

Statement of Case For:

Site Address: 95 Manor Road, Lancing, West Sussex, BN15 0HG

LPA Reference: AWDM/1473/25

Applicant: Mrs Stacey Pickett

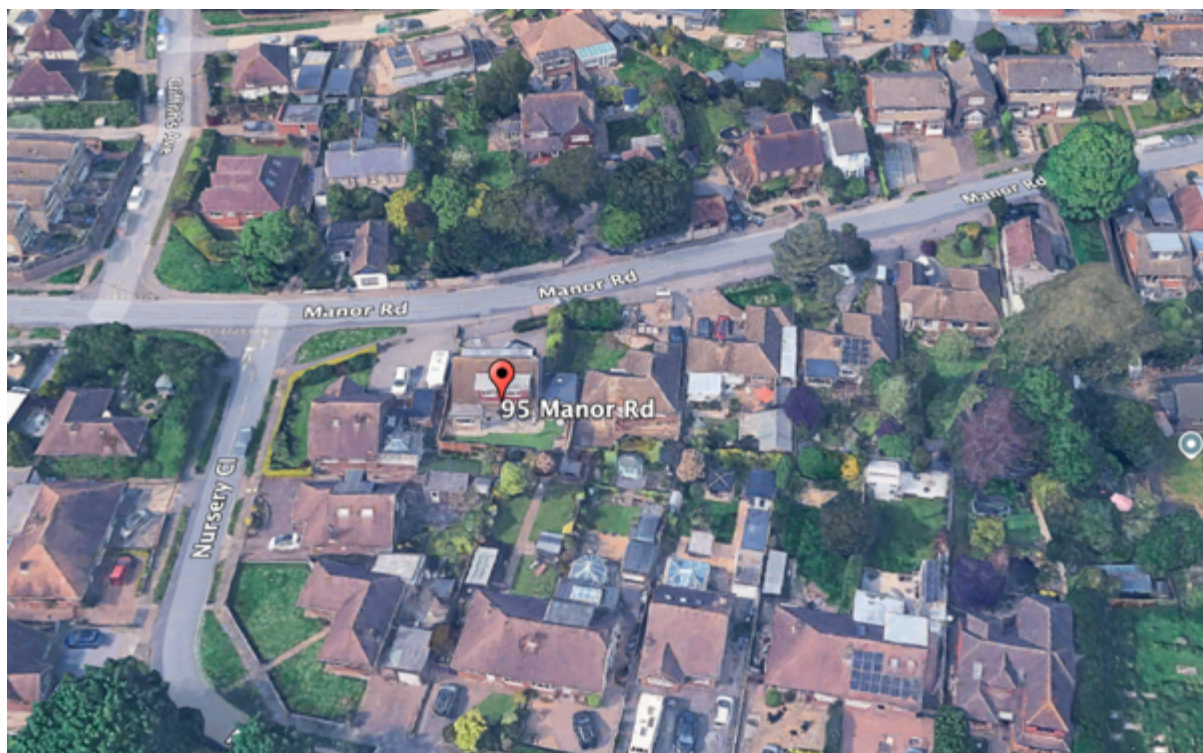
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The Site and Surroundings



The property comprises a typical 1960s style detached chalet with plain brick elevations under a concrete tiled roof. To the front elevation there is a long box style first floor dormer.

It is situated in the built-up area of Lancing where development is acceptable in principle.

It is in an accessible and sustainable residential location.

To the front of the property there is a hard surfaced area for parking and turning together with established boundary hedges and shrubs. There is a wide side entrance to the east side giving access to a good-sized rear/side area of enclosed private gardens.

There is a varied mix of property styles in this part of Manor Road. To the east of the site are detached brick and tile bungalows, opposite the site are

two storey houses and beyond those to the east is a modern 1960s/70s two storey development.

There is no particular local distinctiveness or architectural character to the area.

The Proposal

Is for a two-storey front extension and a single storey rear extension.

The small rear ground floor extension will extend the existing kitchen projection to give a much larger kitchen area, which is open plan to the adjacent lounge/dining area, giving the accommodation a more contemporary layout.

The front ground floor extension, which has already been approved, comprises a porch and extension to the ground floor games room/office and this will make this room suitable for a number of adaptable purposes, such as a housing a dependant relative or providing work/study space.

The first-floor extension will allow a new master bedroom suite to be formed, which will comprise double bedroom, walk in wardrobes and an en-suite.

The improvements will provide a much higher standard of internal accommodation layout, which will be more suitable for modern day family living requirements.

