

Planning Statement in support of:

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 .

This application seeks to address the reasons for refusal of an earlier application

F/10/18/PL, which was refused by the Council on 25th September 2018 for the following reasons:

“Having regard to the design of the building and the close proximity of proposed bedroom windows to the railway line proposed would give rise to an unneighbourly form of development by way of excessive noise levels which would be prejudicial to the residential amenities of the occupiers of the development in conflict with policies DDM1, and QE DM1 of the Arun Local Plan.”

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, teahouses, 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 upto 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 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. Implemented.
- 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 Withdrawn.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.
- F/10/18/PL: Construction of 5 no. 1 bedroom flats together with ancillary accommodation for use by the learning disabled. Refused: The officer considered that: “Having regard to the design of the building and the close proximity of proposed bedroom windows to the railway line proposed would give rise to an unneighbourly form of development by way of excessive noise levels which would be prejudicial to the residential amenities of the occupiers of the development in conflict with policies DDM1, and QE DM1 of the Arun Local Plan.”
- F/27/18/CLE: Certificate of lawfulness for the provision of the development comprising demolition of existing timber building and construction of 4 bed 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 in accordance with permission F/4/10." Certificate issued.

Proposal:

Waterbury House provides accommodation for upto 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.
- 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 the refused application:

Further to the refusal of planning permission, an application for a Lawful development certificate for the existing demolition of outbuildings was granted by the Council on 7th February 2019. F/27/18/CLE refers.

This extent of use of this certificate referred to the implementation of planning permission F/4/10 which was for the:

“Provision of the development comprising demolition of existing timber building and construction of 4 bed 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 in accordance with permission F/4/10.”

The “refused application” is being resubmitted for consideration by the Council on the basis that:

- The Certificate is a material consideration in the determination of a new application.
- It has been determined that planning Permission F/4/10 is extant and as such the construction of the 4 bedroom unit can be implemented.
- The footprint of the 4 bedroom unit is in the same location as the refused scheme. An overlay of the consented scheme and the current proposal has been drawn and is shown on plan (9-)6 to demonstrate this.
- The bedroom positions have been swapped around and no bedrooms face the railway line.

On the basis that there is an extant permission on the site which could be developed in the same location as the current proposal and there are no bedroom windows facing the railway line, it is considered that the application is consistent with the extant scheme and on that basis it is respectfully requested that planning permission is forthcoming for the proposed scheme.

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