Expires
14.4.09

Development Control – Delegated Officer Report

Application Number: ADC/0064/09 Recommendation - Refuse

Site: **Old Salts Nursery Old Salts Farm Road Lancing West Sussex**

Proposal: **Demolition of existing three-bedroom bungalow and erection of four-bedroom two-storey house**

The Application

The application is the re-submission of a previously refused application for a new dwelling (ADC/0626/07).

The application relates to a large plot, 1.1 hectares in size located in the centre of predominantly undeveloped strategic gap separating Shoreham-by-Sea and Lancing. The area is designated as countryside in the Proposals Map of the Local Plan.

The site itself is mainly made up of a number of different paddocks and grassed small fields, a central gravelled driveway leading to a parking area that can accommodate up to ten cars, either side of which are built structures. To the west is a series of stables buildings permitted under ADC/0101/08. To the east of the central driveway stands a part-hip, part-gable bungalow, approximately 72 square metres in floor area.

Surrounding the site to the east and south are open pasture and fields, to the south-west is an equestrian centre which has a number of stables and barn type buildings, all of which are single storey and low level in appearance. To the north of the equestrian centre is Denburry, a residential bungalow. To the west of the application property is Lancing Fruit Farm, located within the apex of Old Salts Farm Road. It has many structures and buildings within the grounds some temporary in nature, but they are shielded from view by a number of trees surrounding the site. To the north of the site is Bramble Farm another site with a number of barns and agricultural buildings but again all low level in scale. To the east of Bramble farm are the only comparable buildings within the area, two residential houses. Fedelis, the most western, is a 1940's hipped roof house with projecting front gable, it has a small footprint size approximately 52 sqm. Oakdene to the east is a chalet style, gabled house also from the 1940's, with eaves at first floor level. The ridge is high to accommodate the first floor rooms and it has an east side dormer/side extension. To the north of Oakdene and Fedelis running parallel with this part of the main road runs the mainline railway from Shoreham to Lancing.

0.18km to the west is located North Barn Kennels a site on which permission has previously been granted for a replacement dwelling (ADC/0228/06) which was a conventional two-storey design to the north, and had a cat-slide roof to

the south. The application has not been implemented and a further application to increase the size of the replacement dwelling was withdrawn (ADC/0211/08). 0.28km to the east is Greenacres another replacement dwelling that has been permitted. Planning permission was granted for an amendment to the original design of the dwelling by Committee, contrary to Officer Recommendation (ADC/ 0147/08). It was concluded that the visual impact and scale of the changes was not so serious to warrant refusal.

The siting of the existing bungalow was approved under L/130/81 with a condition attached requiring the occupation be limited to people employed in agriculture. A subsequent application (ADC/0138/07) for a Certificate of Lawfulness in breach of this condition was approved, as it had been proven that the property had not been used by persons employed in any agricultural business for more than 10 years.

The proposal is for a scaled down version of the originally refused dwelling. The house would be two stories with part hipped gabled roof form, tile hung first floor and brick ground floor. The house would be 17.5m wide, by 10.7m deep, by 9.2m in height. The house would be arranged with a kitchen/family room, dining room and living room downstairs, and 4 bedrooms (2 ensuite), study and bathroom upstairs. It is to be noted that the application as originally submitted was taller at 9.2m than that of the original refusal (ADC/0626/07) which was 9m. The width and depth of the proposed house have been reduced by 2.8m and 0.3m respectively since the refused application.

Consultations and Representations

West Sussex County Council: No Highway objection raised.

The Environment Agency: No objection provided a planning condition is placed on any permission covering compliance with the submitted FRA and a floor level set no lower than 300mm above the existing ground level and incorporating of flood-proofing measures.

Adur District Council: The Environmental Health Officer has no objections to the proposals.

Lancing Parish Council: There is a need to protect the strategic Gap between Lancing and Shoreham and the development was seen to be contrary to this need. The Council urge ADC to refuse this application as it was detrimental to the character of the area.
[NB: In the event that ADC were to consider granting planning approval to the application, the Parish Council wish to make representation at the Committee Meeting]

Third Parties: There have been two letters of support to the proposals from the owner of The Minstrells Gallery, who fully supports the application, and the owner of Beechlands, who feels that work which has already been carried out has enhanced the local area, and that providing the proposed building is

in-keeping with other properties in the area they would support the application.

The manager of Shoreham Airport has objected to the proposals but given no grounds for his objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC2, CH1, CH3, ERA1, ERA4, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AC1, AC4, AH10.
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
Structure Plan Policies LOC2 states that development in the countryside should not be permitted unless it can be demonstrated to require a countryside location. Policy CH3 is concerned with the preservation of the separate identity and character of all settlements and states that any development which would undermine this objective or lead to the actual 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 say 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, however, provides for replacement dwellings but only if they can be accommodated satisfactorily within existing curtilages and have no adverse impact on the landscape. Only one dwelling will be permitted to replace each dwelling demolished.

Visual Amenity
The proposed replacement dwelling has been amended in design following concerns that were raised by the Officer regarding the likely impact of the two-storey dwelling on the Strategic Gap due to its overall size and physical mass. The applicant has now amended the scheme which has resulted in a small change to the appearance of the dwelling. The height of the proposed dwelling would now be 7.5m, however the footprint would remain the same

size (17.5m wide by 10.7m deep). The eaves level on the east elevation have been reduced so that they would be halfway up the first floor windows.

The concerns regarding the existing proposals (as amended) are still the same as on the originally refused application (ADC/626/07). Having regards to existing single-storey bungalow which is only 72sqm, which is notably diminutive in scale, with a low ridge height and eaves level (just above the top of the ground floor window and door frames). It sits well within the landscape of the 'Strategic gap' and does not appear over dominant in scale to other structures in the vicinity. In contrast the proposed new house, even in its amended form, will feel very large in comparison, with a ground floor footprint of 158sqm, more that double the floor area of the existing bungalow. In addition the proposed house would have two-full storeys on the north, south, and the majority of the west elevations.

The amended plans have resulted in the slight reduction of the physical mass of the proposed house, but the design is still considered to be a compromise, with the chimney appearing overly large and out of scale, and the rear pitch roof dormers adding to the visible bulk of the roof. The utilitarian design and lack of architectural detail does not help how the house would appear in the rural context of the surrounding area.

In comparison to other dwellings in the Strategic Gap, it is considered that the proposals here, although amended in scale, still will sit uncomfortably within the countryside given the prominence of the site and will have a far greater visual impact than what currently exists, going far beyond the scale and character of the original dwelling. It would therefore result in a dwelling of an unacceptable scale, bulk and massing which would make it difficult to resist similar proposals in the future, the cumulative effect of which would be detrimental to the open rural character of the strategic gap.

Recommendation

~~APPROVE~~ for reason that :-

REFUSE

1. C1R ...and the proposed replacement dwelling, being excessive in size and unrelated to the needs of agriculture or forestry, conflicts with...etc.

2. C3AR

3. C17R The proposal, by reason of its excessive scale, constitutes a visual intrusion...etc. (CH1, DEV1 of the WSSP only)

BB 6/4/09

Case Officer: [redacted]
Date: 6/4/09

Planning Services Manager:
Date:

Development Control Committee Chairman:
Date: