

REPORT UPDATE

Application No: A/76/15/PL

Reason for the Update / Changes

Reason for Update/Changes:

The agent has clarified that the 9pm restriction on outside use of the garden is part of the Premises Licence. The patio area is excluded which can be used as a smoking area until 11pm. This does not have any implications on the submitted application since the additional rooms would not be accessed via the garden but through the side of the building.

One substitute letter of no objection has been submitted on the basis that the local councillor is going to pursue restrictions on parking along Honey Lane and the noise controlled by licensing. This has now reduced the number of objection letters to 2.

Officers Comment:

Agreed

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

A/76/15/PL

Recommendation Report for Planning Permission

REF NO: A/76/15/PL

LOCATION: Angmering Manor
High Street
Angmering

PROPOSAL: Single storey rear extension & re-modelling of front car park area to increase number of spaces from 25 to 32. This application affects the character & appearance of the Angmering Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal relates to a single storey extension measuring 17m long by 7m wide at its widest point. It has a ridge height of 5m and would be located adjacent to the existing swimming pool building in the rear garden of Angmering Manor. The guest bedrooms would be accessed from the rear and would face onto the existing hotel garden. The extension includes a boiler/laundry room between the swimming pool and closest bedroom. Each bedroom has en-suite facilities. It is proposed

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that the elevations would be clad in horizontal boarding to match the restaurant and that the roof would be tiled. Additional car parking to the site frontage is included as part of the proposal. Some trees would be removed and the number of spaces would be increased from 25 to 27 with an additional 3 valet parking spaces in front.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat.

TREES

There are a number of mature, established trees on the site boundaries and to the front of the main building. A mature Ilex Oak tree is located in the south east corner of the site.

BOUNDARY TREATMENT

There is an approximately 1.8 metre high flint wall with brick piers on the front boundary. Screening of a similar height continues around the rest of the site and is made of a mixture of stone, flint and timber. There are additional trees and shrubs along all boundaries with large trees to the front and rear. The boundary wall adjacent to the swimming pool is approx. 2-3m high.

SITE CHARACTERISTICS

The site is occupied by a historic Grade II Listed two-storey building in hotel use which has had a number of additions made to it over time. The main roof is clay tiled and hipped and has a number of dormers. The north wing, which faces towards Angmering High Street has painted smooth render elevation walls.

CHARACTER OF LOCALITY

The site is located on a High Street although the main retail and commercial area is to the west. The site is surrounded by residential dwellings which are a mixture of sizes and design and predominantly two-storey. There are a number of illuminated signboards in the commercial area of the High Street to the west although there are none immediately surrounding the site. However, the site is located on a section of the road which has street lighting.

RELEVANT SITE HISTORY

A/76/15/PL

A/114/98/	Construction of garage and detached enclosed swimming pool with hand made plain clay tiled roof	ApproveConditionally 04-03-1999
A/133/04/	Change of use from office/private house (B1(a)) to country house hotel (C1)	ApproveConditionally 22-12-2004
A/18/07/	Extension to form conservatory at rear of premises and extension to front to form meeting room.	Refused 25-04-2007
A/88/07/	Extension to form conservatory at rear of premises and extension to front to form meeting room (Resubmission following A/18/07)	ApproveConditionally 15-08-2007
A/30/13/	Addition of 5 no bedrooms and kitchen extension.	Refused 15-04-2013
A/99/13/	Construction of building comprising of 5 No additional bedrooms (resubmission following A/30/13/). This application affects the appearance and character of the Angmering Conservation Area.	Refused 09-10-2013
A/3/14/L	Application for Listed Building Consent for the construction of building comprising of 5 no additional hotel bedrooms (resubmission following A/100/13/L).	ApproveConditionally 24-03-2014
A/2/14/	Construction of building comprising of 5 no additional hotel bedrooms (resubmission following A/99/13/). This application affects the appearance and character of the Angmering Conservation Area.	Refused 04-04-2014
A/77/15/L	Application for listed building consent for the erection of single storey rear extension.	ApproveConditionally 20-08-2015

REPRESENTATIONS

Representations received:

Angmering Parish Council

Objection - It is essential that a swept path analysis for access for emergency vehicles is submitted. Removal of trees and consequent impact on the streetscape of the conservation area is not something that could be supported.

The Committee is broadly supportive of any application that would assist growth of a local business and potentially improve employment prospects in the village.

