

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

9th September 2021

Dear Sir/Madam,

Submission of application for erection of addition of second floor, part single, part two storey extension and wrap around terrace

LPA Ref: FG/90/21/HH

1 Sea Drive, Ferring, West Sussex, BN12 5HD

"It has been noted that this application has attracted a number of representations. Henry Adams LLP have therefore been instructed to consider and respond to the comments made.

Objections have been received from local residents, Ferring Parish Council and Ferring Conservation Group. The relevant comments have been summarised under the headings below and are responded to thereafter. Concerns relating to landownership and Party Wall Agreements have been raised, however it is noted that these are not planning considerations. It has been confirmed by the applicant's lawyer that the relevant notices have been served. Furthermore, loss of views is not a material planning consideration.

Design and Visual Appearance

The application site is populated by an early 1950s constructed chalet bungalow, sited in a spacious plot. The bungalow has been subject to various extensions over time, as to the South there is a large sunroom area, and to the East there is a single storey side extension. The property is not considered to be of any significant architectural merit.

The site is located within an area that hosts a variety of dwelling styles, types and scales. There is no overriding characteristics noted or architectural forms, which has been stated within the officer reports of previous applications relating to residential development in the locality. These include, but are not limited to, application references FG/2/21/HH, FG/122/17/HH and FG/198/16/PL.

Given the varied approach to design in the area, including a number of contemporary styled dwellings, it is considered that the introduction of a modern, contemporary styled dwelling would add amenity value to the application site and contribute towards the plethora of dwelling styles found within the area. The existing structure does little to enhance the street scene or character of the area, particularly having regard to the fact that it has two road frontages and is open to views from the East along Marine Drive. The dwelling as currently exists does not address Sea Lane, given its blank flank elevation.

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The proposal takes the opportunity to open up the plot as a corner building to enhance the street scene and character of the area. The application site currently appears at odds with other sites within the area, as there is a large open area to the North of the dwelling, which is uncommon within the tight-knit area.

The proposal seeks to introduce contemporary elements to the property and whilst significantly altering its appearance, it does not result in the loss of a dwelling of high architectural merit nor is it at odds with any prevailing style or architectural features within the immediate or wider developed area. As such, the proposal can be considered to accord with D DM1(1) of the Arun Local Plan, in that the proposed development would improve upon the character of the site, and the surrounding area. Whilst the proposed extensions are not considered to appear subservient to the host dwelling due to their scale, the proposal is considered to appear visually unified as a single dwelling and removes existing extensions which do not integrate well with the host dwelling.

Section J.03 of the Arun District Council Design Guide sets out criteria for corner buildings. The relevant criteria of this section are summarised and addressed below. These criteria seek to make sure that the scheme:

Defines the corner space of a block to ensure continuity of the building frontage, avoiding standard design and plan form

The design of the proposed development is distinctive, and positively responds to design cues from the area. It is not of a standard design; in that it incorporates modern design features in order to create a high amenity structure within a prominent location.

Includes windows and entrances onto both sides of a corner to provide natural surveillance from acidity and overlooking, and visual interest

The proposed development includes windows and a wrap-around terrace which increase the potential for passive surveillance within the area. The proposal is a more appropriately designed corner property when compared to the existing dwelling, as it introduces design features on the Eastern elevation of the building so that it addresses Sea Drive and Sea Lane.

Creates visually prominent corners which can assist with legibility and place-making, through distinctive (but complementary) architectural features, materials and an uplift in scale where appropriate

The proposed development creates a visually prominent building on the corner of Sea Drive, and Sea Lane, in an area which forms the entrance to Ferring, and Arun as a District. The replacement of the existing dwelling, which is of limited architectural value, with a modern dwelling that is designed to a high standard is considered to contribute to the place-making of the area by introducing a dwelling of local significance.

Paragraph 130 of the NPPF states that 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. Paragraph 131 then goes on to state that great weight should be given to outstanding or innovative designs, which promote sustainability, or help raise the standard of design more generally within the area, so long as they fit in with the overall form and layout of their surroundings.

The proposal can be seen to be of an innovative design that improves the standard of design within the area, and at the site. Furthermore, the proposal can be seen to fit with the form and layout of the area, in that whilst it proposes a third floor, this is predominantly within the silhouette of the existing dwelling, and as such, the proposal can be considered to be appropriately scaled for the area.

