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Design and Access Statement

Proposed Infill Extension to Existing Care Home

Green Willow Residential Home

Vicarage Lane
East Preston
West Sussex
BN16 2SP

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for a small infill extension at Green Willow Residential Home, Vicarage Lane, East Preston.

The proposal relates to the removal of an existing conservatory-style structure that currently projects into an internal courtyard area and its replacement with a permanent enclosed extension to form an additional internal room and enlarged communal space for residents.

This application follows the previously approved planning permission under application ref. EP/160/16/PL, which included:

- infilling of the courtyard area to create a larger dining area and computer room; and
- a first floor extension to provide additional ensuite bedrooms.

The current proposal relates only to the ground floor infill element and does not include the previously approved first floor extension. The proposal is therefore materially smaller in scale and impact than the previously consented scheme.

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2. Site Context

Green Willow Residential Home is an established residential care facility located within the built-up area boundary of East Preston and comprises a detached care home that has evolved through a number of historic extensions over time.

The site is set within a predominantly residential area characterised by detached dwellings of varying styles and sizes. The building itself is formed around two linked elements with parking to the front and private landscaped garden areas to the rear.

The internal courtyard currently contains a lightweight conservatory-like structure which is visually subordinate and enclosed within the wider built form of the home.

3. Proposed Development

The proposal comprises:

- removal of the existing conservatory-style structure;
- infilling of the existing courtyard space with a permanent extension;
- creation of an additional internal room;
- extension and enhancement of the communal living/dining space for residents.

The proposal does not increase the operational capacity of the care home and does not create additional bedrooms or increase resident numbers.

The works are entirely at ground floor level and remain within the established footprint and built envelope of the site.

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4. Design Principles

Scale and Massing

The proposed extension is modest in scale and replaces an existing structure within an enclosed courtyard rather than extending outward into the site.

As the proposal is limited to a single-storey infill within the existing built form, there is no increase in building height, no new upper floor accommodation, and no significant change to the external massing of the property.

Appearance

The extension will be constructed using materials that match the existing building, including:

- brickwork to match existing elevations;
- roof finishes to match the host building where visible;
- matching fenestration and detailing where appropriate.

The design ensures visual continuity and a sympathetic appearance consistent with the established character of the home.

Layout

The proposal improves the internal functionality of the building by rationalising underperforming conservatory space and replacing it with high-quality permanent accommodation.

The enlarged communal room will better support residents' day-to-day living arrangements and improve accessibility and usability throughout the year.

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5. Impact on Residential Amenity

Given the proposal is single storey and located within an existing internal courtyard, impacts on neighbouring residential amenity are minimal.

There are:

- no new overlooking opportunities;
 - no increase in height;
 - no significant overshadowing effects;
 - no material change to boundary relationships.
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6. Access

The proposal does not alter:

- vehicular access arrangements;
- pedestrian access routes;
- parking provision;
- servicing arrangements.

Access to the care home remains unchanged.

Internally, the proposal improves accessibility by providing better connected communal accommodation and more practical internal circulation for residents, visitors and staff.

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7. Planning Policy Considerations

The proposal is consistent with the principles of:

- Arun District Local Plan
- East Preston Neighbourhood Plan
- National Planning Policy Framework (NPPF)

The proposal supports the enhancement of an existing community facility, high quality design, protection of residential amenity, and improved living conditions for residents.

8. Conclusion

This application seeks permission for a modest and sympathetic ground floor infill extension at Green Willow Residential Home through the replacement of an existing conservatory-style structure within an internal courtyard.

The proposal improves the quality of communal accommodation and supports the continued operation of an established local care home, with no increase in resident numbers and minimal external impact.

Accordingly, planning permission is respectfully sought.