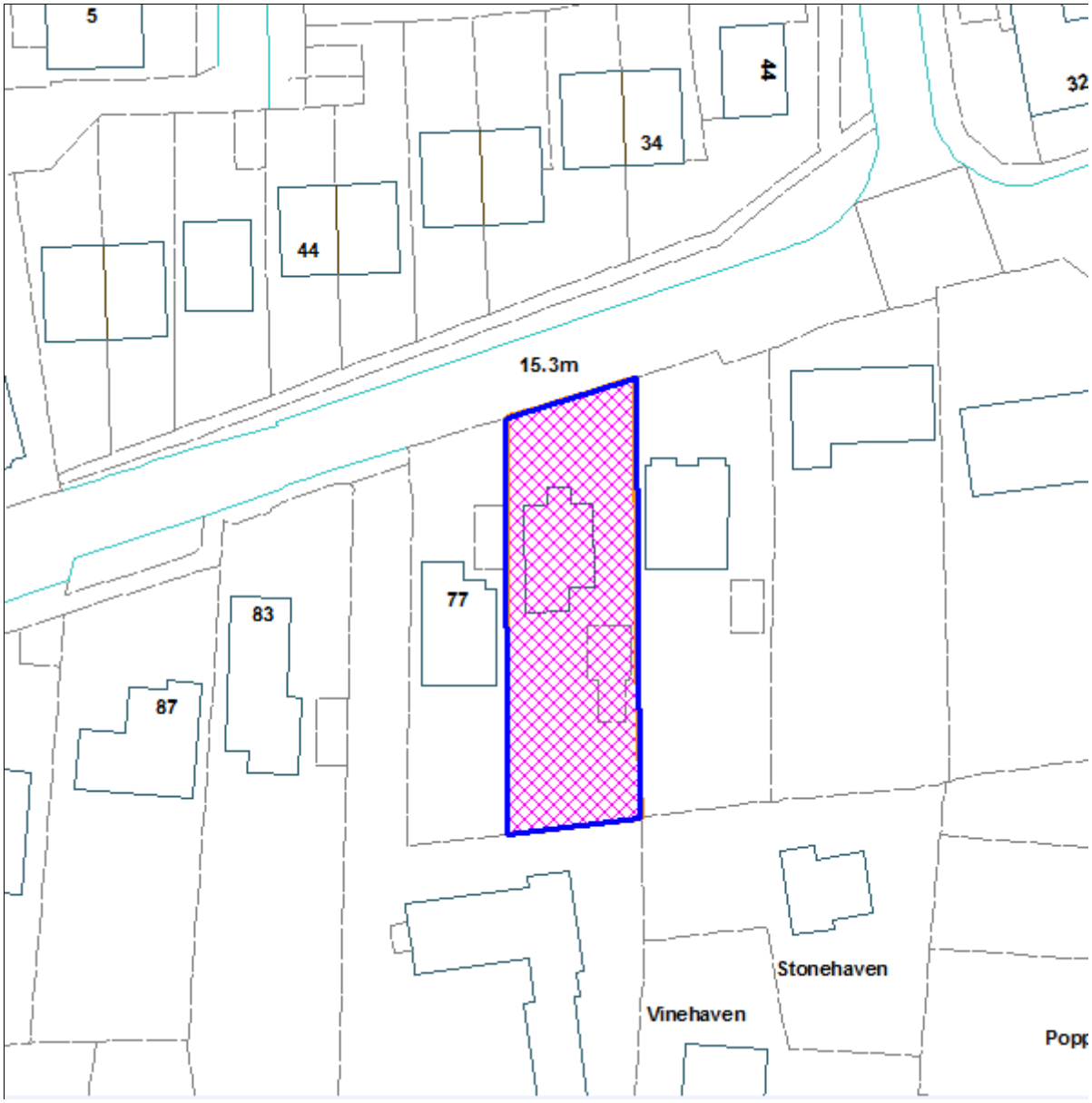
Application Number: AWDM/0479/18 **Recommendation – REFUSE**

Site: 75 Manor Road, Lancing, West Sussex

Proposal: Demolition of existing detached bungalow and erection of a pair of two storey 3 bedroom semi detached houses with associated landscaping, new wider vehicular access and formation of two parking spaces for each house.

