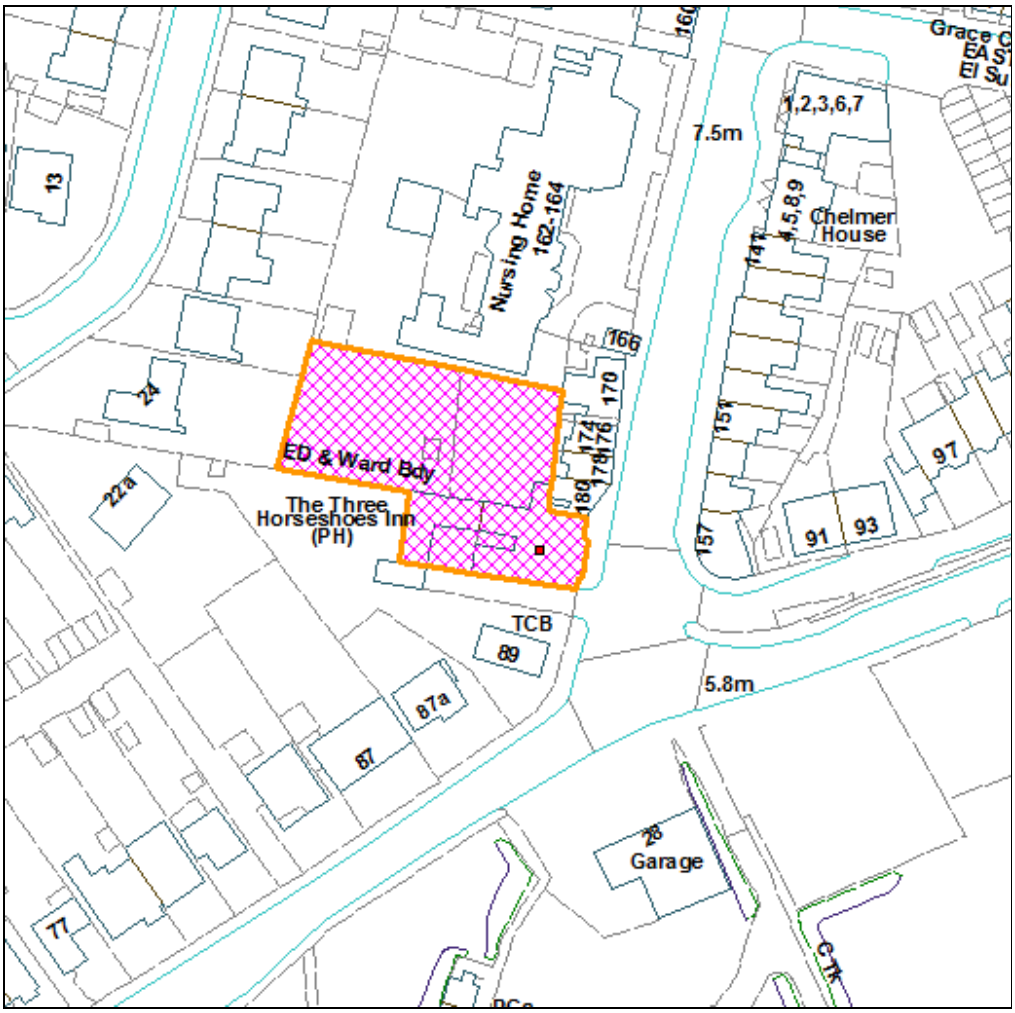
Application Number: AWDM/0721/17 **Recommendation – APPROVE**

Site: **The New Sussex Hotel, 182 South Street, Lancing**

Proposal: **Extension and re-configure new accommodation to rear of existing hotel to include a new function room, conference room and new enlarged kitchen with 11 new hotel rooms over first and second floors. No hotel parking is accommodated on site. Proposed on site 3-bedroom family home for the applicants to the west (rear) of the hotel with parking provision for two cars (amended re-submission of AWDM/1804/16).**

Applicant: Mr & Mrs Andrew & Fiona Kempa Ward: Churchill
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application relates to a 3 storey hotel at the south end of South Street close to the roundabout junction with Brighton Road. It is proposed to increase the accommodation and facilities at the hotel with a three storey extension at the rear, replacing existing single storey outbuildings. Also proposed is a ground floor extension to form a function room, a separate gym/conference room with glazed link to the hotel plus a new single storey dwelling for the manager's family.

