

Recommendation Report for Planning Permission

REF NO: LU/88/22/PL

LOCATION: Mewsbrook House Care Home
59-61 East Street
Littlehampton
BN17 6AU

PROPOSAL: Installation of a second floor in the form of a mansard roof on the rear wing of the existing care home, replacement windows in the original wing of the property and the reconfiguration of a 9 No. bedrooms on the first floor to 7 No. larger bedrooms. This application is in CIL Zone 4 (zero rated) as other development. This application may affect the character and appearance of the East Street, Littlehampton Conservation area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks the installation of a second floor which will have a mansard roof on the rear wing of the existing care home, replacement windows in the original wing of the property and the reconfiguration of a 9 No. bedrooms on the first floor to 7 No. larger bedrooms.
BOUNDARY TREATMENT	Flint walling to site frontage with East Street and Green Lady footpath to approx. 2-3 m height. Frontage to access road is open in part and part enclosed by mesh fencing and close boarded fencing.
SITE CHARACTERISTICS	The application site comprises a detached Grade II Listed Building with gardens to the southern side, and parking to the north. The building has cream painted rendered elevations and a slate roof. The section closest to road is 3 storeys with accommodation within the mansard roof and the northern portion is 2 storey. The link between the buildings is single storey on the eastern side of the site.
CHARACTER OF LOCALITY	The area is part of a residential street within East Street Conservation Area. The police station is located to the north and new link road to east

RELEVANT SITE HISTORY

LU/136/21/PL	Second & third storey extensions to existing care home to provide 14 No. new residential care rooms. This application may affect the setting of listed building, may affect the character & appearance of the East Street Conservation Area & is in CIL Zone 4 (Zero Rated) as other development.	Refused 27-07-21
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LU/94/22/L Listed building consent for the installation of a second floor in the form of a mansard roof on the rear wing of the existing care home, the replacement of windows in the original wing of the property and the reconfiguration of a nine of bedrooms on the first floor to seven larger bedrooms.

An application was refused for second and third storey extensions in 2021. The application differs from the refusal as it reduces the scale of the extension proposed and is now a subservient addition.

REPRESENTATIONS

Littlehampton Town Council provided no objection.

- The committee endorsed the comments of the Conservation Area Panel and their recommendations regarding conditions.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

The proposals will not result in harm upon the significance of the heritage asset. The listed building is probably C18 disguised in later stucco, 2 storey and tall hipped mansard roof. The extensive heritage statement helps to identify that the older parts of the building are of architectural, historical and communal significance. The level of significance being high. The newer C.20/21 elements of the building are of low significance.

The proposal seeks three areas of work, Installation of a second floor in the form of a mansard roof on the rear wing of the existing care home, the reconfiguration of nine bedrooms on the first floor to form seven larger bedrooms, replacement windows in the original wing of the property.

The proposed introduction of natural slated canted /mansard roofs improves their appearance and is also sympathetic with the form and massing of the original element of the building. The additional floor will remain visually subservient to the core building, which is positive. It is therefore not considered to be harmful, subject to the use of appropriate materials.

The proposed first floor alterations affect the modern extensions and therefore will not affect any historic fabric. They are therefore acceptable.

The DAS/heritage statement indicates that the existing inappropriate UPVC windows in the oldest part of the building (i.e. non C.20 element) will be replaced with sash windows to match the originals. This is a

positive element of the proposals and represents conservation gain.

The application is considered to not cause harm to the significance of the heritage assets.

CONSERVATION AREA ADVISORY PANEL

No objection.

The building makes a positive contribution to the character and appearance of the conservation area.

The Heritage Statement indicates that the inappropriate pvcu windows in the core building will be replaced with sash windows to match the originals and that natural Welsh slates will be used on the new mansard roofs. These proposals are welcomed, although conditions should be imposed. The proposed introduction of natural slated canted /mansard roofs improves their appearance and is also sympathetic with the form and massing of the original late 18th/early 19th century building. Importantly, even though an extra storey is added, the heightened extensions will still be visually subservient to the core building.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Built up area boundary

Grade II Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
HERDM1	HER DM1 Listed Buildings
HDM2	H DM2 Independent living and care homes
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Littlehampton Neighbourhood Plan 2014 Policy 1](#) The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 2 A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood

Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Littlehampton Town Council was made on 5/11/14 and its policies are referred to in this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would not have a materially adverse impact on the residential amenities of nearby properties nor would it have a significant adverse impact upon the established character of the surrounding area which includes a Conservation Area.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The application site is located within the built-up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are D DM1, D DM4, H DM2, HER DM1 and HER DM3 of the Arun Local Plan.

Littlehampton has a made Neighbourhood Plan with policy 1 and 2 of relevance. The proposal complies with these being located within the BUAB.