Applicant: Mr Joby Pannel Ward: Manor
Case Officer: Hannah Barker



Not to Scale

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Proposal, Site and Surroundings

The application site is on the south side of Manor Road in north Lancing, to the west of the Grade II* Listed church and within the Conservation Area. This is a residential area with dwellings of various types and ages within the wider area surrounding the site. The application site is occupied by a detached bungalow with hipped roof garage set back to the side, since the time of the site visit the garage has been removed.) Directly either side are bungalows of a similar scale and density, set back from the highway with some vegetation and boundary treatment to the frontage. There is informal off street parking to the property frontage. Directly opposite the site are two storey dwellings on raised ground level which date around 1970. The site is approximately 38.5 metres deep (slightly deeper on eastern side,) and 11.7 metres wide.

Consent is sought to demolish the existing bungalow and to construct a pair of semi detached, two storey dwellings. The submitted plans show the bungalow to have two bedrooms, a living room, kitchen and conservatory and porch at ground floor and the roof space is labelled as a bedroom. Excluding the porch and conservatory the building is of gable roof design. The ground level drops to the rear of the site.

The agent's Design and Access Statement describes the replacement dwellings as 'a pair of semi detached cottage style houses built in flint and brickwork with natural slate roofs to compliment the Conservation Area.'…..' The front elevation will be built using brickwork and flint work. The roof would be a shallow pitch roof with natural slate tiles. The proportions of windows are tall and generous and are to be timber frame sliding sash windows.'

The entrances to the dwellings are on the side, three bedroom dwellings are proposed with Kitchen/dining/living space on ground floor with separate living space W.C and utility. There are steps down to the rear of the site and the height of the development reduces to the rear.

The application has been called in for consideration by the Planning Committee by Councillor Carson Albury.

Consultations

West Sussex County Council: No objection, the access, parking and sustainability issues can be supported here. Subject to recommended conditions and informatives relating to the dropped kerb/access, street furniture relocation, parking spaces and cycle parking.

Adur & Worthing Councils: The **Private Sector Housing Manager** states that there is no door between the kitchen/living room and the ground floor stairwell effectively rendering the rooms on the first floor 'inner' rooms. The risk can be mitigated by a suitably placed door or fire suppression if preferred.

Southern Water Services: No objection subject to condition and details below: -
No development or new tree planting should be located within 3 metres either side of the external edge of the surface water sewer.

-No new soakaways should be located within 5m of a public sewer.
-All existing infrastructure should be protected during the course of construction works. A formal application for connection to the public sewerage system is required in order to service this development. The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Design and Conservation Architect: -

75 Manor Road is a 1920s built, gabled bungalow, within the North Lancing Conservation Area. The hub of this conservation area is based around the historic settlement of North Lancing (Upper Lancing in the nineteenth century) which prior to the construction of the Upper Brighton Road, had been sited along the Chichester to Brighton Road. This historic route through North Lancing follows the line of Manor Road, past the Norman Church, St James The Less.

The North Lancing Conservation Area was last reviewed in 1992, when Adur District Council confirmed the addition of the area west of the junction of Manor Road and Greenoaks.

Bungalows were first erected at 73, 75 and 77 Manor Road, in the 1920s. Subsequently No. 77 was demolished and replaced with the current bungalow in 1977, whilst the bungalow at No.73 was re-clad in a brickwork skin in 1986. The established lower scale was along this side of the road was therefore maintained.

The main materials characteristic of the conservation area are clay tiles and thatch, whilst windows are mainly timber or metal casements. However, a few slate roofs and sliding sash windows can be found within this area. Buildings predominantly have simple gables or hipped roofs, although roof pitches are steeper than those proposed.

The main characteristic along Manor Road is buildings set behind various enclosed boundary treatments with single vehicle access points. The opening up of the site with four parking spaces directly off the street will result in a noticeable degrading of the character of this part of the conservation area.

Lancing Parish Council: No objection.

Representations

4 letters of objection from the owner occupier of No. 77 Manor Road. owner occupier of no. 38 Manor Road, owner occupier of no. 36 Manor Road and owner occupier of no. 73 Manor Road

- Object on grounds of design
- Privacy light and noise – natural light from bathroom and kitchen will be lost.
- A two storey building will impact upon privacy, currently not overlooked.
- Need to be informed by the planning committee before and decision is made.
- Increased noise due to two families living adjacent.

