

Planning Statement

No.1 Sark Gardens, Ferring, BN12 5QB

Application for Side Extension, Change of External Materials to Smooth White Render, Relocation of Rear Garden Wall, Installation of 1.8m Close-Boarded Fence Fronting a Highway, and New Permeable Resin Driveway

1. Executive Summary

This application seeks planning permission for a single-storey side extension, internal alterations to create a new en-suite and utility room, a change of external materials from facing brickwork to smooth white render, the relocation and replacement of the rear garden boundary wall with a 1.8m close-boarded timber fence fronting a highway, and the installation of a new fully permeable resin driveway finished in Vubamac St Ives, a light natural colour.

The proposals represent a proportionate, well-designed enhancement to the property that respects local character, maintains neighbour amenity, and complies with national and local planning policy.

2. Site Context

No.1 Sark Gardens is a detached dwelling located on a corner plot within a quiet residential cul-de-sac in Ferring. The rear boundary fronts Sark Gardens, which is a minor, non-classified road serving only local residential traffic.

The surrounding area features a mix of brick and rendered dwellings, with varied boundary treatments including dwarf brick walls, timber fencing, and hedging. The site is not within a conservation area, not listed, and not subject to Article 4 Direction.

3. Description of Proposed Development

3.1 Side Extension

- A modest single-storey side extension on the eastern elevation.
- Subordinate in scale and massing.
- Finished in smooth white render to match the updated external appearance of the dwelling.
- Roof form designed to integrate seamlessly with the existing structure.

3.2 Internal Alterations

- Creation of a new en-suite bathroom to the main bedroom.
- Formation of a new utility room to improve household functionality.
- No external visual impact beyond the footprint of the extension.

3.3 Change of External Materials

- Replacement of existing facing brickwork with smooth white render.
- The finish is consistent with other rendered properties in Ferring and improves weather resistance, thermal performance, and visual coherence.

3.4 Relocation of Rear Garden Wall & Installation of 1.8m Fence

- The existing rear garden wall will be moved forward within the applicant's land.
- A new 1.8m close-boarded timber fence will be installed 1500mm forward of the existing dwarf brick boundary wall.
- The fence fronts Sark Gardens, a minor non-classified road, and therefore exceeds the GPDO 1m height limit for highway-fronting boundaries — requiring full planning permission.
- The fence provides essential privacy and security due to the property's corner-plot exposure.

3.5 New Permeable Resin Driveway

- Installation of a new driveway finished in Vubamac permeable resin, colour St Ives (light natural tone).
- The system is fully permeable, ensuring compliance with SuDS requirements and eliminating the need for additional drainage infrastructure.
- The driveway replaces existing hardstanding and integrates visually with the updated render and boundary treatment.

4. Planning Policy Compliance

4.1 National Planning Policy Framework (NPPF)

The proposal aligns with NPPF principles by:

- Enhancing the quality, functionality, and sustainability of the home.
- Using high-quality materials and design.
- Protecting residential amenity through appropriate boundary screening.
- Supporting sustainable drainage through a permeable driveway system.

4.2 Arun District Council Local Plan & Ferring Neighbourhood Plan

The proposal complies with local design policies by:

- Maintaining appropriate scale and massing.
- Using materials sympathetic to the local vernacular.
- Ensuring boundary treatments are visually appropriate and do not harm the streetscene.
- Providing a coherent, well-designed frontage that integrates with existing suburban character.

5. Justification for 1.8m Fence Fronting a Highway

Because the fence fronts a highway, the GPDO height limit is 1m. The proposed 1.8m height therefore requires planning permission. The following justification is provided:

5.1 Minor Non-Classified Road Context

- Sark Gardens is a minor, non-classified residential road with very low traffic volumes and speeds.
- The fence does not front a strategic or classified route, reducing any potential streetscene sensitivity.

5.2 Privacy & Security

- The corner-plot geometry exposes the rear garden directly to the public realm.
- A 1m boundary offers no meaningful privacy for the applicant or neighbouring properties.
- A 1.8m fence provides appropriate screening and security without appearing overbearing.

5.3 Streetscene & Character

- Close-boarded fencing is common in Ferring and does not appear out of character.
- The fence sits 1500mm forward of the existing dwarf brick wall, maintaining a layered, visually softened boundary line.
- The height is proportionate to the scale of the dwelling and surrounding boundary treatments.

5.4 Highway Safety

- The fence does not obstruct visibility splays for vehicles or pedestrians.
- Sark Gardens' low-speed environment ensures no adverse impact on highway safety.

5.5 Amenity

- No adverse impact on neighbouring properties.
- The fence improves privacy for both the applicant and neighbours by reducing overlooking from the public road.

6. Design & Appearance

- Smooth white render provides a clean, modern finish consistent with other properties in the area.
- The fence is a standard, unobtrusive suburban boundary treatment.
- The permeable resin driveway (Vubamac St Ives) complements the render and provides a high-quality, natural-toned finish.
- The combined works enhance the visual coherence of the property.

7. Impact on Neighbouring Amenity

- No loss of daylight or sunlight.
- No overlooking or loss of privacy.
- No overbearing impact due to modest extension scale.
- Fence improves privacy without harming the streetscene.
- Permeable driveway reduces surface water run-off, benefiting local amenity.

8. Access, Parking & Drainage

- No changes to vehicular access.
- Parking provision remains unchanged.
- The permeable resin driveway ensures full compliance with SuDS requirements, reducing flood risk and improving drainage performance.

9. Sustainability & Biodiversity

- Render improves weather resistance and thermal performance.
- Opportunity for water-efficient fixtures in the new en-suite.
- Permeable driveway reduces surface water run-off.
- No meaningful habitat loss; works occur within residential curtilage.

10. Conclusion

The proposed development at No.1 Sark Gardens is a proportionate, well-designed, and policy-compliant enhancement to the dwelling. The side extension, internal alterations, material change, permeable driveway, and 1.8m fence fronting a minor non-classified road collectively improve the property without causing harm to local character or neighbour amenity.

The application should be supported.