

Planning Statement.

Construction of 5 no. 1 bed flats together with ancillary accommodation for use by the learning disabled, in the grounds of Waterbury House, Ford Road, Ford, BN18 OBH (re-submission of F/29/17/PL)

Site:

Waterbury is a Grade 11 listed Victorian house set in grounds approaching 1 acre in the village of Ford. Conveniently positioned opposite the railway station, Ford is a mile south of the historic town of Arundel, the ancestral home of the Duke of Norfolk, with its castle, tea-houses, river and shops. It is also only two miles from the busy seaside town of Littlehampton, with its numerous amenities and shopping centre.

Use:

Waterbury House is an existing care home, providing residential services for up to eight people with severe and profound learning disabilities.

Site history:

F/12/06/L	Application for Listed Building consent for addition of 2 velux conservation style windows to first floor bedrooms..
F/14/06	Demolition of existing timber building and construction of 4 bed bungalow style care facility unit for elderly with learning difficulties. Approved but not implemented. Lapsed 07/08/09
F/15/06	Demolition of existing 2 bay garage and construction of activity hall for use by residents of care home. Approved but not implemented.

- F/4/13 Renewal of unimplemented planning permission F/4/10 for demolition of a timber building and the construction of a 4 bedroom bungalow style care facility unit for adults with learning difficulties. The unit will be used as ancillary accommodation in connection with the main use of the site as a care home. Lapsed.
- F/29/17/PL: Construction of 5 no. 1 bedroom flats together with ancillary accommodation for use by the learning disabled. Withdrawn. The officer considered that the “overall mass of the building as a whole, the dominant roofscape and the proximity of the proposed development would adversely affect the setting of the listed building.

Proposal:

Waterbury House provides accommodation for up to 8 people who have learning disabilities and the current proposal seeks to extend that facility to provide additional accommodation within the grounds in a 1.5 storey bungalow style facility. The building will measure 17.5 m wide x 28.5m long x 7.8m high with a pitched roof and will contain 5 no. 1 bedroom flats together with ancillary staff accommodation.

Paths and individual patio areas together with a communal garden will be provided. Nine new car parking spaces are also proposed. An existing cycle store and bin store will be shared by the new facility.

Staffing levels are likely to be a minimum of 2 dedicated staff on duty at all times and one waking night member of staff. The manager of Waterbury will also manage this new facility.

Relevant Planning Policies:

- HER DM1: Listed Buildings.
- Gen 3 – General development and protection of the Countryside.
- Dev 7-The form of New Development

- Gen 11: Inland Flooding
- Gen 12: Vehicle parking
- Gen 32: Noise pollution
- DEV 11: Setting of Listed Building

Consideration of the proposal against Policy Requirements:

An earlier planning application was subsequently withdrawn due to officer objections. F.29/17/PL refers. The Officer commented:

“It is considered that the overall mass of the building as a whole, the dominant roofscape and the proximity of the proposed development would adversely affect the setting of the listed building”.

In response to this:

“The response comments on the bulky roofscape, comprising multiple dormer windows, with max ridge height of 16000mm approx”. The scale of the drawings has been misinterpreted as the height of the existing building from floor to apex is 10.580m. The current proposal has addressed this concern, through reducing the apex roof height to 7.700m and thereby making the proposed building subservient to the existing building. It has also reduced the size of the gabled dormer windows on the north elevation and one on the south elevation.

The overall massing of the building of the current proposal has been articulated with a variety of rooflines and off setting of sections to break up the footprint and elevations. The roofscape which was quoted as dominant now includes apexes of various heights that step down, as ground level descends gently to the east of the site. In addition, the reduced size and number of gabled dormer windows will lessen the impact of the roofscape.

The proximity of the proposed development has been addressed by locating the north west corner of the proposal on the corner of the north west corner of the outbuilding that existed from the 1930's at approximately 1700mm from the main house. Overall, the building will be

in close proximity to the main house, however this would have been the case for the 2010 approved scheme.

The setting of the listed building will include views of the current proposal to the south-east, however the off-setting of the central and east sections of the building will mean that they are not in the same line of view as the main house, from either Ford Road to the west or the railway line to the south. The views to the south towards the main house are restricted by Ford House and the views looking west are limited by Willows residential park homes to the east.

The existing house is used as a care home and the current proposal will provide much needed further care home accommodation. The 2010 scheme had been approved, which shows that in principle, the erection of a building within the grounds and close to it had been agreed to.

Regarding Arun Local Plan 2011-2031, Policy HER DM1, the setting of the existing house has been compromised to the north by the partition of Ford House and its boundary fence and the east, by the residential park homes. Views towards the existing house from the south are partially obstructed from the railway line and mature vegetation along the gardens south boundary, and so the main remaining views of the house are from Ford Road to the south west, west and north west. Directly opposite the existing house are late 20th Century warehouses that do not enhance its setting. These views will not be interrupted by the current proposal, which will stand within the greenspace of the existing house, to the south east of mature trees that line the south boundary and will largely screen views of it from the road to the south west. The existing house and Ford House will screen views of the current proposal from the north west.

Regarding Paragraph 137 of the NPPF, it is possible that the current proposal may “enhance or better reveal the significance of a designated asset” through the possibility of finding more below ground evidence for the 1930’s outbuilding. The current proposal will not reduce the significance of the listed building or its setting..

Regarding Paragraph 132 of the NPPF, due to the preservation of the south-east and west views of the listed building, and the careful planning of the current proposals position, rooflines and off-set platform, it is not an unsympathetic development and therefore it is in accordance with NPPF.”

Other:

A Flood risk assessment accompanies the planning application. Whilst some of the site lies within a Flood Risk 3a area, it is recommended that the development will be acceptable subject to the recommendations contained in the report and it is considered that these can be conditioned.

Summary:

The proposal is considered to accord with Local Plan Policies. This is a small developemnt which will enable best use of land , extending an established use on the site. The status of Waterbury as a listed building has been carefully considered in the design of the building, and a quiet, subservient building is proposed that responds well to the context. There will be no adverse affect on neighbouring amenity as a result of the development, and parking on the site will remain largeley unaffected.

In summary therefore it is considered that the proposal accords with local plan policies and it respectfully requested that planning permission is forthcoming.

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