- Manor Road is a narrow road with cars parking opposite the houses on my side of the road so gaining access for residents is already difficult.
- Increased noise by 4 cars coming and going.
- Over development of existing site best action should be for the existing bungalow to be improved and updated.
- This is the Conservation Area.
- A two storey dwelling within a row of bungalows would look totally out of place and not be in keeping with the character/ambience of the area.
- Increased parking problems at this end of the road.
- Drawing No. 10 puts into context as to what the residents are potentially expected to view. We would challenge anyone to choose between the existing view or the one proposed.
- No concern to this site being redeveloped, the key factor is that it should stay single storey.
- The application falsely states no removal of trees or hedges.
- The design of the houses is not in character with the other properties on the south side of Manor Road. Where other properties have two storeys the windows have been constructed as dormers within the roof. I would request that this design approach is taken to improve the appearance and character of this proposed build and reduce the uneven height of the proposed buildings in relation to the adjacent properties.
- The fence and hedge to front is lost with 4 parking spaces provided, overlooking will occur.
- The parking to the front is out of character other properties have low wall or hedge. Out of keeping.
- The plot is not big enough for 2 houses without impacting greatly on the surrounding properties.
- Impact upon wildlife and birds due to loss of hedges and bushes.

3 letters of support from owner/occupier of 69 Valley Road Sompting, owner/occupier of 13 Fircroft Avenue, Lancing and owner/occupier Former Unit 7 27 Cecil Pashley Way, Shoreham Airport

- Support the building being brought down and new in keeping buildings put up.
- The new generation of Lancing should be old tired buildings brought down and new buildings put up that will incorporate more living space.
- Its good to have some new builds in the local area.
- As a local resident I support this application as the proposal is in keeping with the local Conservation Area.

Relevant Planning Policies and Guidance

Adur Local Plan 2017: Policy 15, 17, 20, 22
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats';
West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003)
West Sussex 'Guidance for Parking in New Residential Developments' and 'Residential Parking Demand Calculator' (WSCC 2010)
National Planning Policy Framework (March 2012)

National Planning Practice Guidance
Technical Housing Standards – nationally described space standard (DCLG 2015)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The Development Plan comprises the adopted Adur Local Plan (2017.) The proposed development would make a minor contribution to meeting housing targets including Objectively Assessed Need under the tests of the National Planning Policy Framework.

New residential development can be supported in principle under Policy 15 of the Adur District Local Plan (2017) which allows for new residential development within the built up area subject to its appearance, character of the site, and the prevailing character of the area in terms of proportion, form, context, massing, siting, layout, density, height, size, scale materials detailed design features and landscaping.

This site as stated above is also located within a Conservation Area. The Grade II* listed church is sited to the east. In addition to the above The Planning Authority must therefore consider the requirement to preserve and enhance Conservation Areas as required by Policy 17 of the Adur Local Plan.

The relevant considerations here are the impact upon residential amenities of both the existing adjacent residents and the future residents of the new dwellings, the character and appearance of the site and surrounding area and impact upon the Conservation Area, parking and access issues.

Visual Amenity and Impact upon character and appearance of the Conservation Area

As stated above the existing bungalow at the site sits within a row of bungalows of similar scale and density. It is acknowledged that other dwellings of larger scale, density and including two storey development are within this locality, including directly opposite the site, yet looking at the directly adjacent buildings on the south side of the street the proposed scale of development is considered to be out of keeping, representing over development of the site which is in turn detrimental to the character and appearance of the street scene and which would not preserve or enhance the Conservation Area.

The dwellings are shown at 13 metres in depth and 4.5 metres wide. The current bungalow is 6.8 metres wide and the main part of the building 10.3 metres. The bungalow currently does not maximise the full width of the site with access to the eastern side of the bungalow to the garage. The adjacent bungalows when viewing the location plans show a wider footprint relative to their site width. Therefore it is considered that there may be scope here for redevelopment of the site to include a greater footprint than currently exists provided all other matters are to the satisfaction of the Planning Authority.

