

PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT to be read in conjunction with drawings submitted for:

The Tudor Close Public House, Ferringham Lane, Ferring, BN12 5NQ

Revised submission to provide additional unit in roof space plus other changes including retention of flat roof extensions and new dormers to courtyard elevation; conversion of existing Public House (Use Class A4) to create 8 No residential units comprising **1 No 1-bedroom units & 7 No 2-bedroom units** & the erection of 2 No 1-bedroom semi-detached bungalows, associated car parking & landscaping; *(revised application further to permission granted under FG/105/20/PL).*

Introduction:

The application site is a large thatched roof, part single, part two storey building which was previously in use as a public house with associated access and parking around the outside. The locality is mixed with residential areas to the west, south and north and Ferringham Lane village centre to the east which consists of a parade of shops with residential properties above.

The site is not within a Conservation Area. The existing property is a designated a building of character, a non-designated heritage asset.

Executive summary

The proposed development is being advanced to optimise the efficient use of the building to provide 8 no. residential units (rather than 7 previously) whilst respecting the character of the building and maintaining and respecting privacy to adjoining properties.

The number of proposed residential units has increased by one, without extension, achieved by making more efficient use of the existing floor areas (including currently vaulted areas at first floor) resulting from the previous use of the building as a pub; the internal changes reconfigure the space to create 7 x 2 beds and 1 x 1 bed within the existing building (as opposed to 5 No 1-bedroom units & 2 No 2-bedroom units under the FG/105/20/PL permission).

Externally the proposed development will be substantially similar to the existing. The changes to facilitate additional rooms will predominantly involve additional windows facing internally to the courtyard. The applicant appreciates that the building is one of both local interest and 'a building of character' which is why they are investing heavily in replacing the thatch roof as opposed to re-roofing in tile.

The erection of 2 No 1-bedroom semi-detached bungalows remains the same as the previous permission.

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Planning history:

FG/105/20/PL - Conversion of existing Public House (Use Class A4) to create 7 No residential units comprising 5 No 1-bedroom units & 2 No 2-bedroom units & the erection of 2 No 1-bedroom semi-detached bungalows, associated car parking & landscaping (resubmission following FG/46/20/PL). This application affects a Public Right of Way & is in CIL Zone 4, CIL Liable for new dwellings. – PERMIT

Design and Development Objectives:

- Preserving those elements of the building that make a positive contribution to the heritage asset;
- Making more efficient residential use of the building by making more efficient use of the existing floor areas (including currently vaulted areas at first floor) resulting from the previous use of the building as a pub;
- Absorbing the development in the townscape and respecting local vernacular.

Traffic light highlighting and underlining added for emphasis throughout report with regards to assessment of planning balance against the applicable criteria.



Above – Aerial photo. **The Tudor Close Public House** circled red.

Below – **The Tudor Close Public House**

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Design content:

The submitted plans clearly indicate the proposed layout.

Design, Layout, Amount, and Scale

The property has been much altered and extended in the past. The proposed development has been constructed in good quality materials sympathetic to the existing characterful building.

The external appearance of the building will remain substantially unchanged.

In setting out the new development, care has been taken to the need to maintain the character of the building. The internal layout of the proposed development substantively follows the established pattern.

The number of residential units has increased by one; the sole change is to make more efficient use of the existing floor areas (including currently vaulted areas at first floor) resulting from the previous use of the building as a pub.

Extracts in italics from previous officer report

DESIGN

Given the limited fenestration changes the conversion of the existing building is considered to be acceptable. The extension to add two bungalows to the rear of the property is considered an acceptable addition being one storey in height well below the roof line of the main building. The proposed pitched roofs of the single storey bungalows would be visually integrated and subservient to the design of the existing building in accordance with policy D DM4 of the ALP.

