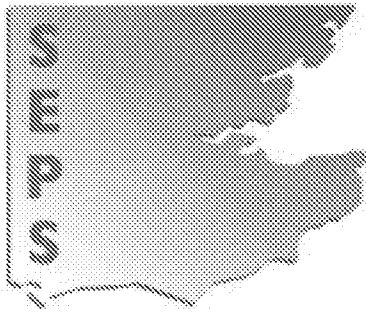




Planning Statement

PROPOSAL:
ERECTION OF SINGLE STOREY REAR EXTENSION
TO PROVIDE 4 ADDITIONAL
GUEST LETTING ROOMS
AND
RE-MODELLING OF FRONT
CAR PARK TO INCREASE OFF-STREET PARKING
FROM 25 SPACES TO 32 SPACES

SITE:
ANGMERING MANOR HOTEL
HIGH STREET
ANGMERING
WEST SUSSEX BN16 4AG

APPLICANT:
CHAPMAN GROUP LIMITED

The Proposal

Planning and listed building consent is here sought to construct a single storey rear extension in the south west corner of the curtilage of Angmering Manor Hotel to provide four additional guest letting rooms. The building would have a simple rectangular footprint with a fully hipped slate roof with the walls being timber clad. There would be a small clock tower in a central position on the ridge. The guest bedrooms would look out east onto the garden with access being via an enclosed glazed walkway on the rear (west) of the building.

The extension would connect to the existing modern single storey swimming pool building with the link being secured 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 1.8 metres off the west side boundary.

The proposed en-suite shower rooms would connect into the existing foul drain run on the east side of the Hotel whilst surface water would be dealt with by two soak-aways within the garden.

Planning History

The application site was the subject of similar listed building and planning applications submitted under application refs. A/2/14 and A/3/14/L. Planning permission was refused consent but listed building consent was granted. The scheme was for a slightly larger extension which would have incorporated five additional letting rooms.

Planning permission was refused because of alleged insufficient information with regards to trees and parking to enable a proper assessment of whether the development would either harm important trees or would otherwise result in a level of development which could not adequately accommodate off-street parking needs.

These revised applications are submitted not only to reduce the level of development for which consent is sought, but also to provide additional car parking information and a specialist Arboriculturalist Report.

Description of the Application Site

Angmering Manor Hotel is a Grade 2 listed building, the original core of which was constructed in the early 17th century. This small original core comprises a timber frame building. The building was much extended and altered in the 19th century when it was in use as a rectory.

It now comprises a two storey stucco building with plain tile roof covering on the main element but predominantly slate on the rear additions. When viewed from the front, it has twin gable projections and a central porch with five casement windows. There are later additions to both sides of this older core. The gables on the front have scalloped barge boards.

From the rear the property is much altered and extended and has a far less unified architectural form than the front of the building. The rear is dominated by a single storey extension running across the whole of the back of the original core. The two side extensions and single storey rear swimming pool extension all add to the disparate architectural forms evident on the rear.

The Hotel sits on the south side of the High Street, just to the east of Honey Lane. The character of the area is generally residential with most surrounding development dating from the 19th century. The Hotel is set back from the road and enjoys an in/out access arrangement. The front of the site is characterised by a high flint wall behind which there is a thick belt of trees. As a result, the Hotel plays little visual role within the street scene to this part of the Angmering Conservation Area.

At present, much of the front area is put over to parking and the Hotel is currently served by a total of 25 off-street spaces, the positions of which are marked on a layout drawing as existing.

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, say, on average about 10 members of staff being employed within the building at any one time. Many of these staff are local people who walk and cycle to work.

Planning Issues

Having regard to the issues that arose on application ref. A/2/14 the following are considered to be the key points here:

- Whether the proposal would have any negative impact on the setting of the listed building.
- Whether the use of the proposed extension would have any undue impact on the residential amenities of neighbouring properties to the west (in particular, Garden House and Honey Cottage).

- Whether the development (both the construction of the extension itself and the amendments to the parking layout at the front) would cause any unacceptable loss of existing important trees or would otherwise harm the health of any trees to be retained.
- Whether the changes to the parking layout proposed provide sufficient additional and usable parking to meet the needs arising from the 4 extra letting rooms proposed.

Evaluation

The extension is discretely sited in the south west corner of the site and has a limited massing and bulk. It would not be attached to the historic part of the Hotel but would be an adjunct running off the existing modern swimming pool extension. It would have a shallow pitched fully hipped roof and materials proposed would match those already existing on the property. The extension would not impact on the setting of the listed building nor would it have an overpowering or overly dominant scale.

A larger but similar extension to this was granted listed building consent under application ref. A/3/14. Given this fact there would appear to be no objection in listed building terms to this revised smaller extension.

As regards trees, the impact of this proposal has been assessed by a qualified arboriculturalist and his report is appended. At the rear of the site a number of small immature trees and shrubs along the west side boundary would need to be removed. However, these specimens are of no significant value and play no visual role within the street scene to either the High Street or Honey Lane.

The re-organisation of the parking at the front of the site, again, necessitates the removal of a number of smaller trees and one evergreen shrub. These are identified on both the proposed car park layout plan and within a plan contained within the Arboricultural Report. Again, none of these trees are of individual importance and their removal would not significantly alter or denude the street scene of a dominant wedge of soft landscaping.

As regards the number of car parking spaces, it is intended to increase this from 25 existing spaces to a total of 32. Six 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.

In this instance, guests and visitors are known to each other and a double parking arrangement can therefore be worked around. Otherwise, the applicants would 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.

However, for most of the times of operation the Hotel can adequately manage with the level of parking without the double banking bays necessarily being required. There remains no parking restrictions on-street and some parking is likely to be available in the locality.

The addition of only four letting rooms will not so increase the demand for parking at the Hotel such as to justify a refusal of planning consent. This is not a massive extension and does not therefore imply a significant increase in traffic usage. The result of this extension produces a total of 16 letting rooms and the needs of parking for this size of hotel would be more than adequately met by the proposed level of parking. The only time parking is really under stress is when there is an occasional event at the hotel. This is not very often and the occurrence of these events is not in any way dependent on whether the hotel has 12 or 16 letting rooms.

The extension has been re-designed to enclose the pedestrian access corridor on the west elevation of the building. There was concern previously that the open nature of this corridor contained within the earlier scheme would create noise and disturbance to neighbouring properties to the west. It is believed that this re-design will avoid any escape of noise. The intensity of usage would not imply heavy pedestrian movement and this is a four star hotel where the behaviour of guests is generally very good.

27.5.15