Development Management – Delegated Officer Report

Application Number: AWDM/1626/23 Recommendation: Approve

Site: Land South Of Glebe House, Upper West Lane, Lancing

Proposal: Proposed two storey dwelling house in the grounds of Glebe House

Date of Site Visit: Visited site at pre-app stage. Visited neighbour 10th January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to land within the grounds of, and south west of, Glebe House. There is a detached garage and several other outbuildings on the site, which is contained within a flint walled garden and by vegetation. The site has its own vehicular access off the unadopted Upper West Lane and is within the North Lancing Conservation Area.

To the south of the site is 3 Grantsmead, which sits close to the southern boundary.

It is proposed to demolish the existing garage and outbuildings and to construct a detached 3 bedroom house. It will be T-shaped and have a two storey part running perpendicular to the north with a single storey part running parallel to the southern boundary. The two storey part will have a gable-ended pitched slate roof with west facing metal clad dormer and roof lights. A smaller high level dormer is proposed at the rear. The gable ends are to be timber clad. The roof is to have low eaves and a ridge height of 6.85m.

The single storey part is to have a mix of brickwork and knapped flint, as will the ground floor of the two storey part. PV panels are shown on the south facing roofslope. It will be 4.4m high at the front and 4.7m high at the rear, due to a drop in ground level.

The single storey element will be 3.7m from the front boundary with the two storey part set further back at 8.5m.The plans have been amended since the original submission to provide a full hip to the western end of the single storey part and to remove a flue.

The application is supported by a Design & Access, Heritage & Sustainability report, Tree Survey and report and Ecological Impact Assessment.

Planning History:

None

Consultations:

West Sussex County Council: The Highways Authority - The site is located on Upper West Lane, which is privately maintained – as such, these comments should be considered as advice only. This road is also maintained as Public Footpath no. 2067, so the LPA may wish to consult WSCC Public Rights of Way for formal comment.
Access to the maintained highway network is either to the north at the junction with Manor Road (C-classified), or to the south at the junction with the A27 (maintained by National Highways). From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Manor Road. In addition, the proposed development is not anticipated to give rise to a significant material intensification of use of this junction.
From inspection of the submitted plans, the site exhibits a suitable quantum of vehicular parking provision, in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning appears achievable, allowing cars to exit the site in a forward gear. In addition, there is sufficient storage space within the site to accommodate cycle parking provision.

Adur and Worthing Councils: Private Sector Housing: No objections

Public Health: The application refers to Air Source Heat Pumps being used as the main provision of energy on the site. The number proposed is unspecified and they are not shown on any plans, so I am unable to determine if noise from these is likely to affect the residential amenity of adjacent residents.

Trees and Landscape: I consider that with the recommendations of this report being part of the conditions, there should be no other concerns regarding trees.

Drainage: Recommend approval subject to condition requiring detailed surface water drainage scheme

Southern Water: Standard advice

ADCAG: Approve

Representations

1 letter of objection from the occupier of 3 Grantsmead:

- Very close to boundary
- Proposal is being squeezed into a tight site
- Loss of privacy and light
- Increased noise
- Extra traffic using Lane
- Not aware that land has been sold
- Outlook from window will be of tall pitched roof and PV panels
- Loss of trees
- Site is in a Conservation Area
- Impact on wildlife
- If approved could this be altered to 2 storeys?
- No details of air source heat pumps
- No need for wood burner
- Inadequate parking and turning provided
- Is property taking part of Upper West lane land?
- Need to be served Party Wall Notice
- Unclear about drainage proposals

3 letters of support from the occupiers of Glebe House, 2 Abbotts View and Faber, Upper West Lane:

- The land needs tidying up as it is overgrown and looks like a builder's yard
- Will improve the area
- Thoughtful design which integrates with historical context
- Will enhance the Conservation Area

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17, 18, 20, 22, 28, 30, 31, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
North Lancing Conservation Report
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (December 2023)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the Conservation Area.

Visual amenity and impact on character and appearance of Conservation Area

The site is within the North Lancing Conservation Area and Glebe House is identified as a positive contributor to the area in the latest draft review. The lower part of the tree lined Upper West Lane is also proposed to be included within the extended Conservation Area boundary. The Conservation Area appraisal also identifies flint, brick and slate as common materials in the area. Proposals for new development are expected to take into account the heritage values associated with the conservation area.

The site sits within a plot which is contained by flint walls and fencing. There are several outbuildings within the site already, including garages and the walls of a former greenhouse which are to be removed.

