

Planning Statement in support of an application for:

Construction of five no. 1 bedroom self contained flats together with ancillary accommodation for use by the learning disabled at Waterbury House, 8-10 Ford Road, Arundel, West Sussex, BN18 OBH

Site:

Waterbury is a 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 it's castle, teahouses, river and shops. It is also only two miles from the busy seaside town of Littlehampton, with it's numerous amenities and shopping centre.

Use:

Waterbury provides a residential services for upto twelve 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.

Proposal:

The proposal is to construct a 1.5 storey building containing 5 no. 1 bedroom flats and ancillary staff accommodation in the rear grounds of Waterbury. It will measure 16.6m wide x 20.6m long x 7.6m high with a pitched roof.

The service will accommodate people who have a learning disability and or autism. The residents will be supported by a team of professional and well trained staff 24 hours a day, to allow them to have access and to be included in the local community enjoying educational, occupational, social and leisure resources. Each individual will have their own one bedroom flat providing individualised living space as well as staff accommodation. The residents will be permanent.

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.

Planning Policies

Waterbury lies outside of the built up area boundary. It is a Listed Building. The proposal will be sited within the rear grounds of Waterbury.

The relevant policies within Arun Local Plan are:

- Gen 3 – General development and protection of the Countryside.
- Gev 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:

Whilst the site is outside of the built up area, Waterbury is already operating as a Care Home for the learning disabled. The additional accommodation proposed would be a natural extension to the consented use of the site, albeit in self contained units for more ambulant clients. It is considered that this is good use of an existing site.

The form of the development proposed has followed the principle of the existing permissions for similar development on the site, although it has been adapted to suit the needs of a changing care environment. Rooms are more spacious to accommodate disability requirements and have flexibility to be altered to the requirements of the resident.

The proposal has been carefully designed to avoid overlooking to Waterbury, and where windows do face the main house, these are set at oblique angles to it. The pitched roof, choice of materials, traditional detailing around the windows and roof reflect those elements on the main house. The scale of the building has also been designed so that it is subsevient to Waterbury. It is therefore considered that the proposal will not affect the setting of Waterbury.

Parking will be confined to staff and visitors as none of the intended clients will be able to drive. It is considered that 3 car parking spaces will be required and these can be accommodated within the main car park to the site frontage.

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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