheme's location in the existing street hierarchy.
- Protects residential amenity including access to outdoor space, privacy, and freedom from unacceptable levels of noise and overshadowing.
- Provides level access of an appropriate width to new and existing dwellings.
- Incorporates required levels of cycle and car parking, integrated well with development.
- Respects any significant public views that help define the character of the area's townscape.
- Is in harmony with the prevailing character, building pattern and architectural style of the area.
- Is developed in a site that is large enough to accommodate proposed uses and vehicular access, parking and turning, while retaining gardens and open spaces of an adequate size.
- Maximises outlook for current and future residents.
- Does not sterilise other potentially developable land.
- Avoids tandem developments as a matter of principle.

The proposed development provides a complete, cohesive and unified response to the existing scale, form, massing and design details of the existing surrounding development. This has been detailed previously within this statement, but overall the proposal infills an existing area of open land with a well-designed development proposal. The proposal responds to the existing urban grain, development pattern and character of the area through the creation of a dwelling with an appropriate footprint for the plot size. It provides separation distances from its boundaries which exceed those of most dwellings within the area. Whilst it is not considered that the proposal results in any significant deviation from the prevailing character of the area, it forms a high-quality design response, which complements its surroundings. This is through the proposals contemporary design and roof form, which pays ode to the mixed and varied character of the locality, acting as an intermediary between the more contemporary dwellings to the South, and the more classically designed to the

North. This design allows the development proposal to harmonise with the established character of the locality and provides a building of design merit in an attractive area of the District. Views of this area are not 'significant public views', however, the general amenity value of the area is of note, and therefore the benefit to providing an attractive dwelling in this location should be of notable weight.

Further to this, the proposal is not tandem development. Tandem development (or backland development) refers to development on land set back behind existing properties. Whilst this development may be sited to the rear of 1 Sea Drive, it faces onto Sea Lane and had direct access onto this road. As a result of this, the nature of the proposal, and the way that it operates is entirely separate to 1 Sea Drive as a residential dwelling.

There has been previous engagement with the Council regarding this development proposal, in the form of a pre-application submission, reference PAA/126/20/. The response received regarding this development proposal was mixed, however, the main concerns have been set out and addressed below:

"The proposed dwelling is sited in the back garden of the host dwelling, and is of a similar scale and appearance to the existing dwelling at 1 Sea Drive."

The proposed dwelling is smaller footprint and bulk than 1 Sea Drive and similar to 108 Sea Lane. The site would have its own independent access on to Sea Lane. Therefore, the proposal will not operate as a development in the 'back garden' of a dwelling and is of a significantly lesser scale than the existing dwelling at 1 Sea Drive.

"The construction of a dwelling in the rear garden is considered to be at odds with the layout of the area, and result in a harmful impact upon its character and appearance."

The proposed dwelling conforms to the layout and the existing urban grain of the area. This has been set out within the attached diagrams. The dwelling is appropriately sited within a plot which is representative of those within the locality. When the wider locality is taken into account, including the pattern of development along the Western side of Sea Lane, the infill proposal can be seen to be appropriate for this area. Therefore, the proposal conforms to Part P of the Arun Design Guide and does not appear at odds with the area.

"The establishment of a separate dwelling, and the resultant associated intensification of the plot are considered to have a harmful impact upon the locality."

The proposed development seeks to construct one, three-bedroom family dwelling. The proposed use of this dwelling as a residential home will not result in any harmful intensification of use of the plot. The vehicle movements associated with a residential dwelling are not considered to be significant, and a study room has been provided to allow for 'working from home'. This factor is considered to reduce in prospective daily vehicle movements to a place of work.

The 'fall-back' permission for this site, which was for a two-storey, eight-bedroom apartment block. This previous permission was confirmed to not result in an over-intensification of use of the plot, which was supported by West Sussex County Council Highways. Therefore, evidence suggests that the site could accommodate a far more intensive use than what is proposed within this planning permission. The proposed use of the site to serve a residential dwelling does not result in an unacceptable over-intensification of the use of the site.

“As a result of the proposal following the building line of the host dwelling, it results in the introduction of a large flank wall into the views when looking Southwest along Sea Drive.”

The design of the development proposal has been amended following the pre-application submission, to remove the harm to the street scene from this viewpoint. In part, this is through the adjustment of the siting of the proposed dwelling, as the dwelling has been pushed back and reorientated in order to reflect the building line of the dwelling to the North (108 Sea Lane), providing a more cohesive and consistent frontage along Sea Lane. Further, the roof form of the dwelling has been designed to be at its lowest point when viewed from this viewpoint. This factor, alongside the use of two-tone materials, significantly reduces the appearance and removes any potential for visual dominance of this elevation of the dwelling when viewed from the public realm.

To conclude on matters of design and visual amenity, the proposed development can be seen to be a well-designed development, which responds to local character and the plot.

Neighbouring and Prospective Residential Amenity

Policy D DM1(3) of the Arun Local Plan relates to the impact the proposed development has on the uses and occupiers of nearby properties and land. This is predominantly in relation to matters of loss of light, privacy and overbearing impact.

The proposed development does not result in any harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. The proposed dwelling provides a separation distance of 2.4m to the Northern boundary of the site and is sited slightly further forward within its plot. As can be seen within plan reference 2114 PL 001 – Rev. B, the proposal does not conflict with the 'right to light' line when taken from the lounge window of this dwelling to the North. Due to its siting, the proposal does not abut an area of this neighbouring dwelling which is within frequent use as an amenity area, or a walkway to provide access to this dwelling. As such, there is no harmful overbearing impact to the neighbouring dwelling. There is one first floor window on this neighbouring property which faces towards the application site, on its Southern elevation. However, it should be noted this is not the only opening serving this room. Further to this, the proposal accords with the 45-degree light test from this window. Therefore, the proposed development

does not have any harmful impact upon the residential amenities of the occupiers of the dwelling to the North.