All rooms will have a good standard of outlook and ventilation.

Reasons for Refusal

The proposed two storey front extension, by reason of its height, bulk and projection forward of the property, would be an unsympathetic and visually dominant development, which would be out of scale and character with the existing building resulting in harm to the property and to the character of the street scene. The proposal is therefore contrary to policy 15 of the Adur Local Plan and the NPPF

It is significant that Lancing Parish Council resolved to support the application.

Also, there have been no objections from neighbouring properties.

Therefore, it can be assumed that both the Parish Council and local residents do not share the Council's view that the proposal would represent an unsympathetic and visually dominant development.

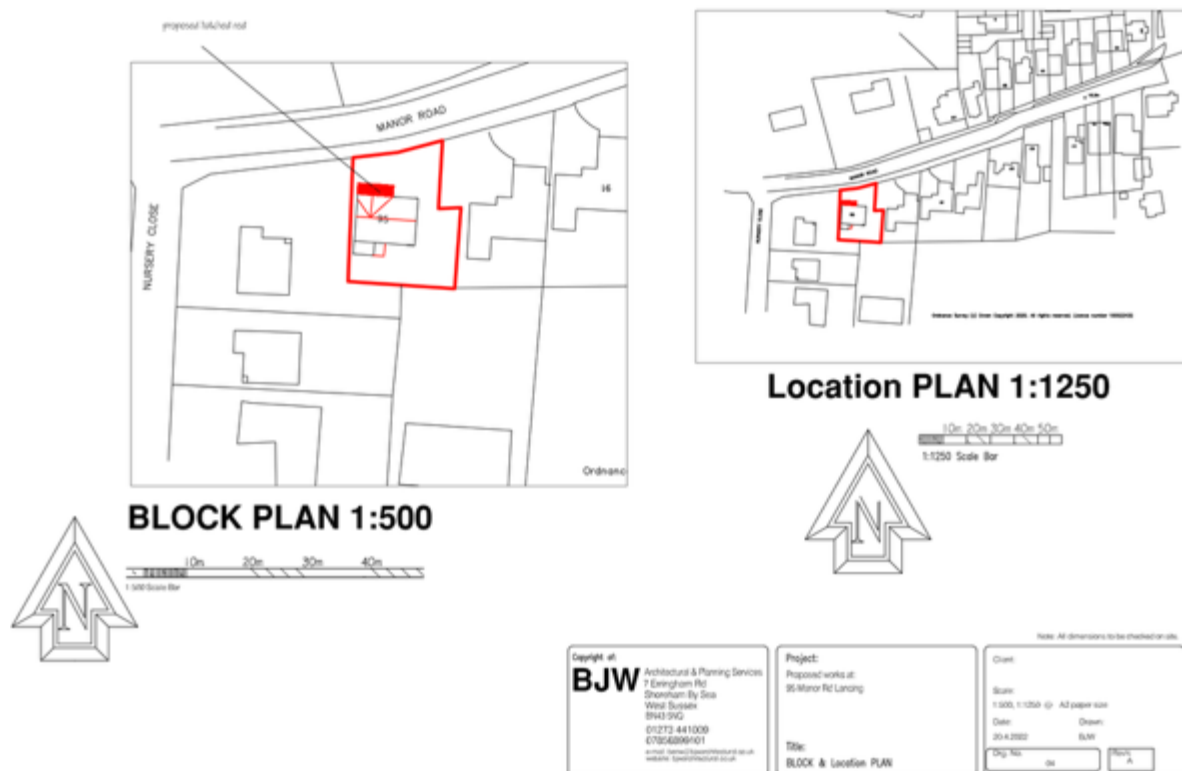
A small extension to the existing rear projection is proposed and the Planning Officer's Delegated Report confirms that this is acceptable as follows.

"Rear extension - There is an existing rear flat roof extension, and the proposed rear extension will be an extension of this. It will be to the same height and depth but will extend it to the side eastwards by 1.805m. It would not have a harmful visual impact."

A two-storey front extension is proposed. The new first-floor element will be sited directly above the front ground floor extension, which was approved under planning reference AWDM/0226/25.

This element has not yet been built, and the Planning Officer's Delegated Report confirms that there would be no amendments required to that approval.

There is a considerable variation in building form, mass, styling and materials to the group of buildings in this part of Manor Road and this variation is accented by the staggered building line as shown on the block plan and location plan copied below.