The extensions will result in an additional 11 hotel rooms (19 in total) plus a lift to ensure most of the rooms are accessible.

3 storey rear extension

This is proposed at the rear of the hotel and has been designed with three pitched roof elements to help break up the massing, with a flat roofed link to the existing building. The largest element is closest to the existing building and is just below the main ridge in height. The two smaller elements towards the rear are marginally lower in height in an attempt to provide some subservience.

A number of windows in the southern elevation have been designed to not face south. They are to be screened by metal projecting 'boxes' which direct views to the front and rear only.

Function Room

This is to be to the north side of the new rear extension and is to be single storey but with a central 'conical' roof feature.

Gym/Conference Building

This is to stand alone within the existing garden on the north and east boundaries. It will be linked to the hotel and function room by way of a new glazed walkway. It will be single storey and flat roofed.

New Dwelling

This will be at the west end of the hotel garden on the boundary with bungalows in Chester Avenue. It will be single storey in a contemporary style.

Vehicular access to the dwelling will be formed via an existing shared driveway to the south. There will be no parking for hotel customers, as is currently the case.

Demolition of outbuildings

The application is accompanied by a structural report on the integrity of the outbuildings, which appear to have some historic interest. The report states that "the roof was noted to be in a potentially dangerous condition and at high risk of failure under heavy wind or snow loadings. Multiple defects were also noted in other parts of the structure, including

suspected differential foundation movement or subsidence, movement of the external walls out of plumb and extensive dampness through the solid external walls and floors."

It concludes that "the structure is not fit for purpose and is currently in a potentially unsafe condition. The structure should not be used for habitable purposes or activities related to the hotel."

Relevant Planning History

ADC/0345/10 - Change of use from public house/restaurant with incidental staff accommodation and storage to hotel, restaurant and bar with alterations including rear dormer and front rooflights to main building and conversion of rear storage buildings to hotel bedrooms – approved

AWDM/1804/16 - Extension and re-configure new accommodation to rear of existing hotel to include a new function room and conference garden studio and new enlarged kitchen with 10 new hotel rooms over first and second floors. Two additional ground floor accessible hotel rooms facing rear garden. No hotel parking is accommodated. Proposed on site 3 bedroom family home to the west (rear) of the hotel with parking provision – withdrawn

Consultations

West Sussex County Council: The ***Highway*** Officer advises that whilst the Local Highway Authority (LHA) would have no significant concerns with the principle of the application we would request some additional information and clarity on the following points:

• Parking for the dwelling - The proposed parking for the dwelling does appear restricted; we are particularly concerned with the maneuvering of vehicles in the space shown. We had requested that this was demonstrated by a revised plan which includes swept path diagrams or if necessary the parking area enlarged. As requested, there has not been a swept path diagram provided to demonstrate that cars can safely turn within the site. It has not been demonstrated if a private car can turn satisfactorily within the site.
• Parking for the hotel usage and accessibility to the site-An additional 10 rooms will result in further parking demands. Previously the LHA requested some additional information on parking. Additional information has been provided in the form of accessibility to the site and local parking opportunities. We acknowledge the close proximity of the Beach Green car park and the sites close location to public amenities, the car park is accessible by way of the existing footway network. The LHA are satisfied with this aspect of the proposals.

<u>Further comments</u>

The proposed swept path diagram is considered acceptable. The LHA are satisfied that a car can turn within the space provided and enter the highway in the forward gear. On that basis there would be no objections to this application subject to car parking condition.

Adur & Worthing Councils: The ***Environmental Health*** Officer has no objection in principle. It would be helpful to see details and positioning of any A/C plant and kitchen extraction plant. It would also be useful to see details of the lighting scheme for the proposals, particularly the outside garden area.