Objections from neighbours about concerns regarding parking in the High Street and operational hours of the garden are valid.

3 letters of objection - Block plan does not show correct position of adjoining properties. Under the current licence no one can enter the garden after 9.30pm as a result of a court

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order in 2006. If the extension is built access will be through the garden at all hours. Noise levels would concern adjoining properties. Growth of the hotel is not in keeping with the Conservation Area. Exiting Honey Lane is already difficult. Delivery lorries to the hotel park up to the corner. There is no footpath. The application states there are 12 bedrooms at present, the web site states 17 and an earlier application stated 19. The parking is a dream and would never work. It is a major concern. The car park can barely accommodate 20 cars and the proposed alterations will make no difference. Functions reduce the road to single file around the hotel which is dangerous and inconvenient for residents. The removal of so much greenery will have a huge impact on the appearance of the conservation area.

Comments on Representations received:

Comment on Parish Council Representation

County Highways have not requested a swept path analysis and have no objection to the proposal in terms of parking provision or highway safety. The Tree officer has no objection to the removal of trees and a tree screen should still be retained along the site frontage. However, a landscaping condition is proposed to ensure that the greenery along the site frontage is bolstered following removal of the indicated trees.

Comments on other Representations

The block plan has been amended to correctly show the adjoining properties. It is not considered that the proposal would adversely affect residential amenity by reason of increased noise generation. The addition of 4 rooms would not significantly increase the activity and traffic levels at the site and additional parking is being provided to meet the increased demand for parking. The presence of a restrictive licence is a private matter and the details of the Court order and compliance are outside of planning control.

CONSULTATIONS

Conservation Officer

Arboriculturist

WSCC Strategic Planning

Environmental Health

Consultations responses received:

County Highways - No Objection. No concerns would be raised with the proposed layout. The parking spaces should be 2.4 by 4.8m. This can be covered by a planning condition.

Historic Building Adviser - Awaited

Conservation Officer - No Objection

It is considered that the extension will have a neutral impact upon the conservation area. The success of such a scheme will depend upon the quality of the materials and details employed.

With regard to the parking proposals, there is some concern that the loss of the vegetation could result in the car park being exposed to the street. Such a result could not be supported. As a result, it is requested that suitable arrangements be made to ensure that appropriate screening is provided as part of any scheme. Consequently, you may wish to request a planting scheme be provided to mitigate any impacts. Conditions should be considered relating to the following issues:

- Door/window details including sections
- Material samples for roof, elevations and guttering
- Detailed drawing of clock tower (please note that this is not shown on the south elevation)
- Planting scheme for the front parking area.

Council's Arboricultural Officer - The applicant has outlined the desire to remove trees. It is clear that the loss of these trees would have a significant impact on the landscape. None of the trees to be removed would warrant protection by a preservation order. The loss of the cited trees would require mitigation replanting, so as to protect the character of the area. This should be controlled by condition

Environmental Health - No Objections

Conservation Area Advisory Committee - No Objection. Careful assessment needs to be made with regard to the quality of the trees to be removed and their contribution to the street scene.

Comments on Consultation responses:

Comments noted. County Highways comments to control size of parking bays is not considered necessary. The submitted car park layout indicates the spaces to be 2.4m by 4.8m.

Conditions relating to details of the clock tower, materials and door openings are imposed on the listed building consent. The window details were not controlled and have therefore been imposed on this application.

A landscaping condition is recommended to ensure that replacement trees in line with that requested by the Tree Officer are provided.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Within Conservation Area

Grade II Listed Building

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) [GEN7](#)
[GEN9](#)
[GEN12](#)
[GEN32](#)
[AREA2](#)
[DEV34](#)

[Publication Version of the Local Plan \(October 2014\):](#)

The Form of New Development
Foul and Surface Water Drainage
Parking in New Development
Noise Pollution
Conservation Areas
Tourist Accommodation and Attractions
D DM1 Aspects of Form and Design Quality
D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)
HER DM1 Listed Buildings
HER DM3 Conservation Areas
HER SP1 The Historic Environment
W DM1 Water Supply and Quality
W DM3 Sustainable Urban Drainage Systems
QE DM1 Noise Pollution
TOU DM1 Tourism Related Development
TOU SP1 Sustainable tourism and the visitor economy
Development in the Conservation Area

[Angmering Neighbourhood Plan 2014 POLICY EH1](#)

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton. Policy EH1, 'Development in the Conservation Area', of Angmering Neighbourhood Plan is considered relevant. It requires applications in Conservation Areas to include sufficient detail to be properly understood. The level of information submitted with this application is considered acceptable.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

BACKGROUND

The information provided by the agent advises that the Hotel at present has a total of 12 letting rooms and there is a restaurant with 68 covers. There are a total of 15 staff employed in a mixture of full and part-time jobs with an average of about 10 members of staff being employed within the building at any one time. Many of these staff are local people who walk/cycle to work.