Although the first-floor extension would change the appearance of the existing dwelling, the remodelled scale, bulk and mass of the house would be appropriate for the size of the plot. The only extension to the footprint of the property would be, including the previously approved front elevation, the small rear extension, which would not extend any further into the rear garden area.

As a single entity the conversion would appear as coordinated, balanced and cohesive building.

The property sits on an irregular shaped plot with areas of garden to the front, side and rear and it is considered that an adequately sized private garden and amenity space will be retained.

The design will give the property and individual identity without compromising the pattern of development in the road. The overall scheme has been carefully designed to ensure that the dwelling continues to sit comfortably within its plot and have a positive relationship with adjacent properties.

Once again, it should be emphasised that there have been no neighbour objections to this proposal.

The ridge height to the new front extension will be at the same height as the existing.

The design will provide a seamless integration with the already approved ground floor front extension.

The existing front elevation has no particular architectural merit, having plain brick and tile elevations and a long box type dormer at first-floor level.

The new front extension would give the property a more distinctive appearance adding architectural character, which will generally raise the standard of architecture in this part of Manor Road and make a positive contribution to the street scene.

Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments optimise the potential of the site to accommodate and sustain development. Under Section 11 (Making Efficient Use of Land) the NPPF states that planning decisions should promote effective use of land in meeting the need for homes and other uses.

Residential Amenity

It is not considered that the proposal will adversely affect amenities to nearby properties by way of loss of sunlight, daylight, overshadowing or loss of privacy. This is confirmed in the Planning Officer's Delegated Report as follows.

“Residential amenity - The application property sits forward of its neighbour no. 97 a single storey bungalow which lies to the west. The additional bulk of the proposed front extension has the potential to be rather overbearing but there is reasonable separation to No.97. There is a garage at No. 97 nearest to the boundary and the nearest windows serving living accommodation are sufficiently distant to not suffer a serious loss of light or outlook. Further, no windows are proposed in the side elevation of the proposed extension, thereby there will be no resulting overlooking.

The existing amenities of the property to the east, no. 93, also a single storey bungalow, will not be negatively compromised by the front roof extension due to the distance between the dwellings and the fact that there are no principal windows on the front side elevation of no. 93. There would be some limited overshadowing from the extension onto the land of no. 93, but these are not considered to be significantly greater than the existing roof shadow of no. 95, together with the fact that there is a large,

wide driveway to the front and side of no. 93 which any shadowing will be onto in the first instance.

The rear kitchen extension is considered to be minimal and would not result any material harm to no.93.”

Local Planning Policies

In their decision notice, the Local Planning Authority refer to Policy 15 of the Adur Local Plan 2015. This policy relates to quality of the built environment and public realm.

It is considered that the proposal provides a high-quality design that would represent a well proportionated form of development that would not result in any visual harm or adverse effect upon residential amenity.

The proposal provides an opportunity to introduce more distinctive architecture, which will generally raise the standard of architecture in the area and provide an individual identity to the property.

It provides an innovative design solution to providing additional accommodation to the property to provide a more adaptable layout, which is more suitable for modern day family living requirements.

The proposal provides a high standard of internal accommodation, whilst retaining good areas of garden private amenity and parking for the enjoyment of existing and future users.

The National Planning Policy Framework

The Government's revised NPPF was published on the 11th of December 2024. In their decision notice, the Local Planning Authority refer to the proposal to being contrary to the NPPF, but they have not highlighted any particular policies they consider it to be contrary to. I therefore set out the NPPF policies that I consider are relevant to this application.

Section 2: Achieving Sustainable Development

Paragraph 8 has three main objectives:

- a) An economic objective*
- b) A social objective*
- c) An environmental objective*

Economic

Economically the development will add vitality to the local community and economy.

It is considered that the construction activities associated with the development could potentially generate employment opportunities for the local community and have associated benefits for services and suppliers.

The proposal satisfies the economic dimension of sustainable development.

Social

The site is in an accessible and sustainable location.

The proposal will greatly improve the standard of accommodation at the property to provide a more adaptable family layout, which could include space for home working/studying, which will add to the sustainability of the property and benefit existing and future occupiers.

The proposals will provide a property with excellent living spaces, both internally and externally, which will greatly benefit existing and future occupiers.

It is considered that the proposal satisfies the Government's aim for socially inclusive communities.

Environmental

The sustainability statement incorporated in this document will list the sustainable features of the proposal, which include water and energy saving measures.

The existing biodiversity of the site will not be affected.

