expires 9/4/08

Application Number: ADC/0083/08 **Recommendation – APPROVE**

Site: Teme House, Lancing College

Proposal: Two storey flat-roofed extension on south side

The Application

Teme House is located to the south of the Chapel at Lancing College. The main building of Teme House was constructed in the 1860's and matches the style of the other College buildings. It is Grade II* listed. A two storey flat-roofed extension was added in the 1960's which is of a totally different style and appearance. It is proposed to extend this later addition further, replicating its flat roof style.

The extension will measure 8.2m wide, 9m deep and 6.4m high and finished in facing brickwork with rendered panels. It will have a slightly different appearance to the 1960's elevation, with a greater spacing between windows leading to more expanse of brickwork, with the white fascia boards and panels omitted in favour of render. The extension will provide a better standard of sixth-form bed-study accommodation and provide a social room on the ground floor.

The land on which the building is situated is at a lower level than the main Teme House.

Consultations and Representations

South Downs Joint Committee – no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): CH2, CH5, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AB11, ACS2, AC1, AC2, AC3
PPG15 – Planning and the Historic Environment

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy ACS2 of the Local Plan is a site specific policy for Lancing College which permits development essential to the needs of the educational establishment. Extensions of existing buildings are generally permitted provided the impact on the AONB and the College's principal listed buildings is minimised.

Visual amenity

The existing extension is of little architectural merit but it is located on the periphery of the main College campus and does not detract from the principal buildings. It is positioned on lower ground and, as a consequence, it does not compete visually with the more impressive older buildings. The proposed extension, while increasing the size of the building and replicating the flat roof style, will not significantly increase its prominence or impact on the setting of the College buildings and Teme House.

The lower ground on which the building sits forms a 'bowl' which is well screened by trees and which conceals the extension from wider countryside views. Consequently, there will be little visual impact on the Sussex Downs AONB.

The extension will provide essential facilities for the College and will conform to Policy ACS2 of the Adur District Local Plan.

Recommendation

APPROVE for the reason

1. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the visual amenities of the surrounding landscape. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AC3, ACS2) and the West Sussex Structure Plan (DEV1, CH2, CH5)

Subject to

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Case Officer .....

Date 17/3/08

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