

A DESIGN AND ACCESS STATEMENT

**Alteration of part of the existing boundary wall fronting
Sea Lane to raise the structure by approximately 700mm**

**The Manor House, 1 Sea Lane, Middleton on Sea,
Bognor Regis.**

FOR Mr and Mrs R Haywood

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED**



1.0 CONTEXT

- 1.1 The Manor House, No. 1 Sea Lane is a Grade II Listed Building which sits on a generous residential plot on the corner of Sea Lane and Middleton Road within the Middleton Area of Special Character.
- 1.2 The local area is characterised by predominantly two storey residential dwellings in traditional style off private roads with the exception of the Middleton Sports club to the rear of the property.
- 1.3 The main building was built in the early 19th Century and is in a Georgian style with a white painted smooth render wall finish, Georgian style sash windows and a slated pitched roof. The building has been developed over the years to include a swimming pool and sun loggia and more recently a detached oak framed car port and Victorian style greenhouse.
- 1.4 Within the grounds is an outbuilding built in mixture of red face brick or flint walling (some of it painted) with brick quoins and with plain clay tiles to a pitched roof which is in the process of being developed into an ancillary annexe to the main dwelling for use by family members.



Photo – View of the outbuilding and boundary wall from Sea Lane.

- 1.5 Adjacent to this outbuilding on the western side fronting Sea Lane is a flint and brick boundary wall sitting approximately 1,500 mm in height. This wall adjoins the outbuilding and follows the boundary along Sea Lane. About 7.5 metres away is an existing wooden gate access to the site, this gate is at a height of 1,970 mm from ground level supported by large timber posts sited behind the wall – see picture below.

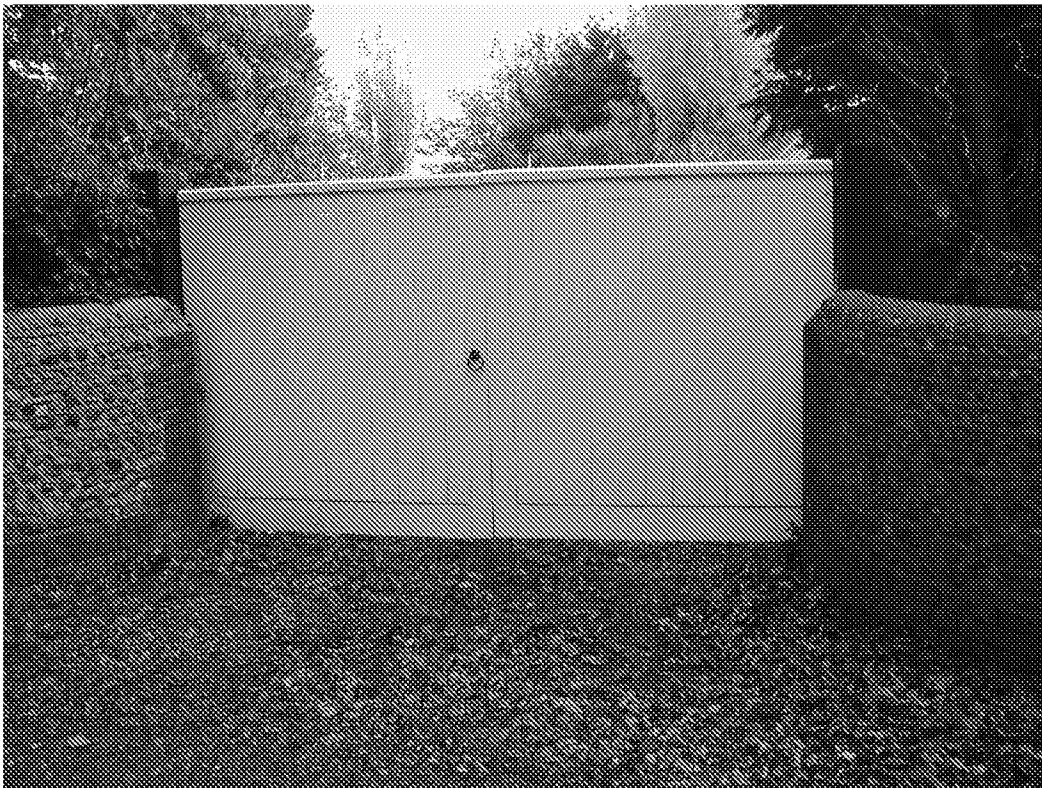


Photo – View of the existing gated access to the rear of the plot.

- 1.6 The wall is located some distance away from the main listed property.
- 1.7 The applicants wish to raise the height of the wall to the south of the access gates only, by 700 mm to preserve a degree of privacy to the newly developed annexe accommodation where some vegetation has been removed. The length of wall to be raised is minimal in proportion to the overall length of the existing walls fronting Sea Lane.

2.0 PLANNING ISSUES AND HISTORY

- 2.1 The current development plan for the Arun District is the 2003 Local Plan. The site lies within the boundary of the built up area as defined in Policy GEN2 of the Local Plan. Within such areas planning permission will normally be granted for new development subject to other policies in the Local Plan for the built environment.
- 2.2 Policy GEN22 deals with 'Buildings or Structures of Character' and states that 'Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted'.
- 2.3 The property sits within the Middleton Area of Special Character - the policy within these Areas of Special Character, as defined on the Proposals Map, states that planning permission will be granted subject to:
- (i) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;
 - (ii) the maintenance of an appropriate mix of uses where this is an important element in the character of an area;
 - (iii) the development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for each area given in supplementary planning guidance.
- 2.4 Whilst the outbuilding itself is not listed, it does sit within the curtilage of a Grade II Listed Building and is therefore covered by Policy DEV11 which states that 'Proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings, will be resisted. Where the principle of development in the grounds of, or near to Listed Buildings is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired. Where relevant, appropriate space about the building or buildings must be retained. Proposals for more distant buildings and tall structures, including pylons and masts, will be carefully assessed in respect of their effect on the settings of Listed Buildings.
- 2.5 The proposal is located outside of anticipated flood risk areas within Zone 1 according to the Environment Agency web site.
- 2.6 The site has been the subject of a number planning applications over the years dating back to 1953 according to the Arun archive records. More

recently there have been applications to convert and extend the existing outbuilding to form a self contained residence.

- 2.7 In 1988 an application was submitted and approved on the 20th March 1989 for outline permission for a 3/4 bed bungalow incorporating the conversion of the outbuilding with the LPA file reference M/94/88. This development was never carried out and the permission lapsed.
- 2.8 Under LPA reference M/15/95 another outline application was submitted, effectively renewing the lapsed permission and this again was approved. Likewise the permission for this development was allowed to lapse.
- 2.9 A new application under the LPA file reference of M/128/03 was submitted for a 4 bed bungalow, again incorporating the conversion of the outbuilding. This submission was refused with the reason given as:-

'The proposal would be by reason of its effect on the Listed Building and the Middleton on Sea Area of Special Character, especially in relation to The Manor House garden, result in an unacceptable form of development that is contrary to policies G5, B1, B2, B3 of the West Sussex Structure Plan; DEV1, CH9 of the West Sussex Structure Plan Deposit Draft and GEN7, AREA1, DEV11 and the Middleton on Sea Supplementary Planning Guidance of the Arun District Local Plan.'

- 2.10 The refusal was taken to appeal and dismissed on the 3rd November 2004.
- 2.11 The previous application to convert the building into annexe accommodation was submitted and approved in April 2012 and planning and Listed Building consent was renewed in 2017.
- 2.12 This application effectively seeks to provide a degree of privacy to the users of the annexe where some vegetation has been removed as part of the building development.

3.0 AMOUNT

- 3.1 This application seeks extend the height of that particular portion of the wall by approximately 700 mm, the length of wall in question measures 7.5 metres.

4.0 LAYOUT

- 4.1 The layout of the wall is unchanged.

5.0 SCALE

- 5.1 The scale of the existing buildings are unchanged by the proposal, the wall is proposed raised by 700 mm.

6.0 LANDSCAPING

- 6.1 The site landscaping is unaffected by this proposal.

7.0 APPEARANCE

- 7.1 The existing wall is constructed using a mixture of solid flint and dark brown/red brick walling to the elevation facing Sea Lane. Apart from the removal of the top two courses of flint work and the half round cement coping detail this is to be retained in its entirety with some repair carried out where cracking is evident due to movement caused by nearby tree roots.
- 7.2 The new brickwork will be chosen to match those that exist in the wall up to the matching half round cement coping detail. The mortar will be carefully mixed to ensure a complementary match with existing with similar recessed pointing adopted.



Photo – View of the existing crack in the boundary wall.

8.0 ACCESS

- 8.1 Existing access arrangements to the property will remain unchanged. The main vehicular access and garaging is to the rear of the Manor House via Middleton Road. There are additionally three access points to the Manor House and outbuildings off Sea Lane.

9.0 CONCLUSION

- 5.1 As the proposed alteration is to a 7.5 metre portion of the wall, the changes are deemed to have no adverse impact on the rural appearance of the area and the alteration in height will be of no detriment to the street scene.
- 5.2 In addition to this, the works will ensure that the wall is retained in a structurally sound condition and will continue to positively enhance the visual amenities of the area.
- 5.3 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 main listed house or the established character of the surrounding area.
- 5.4.1 In the event that the application be presented to the Planning Committee I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the report.

Revision A - 21 November 2018