I have in mind the new residential accommodation to the North of the development as well as existing accommodation surrounding the development. I would expect that the new facilities will be used for functions late into the evening and it would be a good idea to consider at this design stage as to where people will smoke and how the impact of guests gathering outside late at night will be managed and controlled. Good landscaping design in the garden area could mitigate this impact. Also directional speaker systems in the function room so music is concentrated on to the dance floor would also be helpful as it is likely that the doors onto the garden will be in constant use throughout the evening and investing and designing such a system early on could save time and costs later on if nuisance is caused. I would recommend that they seek independent advice from an acoustician at this planning stage. This information would also be useful to support the owners' application to amend the existing premises licence.

Full contaminated land condition is recommended.

The ***Drainage Engineer*** recommends a condition to secure surface water disposal details

The ***Waste and Refuse*** Manager comments that he understands from the application that there is to be no change to the current waste collection arrangements. These have worked well for many years so we don't have any further comments to make.

Southern Water: Recommend informatives - Detailed design of the proposed drainage system should take into account the possibility of surcharging within the public sewerage system in order to protect the development from potential flooding

Lancing Parish Council: No objection

Representations

5 letters of objection received from the occupiers of 89 Brighton Road, 178 South Street, 24, 26, 28 Chester Avenue:

- Overlooking and loss of privacy
- Lack of parking for customers will lead to increased parking and congestion on South Street and Chester Avenue
- Loss of light and increased sense of enclosure
- Increased noise
- New buildings and covered walkway will affect outlook and light to new flats in 178 South St
- Significant reduction in size of pub garden which is currently a community asset
- Overdevelopment

- Height of extension is too much

1 letter of support received from the owner of former Bell Care Home, 164 South Street:

- Will help wider visitor economy in Lancing and surrounding area
- Hours of use of gym/studio should be restricted to end at 8pm and be suitably acoustically insulated to prevent disturbance to residents of new flats to north
- Should be landscaping along northern boundary

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
Submission Adur Local Plan (2016): 9, 27
Lancing Village Vision (2012)
National Planning Policy Framework (CLG 2012)

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 application is proposing to upgrade tourist accommodation in the District and can be supported in principle. Policy 27 of the Submission Adur Local Plan promotes the visitor economy through the provision of new facilities, including visitor accommodation, in locations with good public transport access and within the Built Up Area. It advises that all proposals for visitor facilities should be sensitively designed so as to minimise impacts on the environment.

Lancing Vision seeks to make Lancing a lively seaside destination with, among other aims, the promotion of cafes, restaurants and guest houses. The site falls within the Seaside Zone where tourist accommodation is supported.

Visual amenity and density

The main visual impact will be as a result of the three storey rear extension which will project 16.7m to the rear of the existing building and will be clearly visible in views from South Street and the junction with the A259 Brighton Road. It will be a large addition but its bulk and mass will be reduced by the use of three pitched roofs and a marginal diminution in height as it projects to the rear. A greater reduction in height would have

been preferred but the architect has explained that floor levels and making the hotel DDA compliant, with a lift, has necessitated the final ridge heights.

It will provide a significant expanse of wall, but it will be broken up by the projecting window screens. Overall, the visual impact is considered to be limited, however, due to its projection away from the street and towards the rear of the site. On balance, the design and scale is considered to be acceptable.

The other elements of the application are of a much smaller scale, being predominantly single storey only, and will not have a visual impact on the street scene.

The combined impact of each element will be a significant reduction in the amount of garden area remaining for the hotel and there are concerns that it represents an overdevelopment of the site. While there is a reduction in the size of the garden, the site is considered to be able to accommodate the various extensions and outbuildings without appearing overdeveloped. The garden that remains measures 12m by 20m (240m2) and is considered to be sufficient for hotel guests and visitors to enjoy.

Residential amenity

Each element of the application has the potential to impact on neighbouring dwellings.

Three storey extension

The main impact of the rear extension will be on 89 Brighton Road, a detached dwelling directly south of the site, separated by a driveway running along the side of the hotel. The three storey extension will be a maximum of 9.7m high and 8m from the side of no.89 at its closest point. No.89 has a secondary living room window facing the site, as well as a landing window and a side entrance door. While there will be a loss of outlook from these openings, they are not primary sources of light and outlook to habitable rooms and, as such, the harm to residential amenity is reduced. The hotel also lies to the north of No.89 so there will be no loss of sunlight to that dwelling or its garden.