In addition to this, the proposal does not have any harmful overbearing or overshadowing on the occupiers of 1, or 3 Sea Drive, due to its separation distance from these nearby occupiers.

With regard to potential for overlooking from the proposed development, the dwelling has been designed to maximise the outlook of the proposed development, which involves the main fenestration detailing to be focussed on its Eastern elevation. This accords with this specific criterion of Part P of the Arun Design Guide, which requires development proposals to maximise outlook. There are openings at first floor level on the rear (Western) elevation of the proposal, however these are very minor in their width, and are mainly to provide a design feature when viewed internally. In addition to this, these windows will be obscure glazed. The outlook from these windows will not result in any loss of privacy to nearby occupiers, because any views from these windows will be oblique.

The proposed development provides a high-quality living environment for prospective occupiers of the dwelling. This is through the provision of a private amenity area which would not be subject to any overbearing or overshadowing impact.

Therefore, the proposed development can be demonstrated to not result in any harmful impact upon the residential amenities of nearby occupiers and creates a high-quality residential environment for the prospective occupiers of the site, in accordance with D DM1(3) and QE SP1.

Means of Access & Highways

The proposed development is submitted alongside an Access Appraisal detailing the visibility splays available from the site. This demonstrates that the site can provide safe access onto Sea Lane. The vehicular movements associated with the residential dwelling are very minor, and therefore cannot be considered to result in any 'severe' impact upon the operation of the local highway network.

The proposed development provides the expected parking demand of two spaces, as set out within the Arun District Council Parking Standards SPD.

The impact of the proposed development is not anticipated to have a significant impact on the operation of the local highway network and provides an appropriate amount of parking for the application proposal. Therefore, the proposed development conforms with the requirements of T SP1 of the Arun Local Plan.

Landscaping and Ecology

Whilst no formal details have been provided as part of this development proposal, appropriate measures relating to landscaping and ecology can be confirmed by way of condition. Indicative planting is shown on the site plan, and makes a landscape contribution to the locality through the introduction of managed areas of foliage adjacent to the road-facing boundary of the development. The proposed development is appropriate in landscape and ecology terms.

Conclusion on planning matters

The proposal represents a well-designed infill proposal, that conforms to the design standards within the Development Plan, and the Arun Design Guide. The proposed dwelling appears sympathetic to the character of the local area and is well informed by the design cues within the area. In addition to this, the proposed does not result in any harmful impact upon the residential amenities of nearby occupiers, or the local highway network.

As such, we respectfully request that the application is approved, given its compliance with the Development Plan.

4.0 The Proposals

4.1 Design

The design has been developed in response to the context and local planning guidance. All spatial requirements for internal and external areas and distances to surrounding properties have been met. It is a unique building that is about its place.

The new property has been set to the axis and ridge height of 108 Sea Lane and set back as far as possible from the road edge to ensure that it merges with the street scene. The internal layout ensures that there are no views out from the first floor at the rear to protect the privacy of surrounding properties.

Living accommodation has been set at first floor level to maximise the opportunity to take in views of the sea and the open space which are a unique feature of the site.

The proposed dwelling provides family accommodation comprising of 3 bedrooms, study, bathroom and en-suite with a kitchen family space and living room to the first floor. An external terrace sits to the front with connections to both the living room and kitchen family areas. There is a detached garage with a garden room behind.

The contemporary design style compliments the recently approved development of 1 Sea Drive (now commenced) and other properties in the area. The gable form is a response to the existing properties along Sea Lane and the flat roofed element compliments the approved scheme at 1 Sea Drive and the existing flats building beyond.

This proposal fits within the urban grain of the area as illustrated by our diagram, drawing number 2214 – PL - 101. It seeks to replace the current “missing tooth” along the Sea Lane frontage. The proposal also compliments the existing density of the locality as can be seen by our diagram drawing number 2214 – PL - 104. The density of this proposal is considerably lower than the previously approved flats scheme for the site as per our diagram drawing number 2214 – PL - 103.



Fig 10. View along Sea Lane from the Goring Gap

A contemporary palette of quality hard wearing materials has been selected to articulate the design and to create a robust building that will become an asset to the area.



Fig 11. Materials – Timber cladding, standing seam zinc, aluminium sliding doors and flush fitting rooflights

4.2 Access

Access to the site is off Sea Lane via a proposed driveway to the front of the property where there will be two parking spaces.

The requirements of approved document M are incorporated into the design including a flush threshold to the front entrance door and internal door widths.

4.3 Sustainability

The design incorporates overhangs to minimise the extent of solar gain and reduce the need for mechanical cooling systems.

By maximising the amount of natural daylight into the plan the requirements for the use of artificial lighting during daylight hours are reduced.

The proposal is to use a structurally insulated panel (SIP's) system which will provide enhanced thermal performance and air tightness.

The requirements of approved document L are incorporated into the design.

4.4 Design Summary

The site is in a sustainable location and is within easy reach of shops, schools, library, Church, the beach and other recreational facilities.

Environmentally sustainable features have been incorporated into the proposals.

The scale and density of the development are in keeping with the character of the surrounding area.

This proposal seeks to make use of an existing vacant site and great care has been taken to ensure that the design fits comfortably within the existing pattern, density, and grain of development as well as the street scene.

It seeks to create a family dwelling which provide quality accommodation in an area where there is presently strong demand.

The design has been developed in response to the context and local planning guidance. It is a unique building that is about its place. It is a piece of architecture which aims to become an asset to the area.

