Application Number: ADC/0691/07 **Recommendation – REFUSE**

Site: **Greenacres, Old Salts Farm Road, Lancing**

Proposal: **Amendment of design of five bedroom chalet bungalow (under construction) to a five bedroom house**

The Application

The site lies at the north-eastern end of the unmade Old Salts Farm Road, on the south side of the railway, to the east of North Barn Kennels. Planning permission was granted in 2002 for the demolition of an existing bungalow and its replacement with a 5 bed chalet bungalow with integral double garage (L/103/02/TP). The footprint of the replacement dwelling was some 60% more than the building to be removed. While it was considered to be substantially larger in size than the original bungalow, it was considered at the time that the new dwelling would have a limited impact on the surrounding landscape due to its low eaves line.

A subsequent application was granted in 2003 (L/69/03/TP) for amendments to the ridge height, which had been increased by 0.3m, and for other elevation changes.

This proposal seeks permission for further amendments following the commencement of the construction. The eastern end of the dwelling has been completed.

The chalet bungalow as approved has a fully hipped roof with eaves at ground floor level. The west elevation in particular featured a lower ridge and eaves level than the central part of the dwelling. This application seeks to raise the eaves and ridge to effectively result in a full two storey dwelling. A dormer originally proposed for the west elevation is to be removed and replaced with two rooflights. The north east corner of the roof has already been raised to a gable from the original hip with a window added under the eaves. The applicant claims that these works were previously agreed with the Council, although no written confirmation of this exists.

The result of the works is to raise the height of the two projecting elements on the north elevation to be full two storey with half hipped roofs, level with the main ridge and with windows introduced at first floor level.

A balcony has been added on the south elevation with a raised roof in the south west corner as per the north west corner with doors and a Juliet balcony at first floor in place of a window within the eaves. The central dormer on the front (south) elevation has been amended to include a balcony at first floor level.

Consultations and Representations

Environment Agency – no objection

Third Parties – no representations have been received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, LOC2, CH1, CH3, ERA4, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AC1, AC4, AC10, AH5, AH7
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)
PPS25 'Planning and Flood Risk' (ODPM 2006) & Circular 04/07

Planning Assessment

Policies

The site is located within the countryside and the Lancing and Shoreham-by-Sea Strategic Gap.

Structure Plan policy LOC2 states that development in the countryside should not be permitted unless it can be demonstrated to require a countryside location. It also states that, where this criterion is met, priority is to be given to the re-use, adaptation and extension of existing buildings where this is possible without extensive alteration or reconstruction, before the construction of replacement or new buildings. Policy CH3 lists 'strategic gaps' of countryside separating built-up areas (including that between Lancing and Shoreham in which the site is located) in order to preserve the separate identity and character of the settlements concerned. It states that any development which would undermine this objective or lead to the actual or perceived coalescence of settlements should not be permitted.

Policy AC4 of the Local Plan states that development within areas designated as strategic gaps will not normally be permitted. This is in order to prevent coalescence and to retain the separate identities and amenities of the settlements. It goes on to state that only in compelling circumstances will development be permitted such as in relation to the essential needs of agriculture, horticulture, forestry or the diversification of the rural economy or to take advantage of a valuable opportunity to meet the need for recreation. Policy AC1 requires that the countryside of the District be protected for its own sake from development which does not need a countryside location.

Policy AC10 provides for replacement dwellings but only if they can be accommodated satisfactorily within existing curtilages and have no adverse impact on the landscape. In relation to extensions and alterations, the policy states that they should respect the existing scale and character of the original dwelling.

Visual Amenity

The replacement dwelling as originally approved was not considered to have any adverse effect on the visual amenities and rural character of the area as it had a relatively low eaves line and a 'chalet' style appearance.

The works that have already been carried out to the north eastern corner have altered that character and the proposed amendments will further enlarge the bulk and massing of the property and increase its impact on the landscape, contrary to Policy AC10.

The main visual impact is from the south and west where the previously subsidiary nature of the projection on this end of the building befitted its chalet style. While the overall height of the dwelling will not increase, by raising the eaves and ridge height of the building the structure becomes more imposing and significantly less like the bungalow which it is replacing. It does not respect the scale and character of the original dwelling and will detract from the surrounding landscape.

The property has already substantially increased in size and it is considered that the further increase in the bulk and massing of the building that would arise as a result of these changes is unacceptable.

The works that have already been carried out to the north east corner are unlawful but it is considered that they are acceptable in themselves provided the remainder of the dwelling is constructed in accordance with the originally approved plans (i.e. with a lower ridge and eaves line to form a more subservient western wing).

Residential Amenity

The nearest dwellings are Luthers Lodge, some 34m to the south and North Barn Kennels, approximately 50m to the west, which also has permission for a replacement dwelling (ADC/0228/06). The current proposal removes a dormer from the west elevation and arguably improves the impact on the occupants of North Barn Kennels. The addition of a balcony to the south elevation will face towards Luthers Lodge but the distances involved are not considered to result in any adverse impact on residential amenity.

Recommendation

REFUSE for reason that:-

1. The proposed raising of the eaves and ridge to form gable ends would unacceptably increase the bulk and massing of the building to the detriment of the character and appearance of the property and would increase the

building's prominence in the landscape, undermining the aims of protecting the integrity of the Strategic Gap, contrary to the policies of the [redacted] West Sussex Structure Plan (DEV1, LOC2, CH3) and the Adur District Local Plan (AC1, AC4, AC10).

Case Officer P. Barnes

Date 5/2/08

5/2