The extension will be a considerable form and mass and there will be some increase in the sense of enclosure for the occupants of No.89. However, as previously mentioned, no habitable rooms are directly affected (the living room is also served by a bay window at the front) and, on balance, the impact is not considered to be so severe as to warrant refusal of the application on this ground.

Function room/gym/conference studio

The main impact from these elements is on 178 South Street which is currently undergoing conversion into flats. One of the flats (ground floor) is already occupied. It has a small rear courtyard garden which is screened from the site by a wall on the boundary and which is at a lower level. As such it does not currently have an outlook. The proposed extension will be 3m high with a glazed walkway around the rear between the extension and the boundary wall. There is not considered to be an adverse impact on the occupiers of that flat.

The walkway runs along the length of the eastern boundary and links to the gym/conference studio which is to be sited in the NE corner of the hotel garden in front of the rear terraces for the first floor flats. Concern has been expressed that the outlook from the terrace would be adversely affected by the proximity of the studio. However, it would be 2m from the rear of 178 South Street and flat roofed with a height of 2.9m. The top of the studio would project above the level of the roof terrace but not above the level of the obscure glazed balustrade and an outlook across the hotel garden would still be possible. Light would also not be adversely affected. On balance, the impact on the occupiers of the flats would not be sufficiently harmful to warrant refusal.

The studio will have an impact on a ground floor window which gives light to an access area at the rear of the ground floor studio flats and, to a lesser extent, some borrowed light to one of the flats. However, the affected area is not a habitable space and the loss of light to this area is not considered to be detrimental to the enjoyment of the flats.

The building will also be sited adjacent to the proposed new development of flats to the north at the former Bell Memorial Care Home. It will abut a service area containing a plant room and mobility scooter store rather than directly affecting any ground floor flats, although bedroom windows will face the hotel further west and there is potential for some disturbance from the gym/conference facility. It is therefore recommended that the hours of use of the studio are limited to prevent disturbance at unreasonable hours.

The function room is likely to be used for wedding receptions and similar functions which have the potential to generate noise. The room has been designed with glazed doors opening onto the garden, facing north. Given the proximity of residential properties to the site, it is recommended that control of hours is necessary. A noise management plan is also considered necessary.

New Dwelling

The dwelling will have 3 bedrooms and has a curved, contemporary design to a maximum of 3.5m in height with a flat roof. Its low height means that it will have reduced impact on the bungalows to the rear in Chester Avenue which back on to the hotel garden. It will be 18m from the rear of 24 Chester Avenue and 12m from the rear of 26 Chester Avenue. This latter property will face only part of the proposed dwelling and will be largely screened from it by existing vegetation within its own garden.

No windows are proposed in the rear of the dwelling and it is not considered that the proposal will have an adverse impact on the amenities of the residents in Chester Avenue or in the new flats proposed to the north. The position of the new dwelling will also help to provide a barrier to the hotel for those residents in Chester Avenue and may offer greater protection from noise than currently exists.

Parking and Access

No parking is to be provided for hotel customers. There are no spaces currently available. The site is located in a sustainable location, reasonably close to Lancing railway station as well as bus stops. There is a public car park on Beach Green which can be used for hotel parking, as can on-street parking in South Street. While the

proposal may increase demand for parking on South Street and other roads to some extent, WSCC has not raised an objection on highway grounds.

Parking is to be provided for the new house in the form of 2 spaces. WSCC is satisfied that cars can turn on site and are happy with the parking proposal overall.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Lighting details to be submitted and agreed
4. Extraction details to be submitted and agreed
5. Surface water disposal details
6. Full contaminated land
7. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose
8. Hours of use of studio to be limited to between 8am and 8pm daily
9. Materials to be agreed including details of window screens
10. Dwelling to be occupied by hotel manager and dependent relatives only
11. Use of function room to cease at 11.30pm and external doors closed at 10pm.
12. Construction Management Plan
13. Noise management plan

24th July 2017