A good sized private well screened garden area at the rear will be retained for the enjoyment of the occupiers.

The extensions will be built to current Building Regulations or above and will incorporate energy and water saving measures. Therefore, it will increase the overall energy efficiency of the property.

It is not considered that the proposal will harm the local environment in anyway.

It is considered that the proposal will comply with the environmental role.

Section 12: Achieving Well Designed Places

Paragraph 135 states that planning policies and decisions should ensure that developments:

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

This statement has set out the positive contribution that the proposal will make to the architectural character of the area, whilst retaining excellent areas of good-sized garden and amenity space.

Paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides or codes; and/or*
- b) Outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

The existing property has no particular architectural distinctiveness and therefore it is considered that the proposal for alterations at the front and

rear of the property will provide a high quality and innovative design to bring the property up to modern day living requirements. It will also provide, once extended, a property of more distinctive architectural design, which will make a positive contribution to the character of the area.

This is considered to be an innovative design and will provide highly sustainable development in terms of location, the local economy, local environment, using sustainable materials where possible, managing site waste efficiently and using labour and materials from local sources where possible.

Sustainability Statement

The sustainability features provided by this development include the following:

- ✓ The proposal will provide energy efficient new extensions with energy and water saving measures incorporated in the specification
- ✓ Carefully designing the fabric of the building to reduce heat escape between inner and outer walls.
- ✓ Water saving measures will be incorporated in the build to meet the requirement of no more than 110 litres per person, per day is used. This will be achieved by incorporating measures such as low/dual flush wcs and flow reducing taps.
- ✓ Site waste will be kept to a minimum, with regular waste collections to be made from site by specialist contractors.

- ✓ The rear garden areas give scope for areas to grow food and space for home composting.
- ✓ Providing energy efficient lighting (both internally and externally).
- ✓ Providing cycle storage.
- ✓ The layout provides ideal space for home working/studying.
- ✓ The proposal will positively contribute to the aims of socially inclusive communities.
- ✓ All building materials will be sourced locally where possible. Materials used will be those that have low embodied energy and materials that offer enhanced durability. All timber will be from certified sustainable sources.
- ✓ The site is in an accessible and sustainable location close to local transport links and services.
- ✓ The proposal is compliant with the aims and guidelines of relevant policies set out in the National Planning Policy Framework and the proposal is considered to be sustainable development in relation to location, transport, the local economy, the local environment, socially inclusive communities and energy saving construction.

National Design Guide

All new developments should take into consideration the guidelines set out in the National Design Guide. It is considered that paragraphs contained in the Guide relative to this application are as follows.

Paragraph 43

Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:

- *The landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;*
- *Patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale;*
- *The architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development.*

No trees or green landscape features will be affected by the proposed development, which will allow all existing greenscape features and wildlife habitats to be retained.

The varied style of existing development in the road, which includes many properties that have been extended over the years, means that there are

no particular vernacular or architectural design features. Also, there are a varied range in use of materials.

Paragraph 54

Well-designed places are visually attractive and aim to delight their occupants and passers-by. They cater for a diverse range of residents and other users. All design approaches and architectural styles are visually attractive when designed well.

It is considered that the extensions and alterations as proposed make a positive contribution and as whole will provide a more distinctive property of a high quality design, which will generally raise the standard of architecture in the area, providing a well-designed family home with an internal layout more suitable for modern day family living requirements that will benefit the wellbeing of existing and future occupiers.

Paragraph 120

Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and wellbeing of their users and all who experience them.

Paragraph 121

They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time.

The much improved and updated internal layout as proposed with this application will provide a layout that can be adapted over the years to cater for any change in family needs.

For instance, the games room/office on the ground floor could provide accommodation for a teenager or dependant relative as well as for home working/studying, which will help to mitigate against car use.

The proposal will add architectural character to the area and positively contribute to the wellbeing of existing and future users.

Conclusion

This appeal statement has set out the appellants grounds of appeal and rebuttal of the LPA reasons for refusal. The proposal is compliant with the guidelines contained in local planning policies and is sustainable development in accordance with the guidelines contained in relevant policies contained in The National Planning Policy Framework and The National Design Guide.

The proposal provides an innovative and high-quality solution to providing additional accommodation at the property.

In summary, it is considered that the existing spatial pattern of development and visual amenities of the area will not be adversely affected by the proposals. There would be no detrimental impacts on neighbouring properties, the local highway network or any other material planning considerations that would warrant a refusal of this application.

The Inspector is respectfully asked to allow this appeal.