The dominant visual feature in this area of Sea Lane and Sea Drive is the modern block of apartments known as Bluewater*. This building is located to the South of the site. When viewed from a distance along Sea Lane, or from Marine Drive the proposed development fits into the built form of the area in terms of size and bulk. This is a modern example of development that has been completed in the area and comprises a high quality building and landmark. This demonstrates the positive impact a contemporary building has had on the locality.

The application site was subject to a previously approved application (Ref: FG/198/16/PL), for the demolition of the host dwelling, and the construction of a two-storey block of an eight bedroom block of flats. This sought to enlarge the structure on the application site, to create a large, contemporary building, which along with Bluewaters opposite, create a high amenity visual entrance to Ferring from the East.

The proposal is considered to be a reduction in scale compared to this previously consented scheme but retains the contemporary design features which were addressed so positively by the Local Planning Authority.

Overbearing and Overshadowing "impact"

The proposed development will not result in any significant overbearing overshadowing impact upon the occupiers of neighbouring dwellings. The increase in footprint of the dwelling is sited at the furthest point from 3 Sea Drive and as such this element of the proposal is not considered to result in any harmful impact upon these neighbouring occupiers. The Western terrace area has a maximum height of 3.75m when adjacent to the site boundary. However, this does not project beyond the existing footprint of the host dwelling, which does not project beyond the rear elevation of the 3 Sea Drive to the West. Therefore, the proposal can be demonstrated to have no harmful unneighbourly impact upon the occupiers of 3 Sea Drive, as the relationship between the proposed development and this neighbouring dwelling to the West is considered to be a reasonably standard side-to-side relationship.

Further to this, due to this standard side-to-side relationship, and the fact that the neighbouring dwelling to the West features no windows at first floor level, the proposed development cannot be considered to result in a loss of light to principle habitable rooms of the neighbouring dwelling. This can be demonstrated through the use of the 25-degree rule, or the 45-degree rule. Furthermore, the proposed development does not exceed the maximum height of the existing dwelling and only extends beyond the silhouette of the existing dwelling very marginally, as such, the proposal is not considered to result in any significant change to overshadowing of nearby dwellings or the light levels within these nearby plots. The proposed

development is considered to meet the relevant criteria of Section M.01 of the Arun Design Guide in relation to potential for overbearing or overshadowing impact.

Loss of privacy

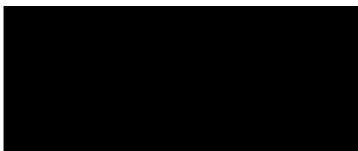
The proposed development is not considered to result in any significantly harmful loss of privacy to the occupiers of neighbouring dwellings. The apartment block to the South, Bluewaters, is located on the other side of the road over 25m away. This separation distance exceeds the 16m requirement set out in the Arun Design Guide Section H.04. The property to the North, 108 Sea Lane, sits at the end of the garden of the host dwelling approximately 27m away from the proposed windows. This separation distance significantly exceeds the 14m requirement set out in the Arun Design Guide Section H.04. As such, the proposal cannot be considered to result in any harmful loss of privacy to the occupiers of nearby dwellings. There will be no direct views into private areas of the neighbouring dwelling to the West.

The proposed roof terrace sited to the West of the proposal is not considered to result in a harmful noise and disturbance to nearby occupiers. This would overlook the open street scene and rear garden of the host dwelling. The terrace remains within a private residential use and is not considered to impact upon neighbouring amenity, by way of noise, disturbance or overlooking. The proposed terrace will be used for the quiet informal recreational use of the residents of the host dwelling, and as such any speculation relating to noise and disturbance impact is purely speculation and should be addressed as such. Furthermore, it should be noted that there are examples of roof terraces/balconies within the area, in particular at 3 Sea Drive, where there is a front balcony constructed above a garage.

We have reviewed the comments raised and the proposed design and feel that it has been demonstrated that the proposed development complies with the relevant Local Plan policies and Sections of the relevant Supplementary Planning Documents. The proposed development is designed in a way that protects the residential amenities of nearby occupiers, whilst enhancing the appearance of the dwelling at the site. We are of the view that the application can be supported by the Local Planning Authority, and the contemporary approach to design will result in a positive impact on the character of the area.

Whilst noting the above, our client would be pleased to discuss the scheme further and any minor amendments to the proposal that may assist. "f this would assist, please contact myself or Mr Austin (architect) to discuss further.

Yours Sincerely,



Peter Cleveland
Partner
Henry Adams LLP