The proposed house is shown set back from the Lane but sitting forward of the houses to the south in Grantsmead and forward of Glebe House to the north. While it sits forward of Glebe House, it is sufficiently distant to not adversely affect its setting and its positive impact on the Conservation Area.

The forwardmost element does project closer to the lane than the houses to the south but this element is single storey only and the addition of the hipped roof reduces its bulk slightly. A distance of 3.7m is maintained to the Lane and it will be screened by the existing vegetation which is shown as being retained.

The two storey part of the house is taller and will be glimpsed through the site access from the North. The proposal has a contemporary form with the use of knapped flint work with buff brick quoins on the ground floor and vertical timber cladding to the gable ends with the roof finish in slate. The dormer window is to be clad in dark grey metal cladding on the cheeks.

The single-story element has brickwork on its southern elevation but is roofed with slate and incorporates integrated photovoltaic panels. The two elements are joined by a glass linked entranceway with a flat roof in dark grey to match the material used elsewhere in the property. This roof will incorporate a contemporary flat roof lantern to allow a large amount of natural light into the entrance hall.

It is considered that the size, scale, design and use of materials is acceptable in this location and will preserve the character and appearance of the Conservation Area.

Residential amenity - proposed occupiers

The 3-bedroom house will have an internal floor area of around 160m2. The first floor is proposed to be 35sq.m and will contain the master bedroom, dressing room and en-suite suite, with the remaining 125sq.m on the ground floor comprising 2 double bedrooms, living areas, utility room and circulation space.

It exceeds the Nationally Described Space Standards minimum areas of a 3bedroom 6person property. Externally, there is a generous garden at the rear of 140m2.

Residential amenity - neighbours

The most affected neighbour is at 3 Grantsmead to the south. That property has its rear garden adjacent to the proposed single storey element which will project 6.4m beyond the rear windows of 3 Grantsmead and will be closer to the boundary than the existing garage on the site. The site is on slightly higher ground and the building at that point will be 4.4m high to the ridge, and 2.6m to the eaves. It has a pitched roof, sloping away from the boundary and the west end has been given a full hip to reduce its bulk. The building will be 1.7m from the boundary with 3 Grantsmead.

While the roof in particular will be visible and prominent in views from the rear of 3 Grantsmead, it is not considered that it will have an unduly harmful impact on light or outlook for the occupier of that property. The main outlook for the occupiers of 3 Grantsmead continues to be to the rear (West) which is unaffected. Sunlight will continue to reach the garden from the south. The higher part of the house is sufficiently distant to not appear overbearing.

High level windows are shown in the south elevation which will be visible above the boundary fence but which will not allow for overlooking. Any light emission from these windows is not likely to be unduly intrusive. The PV panels will also be visible but not harmful.

To the east, the house will not project noticeably beyond the front of 3 Grantsmead and will not intrude into that street scene.

There are not considered to be any other dwellings affected by the proposal.

Parking and Access

Three parking spaces are to be provided at the front and north side of the dwelling with access from the existing gated access off Upper West Lane. A cycle store is also proposed. There is no highway objection to the proposal.

Sustainability

Air source heat pumps and PV panels are proposed to provide an energy efficient dwelling. A number of other measures are proposed to improve the sustainability credentials of the development. The ASHP is shown to be located on the north side of the house, furthest from Grantsmead to the south and some distance from Glebe House, and should not cause harmful noise disturbance.

Impact on trees and wildlife

The tree survey and report concludes that the development does not require any trees to be removed but may have an impact on a mature beech tree. Appropriate tree protection measures are proposed. The Tree and Landscape Officer has no objections subject to this being covered by condition.

The Ecological assessment concludes that the site is of low to negligible ecological value although an area of scrub containing several fruit trees could offer limited foraging opportunities for bats. Any impacts will be non significant. The report recommends ecological enhancements as part of the development, including log piles, planting of seed and fruit bearing trees, installation of bird and bat boxes, hedgehog homes, invertebrate boxes and a flowering lawn.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. CMP
5. Hours of working
6. Tree protection measures to be provided as per recommendations of tree report and retention of vegetation on west boundary
7. No development shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non- Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the

1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed

8. Removal of PD rights
9. Ecological enhancements as per recommendations of ecology report
10. Sustainability measures to be included as per D&A Statement
11. Obscure glaze south facing windows

Is recommendation contrary to letter(s) of representation Y

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 19 March 2024

Authorised by: Gary Peck Date: 20 March 2024