The height of the building is to be increased from a ridge height of 6 metres to 6.9 metres. It is not necessarily this height increase alone which is of concern here but the combination of the increased height of the development, plus the increased width and depth of footprint and significant change in character from a (chalet) bungalow to a full two storey pair of semi detached dwellings, which makes the development unacceptable. This development will be significantly more prominent than the existing, established, modest, bungalow within this setting. Due to the position of the bungalows either side the proposed development will sit forward of the bungalow to the west, no. 77. The single, flat roof garage is adjacent to the site. When approaching the site from the east, the side elevation of the building will be clearly visible and prominent within the street scene. The scale and bulk will be visible here with a large mass of brick work visible, emphasising the excessive depth and scale of the building.

The development will also give rise to the entire frontage of the site being cleared of any established planting and means of enclosure. Parking areas exist to property frontages yet these are more informal in layout and less visible from the street. They do not have wide, open frontages. This development will give rise to the full width of the site being hard surfaced with 4 parking spaces across the width of the site. This form of development would not preserve or enhance the Conservation Area and does not respect the existing character here. It will also contribute to the increased prominence of the proposed two storey dwelling and further contribute to the harmful impact.

It is acknowledged that the bungalow as existing does not warrant retention and that with the appropriate scheme redevelopment could be supported here. Some increased scale and footprint may be appropriate however, any new development would need to respect the low scale, informal nature of this established row of bungalows and their setting with planting, low level boundary treatment, low eaves and reduced scale. The current scheme for the reasons set out above does not achieve this, despite the agent's efforts in relation to design detailing and use of materials. The proposal in terms of its combined scale, bulk, two storey form, design, enlarged footprint and open, hard surfaced frontage represents over development of the site detrimental to the street scene and Conservation Area.

Residential amenity – for proposed dwellings

Looking at the housing provision in isolation here, the dwellings provided do allow for sufficient living space, both internally and externally. The internal space provision exceeds that required by national space standards. The gardens exceed the

required 11 metres in depth at 18.25 metres as shown on the submitted plans. They are also of sufficient area exceeding standard set in Development Management Standard No. 1 which requires 85 metres squared and here 103 and 112 square metres are provided. Such development within the context of another, more appropriate location and setting would provide a positive contribution to housing stock. This provision does not outweigh the harm which would be caused by the development at this site as described above.

Residential amenity – effect on existing dwellings

The visual impact upon the street scene and Conservation Area has been set out above. Occupiers of dwellings adjacent and opposite the site would be impacted due to the visual harm of this inappropriate, over development when viewing the development from inside adjacent dwellings and from garden areas.

Those directly impacted are the bungalows either side of the site, nos. 73 and 77 Manor Road. The existing bungalow is currently set away from the boundary with no. 73 due to the side access to the garage which is set back to the rear of the application site. The new development will result in two storey development 1.2 metres in from the boundary. There are side windows facing onto the application site at no. 73 and a rear conservatory. The proposed development will result in loss of light and an overbearing impact to the adjacent dwelling. It is however acknowledged that the rear first floor is set in and the roof height has been designed to reduce in height to the side. It is however still considered that the scale of development is overly dominant and detrimental to the occupiers of the adjacent property in this case. There may be scope to provide a redevelopment here which is closer to no 73 than existing however this would need to be reduced in scale and would be considered on its own merits.

No. 77 to the west is set back further to the south within the site than the proposed pair of semi detached dwellings. It is acknowledged again as with no. 77 that there will be some loss of privacy, light and overbearing impact due to the scale and proximity of the proposed development. It is considered that the overdevelopment here does not allow for a suitable form of development. The development is detrimental to the amenities of the occupiers of the adjacent dwellings.

Accessibility and parking

West Sussex County Council as Highway Authority are satisfied with the proposed access arrangements and parking for the proposed development subject to the recommended safeguarding conditions and informatives set out above.

Recommendation

REFUSE for the reason(s):-

The site is within an area designated as a Conservation Area and the proposal, by reason of its excessive scale, height, layout, design and form would be out of character with the scale and form of development adjoining the site and would fail to preserve or enhance the character or appearance of the Conservation Area. The

proposal represents overdevelopment and would be detrimental to the visual and residential amenities of the locality therefore conflicting with policies 15 and 17 of the Adur District Local Plan and the relevant paragraphs of the National Planning Policy Framework

9th July 2018