The application is a resubmission of 3 refused applications for extensions of the property in different locations to the rear to create 5 additional bedrooms (A/30/13, A/99/13 and A/2/14/PL). Listed Building application (A/3/14/L) was approved following discussions with the Historic Building Adviser and consequent changes to the design of the building and application A/77/15/L which incorporated the approved amendments has been granted consent.

The previous reasons for refusal related to lack of car parking, concern over adverse impacts on the residential amenities of Garden House and the impact on the health of trees and the character of the area. This revised application is submitted to address these reasons for refusal.

The number of additional bedrooms has been reduced from 5 to 4 resulting in a reduction in length of the extension from 21.5m to 17m. In addition the car parking provision and layout has been considered and revised to provide 5 additional spaces and a specialist Arboriculturalist Report has been submitted to illustrate where trees will be lost at the rear and on the site frontage. The extension has been re-designed to enclose the pedestrian access corridor on the west elevation of the building to reduce noise emission.

RESIDENTIAL AMENITY

The current use of the building is a hotel and restaurant. The building has been extended in the past and has a relatively small garden area. The extension would be single storey and would be located adjacent to the western side boundary and would be linked to the swimming pool structure by a small flat roofed connection which would contain a boiler room and laundry room. The extension would be sited approximately 5.4 metres off the south rear boundary of the site and

about 1.6 metres off the west side boundary. The eaves height of the building of 2.6m would be lower than the adjacent boundary walling. These distances and dimensions are considered adequate to ensure no adverse overbearing effects would result to the adjoining neighbour. No windows are proposed in the roof and therefore no loss of privacy would result. The size, form and position of the extension are therefore acceptable.

With regard to noise generation, the additional guest rooms would be accessed from the north. A screen is proposed adjacent to the boundary with Garden House and a covered way is included between the swimming pool and the boundary. This would ensure access from the south across the garden is discouraged and that noise generating activity does not take place immediately adjacent to the boundary. A condition is proposed to ensure that the screening is provided prior to use of the rooms to ensure that it is provided as part of the development. Access could be obtained from the garden side of the units which would move activity further from the adjacent garden of 'Garden House'. The screen along the western side of the extension would be sound reducing with infill between the timber panels. It is not considered that the noise associated with the rooms themselves would result in material harm from noise and activity since this would cause a nuisance to other guests if excessive and would therefore be likely to be controlled by the hotel manager.

The re-designed extension to enclose the pedestrian access corridor on the west elevation of the building is acceptable. The previous concern regarding the open nature of this corridor contained within the earlier scheme which was considered to create noise and disturbance to neighbouring properties to the west has been addressed by the enclosed re-design which will avoid significant escape of noise. The intensity of usage would not imply heavy pedestrian movement and the agent has advised that this is a four star hotel where the behaviour of guests is generally very good. Environmental Health have not raised any objections in relation to noise.

IMPACT ON PROTECTED TREES

The proposed extension would be located adjacent to the western boundary close to protected trees, mainly evergreens, which provide important screening and a sense of enclosure to the curtilage of the listed building and make a positive contribution to the character of the area. The extension would be located adjacent to these trees and an arboricultural report has been submitted with this application to demonstrate that the loss of these trees which are not worthy of protection individually within the Conservation Area would not be adversely affected.

The re-organisation of the parking at the front of the site necessitates the removal of a number of smaller trees and one evergreen shrub. The loss is regrettable, but with supplementary planting the retention of this important verdant part of the Conservation Area can be retained. The loss of the trees identified on both the proposed car park layout plan and within a plan contained within the Arboricultural Report have been considered by the Council's Arborist. He has advised that none of these trees are of individual importance and their removal would not significantly alter or denude the street scene of dominant soft landscaping provided additional replacement planting is controlled and provided by condition.