The area is characterised by flats above shops in the nearby local shopping

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parade and detached single and two storey detached houses sitting comfortably on their plots elsewhere. The two units at the back of the building would fit in with the overall design of the area in that they are of a reasonable size with acceptably sized rear gardens and although attached they mirror other detached bungalows in the area that are in very close proximity to each other thereby appearing attached. The design of the proposal is consistent with the emerging Arun's design guide which requires that the first step in the design process should generally be the preparation of a detailed appraisal of the development plot and its surrounding context in order to ensure a clear understanding of the site and its wider setting. This should identify the opportunities presented by various aspects of the site and its surrounds, which will inform the upcoming development proposal. A site appraisal defines the unique characteristics of the development site in spatial terms, and highlights existing relations within the immediate and wider area.

The development would be in accordance with the character and appearance of the immediate locality and would not result in an unacceptable harm to the character and appearance of the surrounding area in conflict with policies D SP1, D DM1 and D DM4 of the Arun Local Plan.

INTERNAL AND EXTERNAL SPACES STANDARDS

The dwellings proposed have been demonstrated to be in accordance with the Nationally Described Space Standards and therefore the proposal would accord with policy D DM2 of the Arun Local Plan.

The apartments and two proposed houses have all been provided with external amenity space. The two houses have garden lengths of 16 metres which comfortably exceeds the standard within the Arun Design Guide. There are no specific standards for apartments within the emerging design Guide except for a communal garden standard of 40 sq.m. which does not apply in this case. Given the difficulties of providing open space in the conversion of a historic building together with the proximity of the site to the beach and other open space it is considered the units have been provided with sufficient and acceptable external amenity space.

The proposed arrangement of accommodation and curtilage retains and offers privacy to the existing and proposed dwellings and uses. Any anticipated associated use / enjoyment of land surrounding the building would not materially harm the character and amenities of the area. The proposed development will not cause overshadowing or overlooking.

The proposal provides a good quality design and layout in accordance with accepted urban design principles and would be of a design and materials that reflect the local area and characteristics in accordance with the applicable policies below.

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Heritage considerations:

The applicant is well aware of the history and heritage aspects of the property.

The existing property is a designated a building of character, a non-designated heritage asset. A detailed heritage statement has been included with the application in accordance with para 189 of the National Planning Policy Framework (NPPF) and as such the application can be assessed in accordance with para. 190 of the NPPF and Para 197 of the NPPF which requires that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.'

The development is acceptable in terms of having a limited impact on the building as a whole as a result of the extension to the rear being single storey which means the new roof would not be visible from the street giving the building an acceptable appearance. The single storey extension is considered to relate sensitively to this building of character in accordance with policy HER DM2 of the Arun Local Plan.

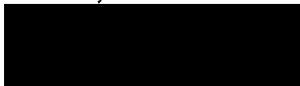
In accordance with chapter 16 of the National Planning Policy Framework 2019 (NPPF), relevant paragraphs *reproduced below for reference (underlining added)* it is considered that the works proposed will ensure that *less than substantial harm* to the significance of a designated heritage asset is created.

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Proposals affecting heritage assets

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. **The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.** As a

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minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. **They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.**

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

200. Local planning authorities **should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.** Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Policy considerations:

The application site constitutes previously developed land and is sustainably located. It is considered that the application will compare favourably against the following additional policy guidance; traffic light highlighting added.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1 D DM1 Aspects of form and design quality
 DDM2 D DM2 Internal space standards
 DDM4 D DM4 Extensions & alter to exist builds (res and non-res)
 DSP1 D SP1 Design
 HERDM2 HER DM2 Locally Listed Buildings or Structures of Character
 ENVDM4 ENV DM4 Protection of trees
 QEDM3 QE DM3 Air Pollution
 OSRDM1 Protection of open space, outdoor sport, comm & rec facilities
 TSP1 T SP1 Transport and Development
 WDM3 W DM3 Sustainable Urban Drainage Systems

Ferring Neighbourhood Plan 2014

Policy 1A A Spatial Plan for the Parish

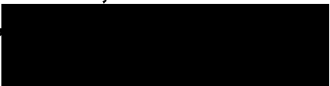
SUPPLEMENTARY POLICY GUIDANCE:

SPD3 Parking Standards

National Planning Policy Framework 2019 (NPPF)

Making effective use of land

117. Planning policies and decisions should **promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions**. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

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118. Planning policies and decisions should:

a) encourage multiple benefits from both urban land,
 c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

119. Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them.

Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Delivering a sufficient supply of homes

59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Building a strong, competitive economy

80. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

Considering development proposals

108. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

110. Within this context, applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

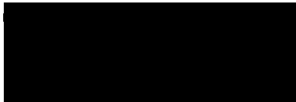
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

128. Design quality should be considered throughout the evolution and assessment of individual proposals.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should

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also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Interim statement on Climate Change / Sustainable design:

In order to accord with Sustainable Construction, Renewable Energy and Energy Conservation principles the applicant is keen to make the proposed development very sustainable / 'future-proofed' due to the high cost of fossil fuels. The finished development will be designed with high levels of insulation and as such far exceed the 10% renewables Policy requirement.

Sustainability

All aspects relating to sustainability, including the economic, social and environmental performance of the proposals have been considered to ensure the proposals withstand the test of time. Renewable technologies have been considered and rejected for this site due to existing site and building constraints. There are however a number of passive systems adopted in the design that will reduce the energy demand in the apartments and therefore contribute to the sustainable credentials of the building.

Low energy space lighting will be used throughout. A highly efficient boiler will be installed to provide heating and hot water to each dwelling. Energy efficient appliances will be installed to all new apartments. Water saving measures are also proposed. The requirement is for new residential developments to demonstrate that the development is capable of achieving a maximum internal water use of 105 litres per person per day. This will be achieved in this project through installation of flow restrictors on taps, showers and baths on all water outlets as well as dual flush toilets.

Materials Specification - The "Green Housing" specification guide - The choice of materials is intended to accord, wherever possible, with the Green Guide to housing specification with the use of an overall summary rating of A for the composition of the external walls, roof and glazing systems, etc in order to minimise environmental impact, the summary of the rating includes for longevity of material, recycled input, recycle ability, currently recycled and energy saved by recycling.

Access and parking

The site is sustainably located within a built up area boundary. The existing access will be re-used to serve the proposed development.

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Adequate car parking exists adjacent to the property. Parking for the proposed development follows the pattern of parking in the vicinity and retains a neighbourly relationship with adjoining properties.

The traffic generated will be compatible with the environmental character of the area and can be accommodated adequately on the surrounding road network.

Conclusion:

The scheme suitably takes into account all Policy guidance, reflects its location both in scale and design and will not have a detrimental effect on the area.

The proposed development is located within the built up boundary where the principle of sustainable development is acceptable and supported by National and Local Plan policies. The wealth of evidence is that, in view of the presumption in favour of development enunciated by Central Government, planning permission should be granted in respect of the application, because there is no interest of acknowledged importance demonstrably harmed, and more particularly:

- The proposed development will maintain and enhance the character of the existing property.
- There is a general presumption in favour of development given the site's sustainable location.
- The proposed development makes the best use of this previously developed site and efficient use of the building so as to “**promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions**” (NPPF 18 paragraph 117).
- The proposal involves the promotion of the more effective use of under-utilised land and buildings, so as to help to meet identified needs for housing.
- The proposed development is of a form, scale and layout commensurate with surrounding development and would not result in harm to the character of the area or visual amenity.

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- The proposed layout ensures the development is appropriately laid out within the site to take account of neighbouring uses. The design would be in keeping with the surrounding area and would provide a satisfactory relationship between the proposed and existing neighbouring properties.

Thank you in advance of your balanced consideration of the proposed application.

Please maintain a dialogue with myself and the applicants if you have any questions, concerns or matters that require further elaboration.

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