IMPACT ON LISTED BUILDING

The design of the extension was previously altered to reflect the suggested amendments of the Historic Building Adviser. The style and position of the extension are considered acceptable in terms of their impact on the character and integrity of the listed building. Application A/77/15/L has already been approved.

PARKING PROVISION

The increase in the number of rooms available would result in a requirement for increased parking provision within the site. It is intended to increase this from 25 existing spaces to a total of 32. Three of these parking bays would be double banked and this is achieved by pushing the parking slightly closer to the front wall of the site. Such an arrangement would work in this instance because the only times at which parking at the Hotel comes under significant stress is when there is a private function, such as wedding reception and conference.

At these times guests and visitors are known to each other and a double parking arrangement can therefore be worked around. Otherwise, the applicants intend to run a concierge parking facility for those six double banked bays where owners of the cars parked in the forward-most bays would leave their key at reception to enable staff to move the vehicles in the event of them blocking the vehicles in the rear-most bays.

County Highways have not raised an objection to what is being proposed.

TOURISM

The proposal would increase the amount of visitor/tourist accommodation at the site and therefore would accord with policy DEV34 of Arun District Local Plan.

It is therefore recommended that the application be approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans location, substitute block plan, TPP/15/956 001, car park layout 1001/13 dated Dec 2014 and Jan 2015, floor plan amended 27-10-2014 1000/13 and elevations 1000/13 A amended 27-10-2014.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality.

- 4 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a mitigating landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the extension or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of

development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. This new planting must contain at least 12 semi-standards/standards trees.

The species for restocking will be from :

English Oak *Quercus robur*

Common hornbeam *Carpinus betulus*

Scots Pine *Pinus sylvestris*

Common yew *Taxus baccata*

Cherry *Prunus* spp

Goat Willow *Salix caprea*

Cherry *Prunus* spp

Midland Hawthorn *Crataegus laevigata*

Silver Birch *Betula pendula*

Holly *Ilex aquifolium*

Reason: In the interests of amenity and of the environment of the development in accordance with policies AREA2 and GEN7 of the Arun District Local Plan.

- 5 No development shall take place on the site unless and until the protective fencing detailed on drawing TPP 15/956 001 has been provided and the siting agreed by the Local Planning Authority's arboricultural officer and the fencing must be retained throughout the course of the development.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policies AREA2 and GEN7 of the Arun District Local Plan.

- 6 When excavating for the new developments foundations any root structure exposed with a diameter over 25 mm should be retained. If the contractors wish to remove roots of over 25mm in diameter, then the Local Planning Authority Arboricultural officer must be informed to supervise any root pruning/removal. This condition should be adhered to in completing the ground works in the Root Protection Area's of T2, T5, T7, T9, T17, and T28.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policies AREA2 and GEN7 of the Arun District Local Plan.

- 7 Prior to commencement of any construction works the implication of effective ground protection must be achieved to protect the RPA of T38. The Local Planning Authority arboricultural officer must check this protection before the construction works commences.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 8 When completing the pruning operations to both T5, T7 and T9, the following conditions must be adhered to;
Crown Reduction
All side branches to be retained should be at least 1/3rd in diameter of the removed

branch. Pruning cuts must be flat and smooth, kept as small as possible by cutting at an optimum angle and should not exceed 100mm in diameter.

Crown Clean

The Crown Clean should consist of deadwood and stub removal where all cuts should be made to the branch collar. Where crossing branches are encountered the weaker branch/branches should be reduced or removed to avoid contact between them. The remaining branch/branches should be shortened as appropriate to relieve 'end weight' and sudden exposure by reducing the leaf bearing branch tips by no more than 30%.

Crown Lift

Branches found within the clearance height having diameters greater than 100mm should be shortened and no more than 15% of the leaf bearing growth of that branch should be removed to facilitate the unobstructed free passage of vehicles and pedestrians.

REASON: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- 9 Before the extension is used the covered way to the west side of the swimming pool and the other sound insulation measures detailed on elevation drawing 1000/13 shall be provided. The measures so approved shall be retained in perpetuity.

Reason: To protect the amenities of occupiers of adjoining properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 10 No development shall take place unless and until precise details of the doors and windows including sections have been submitted to and approved by the Local Planning Authority and the doors and windows shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 11 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 12 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

- 13 INFORMATIVE: The double parking indicated is acceptable on the basis that concierge parking will be provided.