ALTERATIONS TO CARE HOME

Policy H DM2 states 'New and extended independent living and care homes will be permitted where applications can demonstrate the following and where the proposal is consistent with all other Local Plan policies:

- a. The scheme is located within the Built-up Area Boundary if it is a new facility.
- b. The scheme shall be easily accessible either by foot or public transport, to community and social facilities e.g., shops, post offices, healthcare, community facilities.
- c. The design of the scheme shall be such that it can be easily adapted to the varying needs of the users of the scheme

- d. The design and scale of the scheme shall be appropriate to the local context
- e. Amenity space shall be provided
- f. Overall, the scheme should be located where it would support and encourage the continuation of a healthy, active lifestyle.'

The site is within the built up area boundary and complies with (a).

The site is within a reasonable walking distance of Littlehampton High Street and complies with (b).

The design offers rooms with en-suites and can be adapted for the users of the scheme in compliance with (c).

The scale is in keeping with the area in compliance with (d).

The scheme does not provide additional amenity space although there is existing amenity area which is of a reasonable size. The use of this garden by additional residents and their families would be acceptable in accordance with part (e).

The scheme due to its location, would support the continuation of a healthy lifestyle in compliance with (f).

The proposal complies with policy H DM2 of the Arun Local Plan.

DESIGN AND VISUAL AMENITY

The existing home has 2 elements, the older original section closest to East Street which comprises 3 storeys. This element is then attached to a later 2 storey addition which from the east, is readily visible.

The proposal seeks a second-floor extension over the modern rear wing, replacing entirely the existing hipped roof with a mansard roof to enable 15 additional bedrooms.

The new mansard roof would be no higher than the ridge line of the existing two-storey wing, ensuring the extension does not visually dominate the building. As a result of the design and size, the addition appears visually integrated and in keeping with the remainder of the building. By way of its scale, which is consistent with the existing property, the extension appears subservient to the host dwelling.

The mansard will be roofed in natural slate, to match the listed building which ensures it is sympathetic in its appearance.

The planning statement notes the windows within the extension will be in a matching sash style to replicate all late C20 window details found on the rear care home extension wings. To ensure these are acceptable in appearance, precise details regarding appearance, dimensions, detailing, glazing will be conditioned. Fifteen uPVC windows will also be replaced with sash windows to match the originals on the oldest wing of the building and is a positive change.

Alterations to the rear wing of the first floor will result in a reconfiguration of the bedrooms which will reduce in number from 9 to 7, larger rooms with en-suites. These works are internal and will not result in external visual changes.

Most of the buildings on this side of East Street are 2 storeys high and of traditional design and in scale and the 2-storey extension will not result in the property appearing out of character with the area, being similar in height to these properties.

Part J of Arun Design Guide refers to 'Building Design and requires development to ensure that the scale and massing of development responds to the existing townscape and landscape. New development should generally reflect the scale of existing buildings. The proposal complies with this statement as the design appears appropriate and responds in scale to the existing building.

The scheme has been reduced in height and appears better integrated with the host dwelling than compared with the previous application and as such it overcomes the previous reasons for refusal.

The proposal by way of its design and scale will not result in adverse harm upon the appearance of the building or the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The nearest neighbour is located to the west of the building at No.57a East Street. The previous application stated overbearing upon this neighbouring as a reason for refusal. This application has amended the design of the extension and mansard roof by maintaining the existing ridge height. As such there would be limited increase in bulk and massing. The design proposed which is consistent in scale with the host dwelling would no longer give rise to adverse overbearing and overcomes this harm previously identified.

There would be new windows to the mansard roof additional to that which exists which would give rise to some additional overlooking upon this property. However, this is not significant with views primarily towards the principal elevation of the dwelling and with existing windows in place overlooking would not significantly increase than compared to what already exists.

With the road and an access/parking area to the east and south and sufficient distance to the police/ambulance station to the north, it would not result in unacceptable harm upon this neighbouring amenity.

The proposal would not result in significant harm by way of overbearing, overshadowing, or overlooking upon neighbouring amenity in accordance with D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON HERITAGE ASSETS

The property is Grade II Listed and is also located within East Street Conservation Area.

Para. 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance. The submitted heritage statement helps to identify that the older parts of the building are of architectural, historical, and communal significance. The level of significance being high. The newer C.20/21 elements of the building are of low significance.

Para. 195 requires the LPA consider the significance of the impact upon that heritage asset. The building has already been altered with large two storey extensions being constructed in order to provide for additional accommodation. Whilst the extensions are deemed to be of a standard, if somewhat plain design, they are at least, visually subservient in scale (in terms of height) to the listed building. The proposed introduction of natural slated canted /mansard roofs improves their appearance and is also sympathetic with the form and massing of the original element of the building. Further, the additional floor will remain visually subservient to the core building, which is positive. It is therefore not considered to be harmful to the Listed Building and Conservation Area, subject to the use of appropriate materials.

The reconfiguration of the bedrooms will affect the modern extensions and will not affect any historic fabric and are therefore acceptable.

With regards to the replacement windows, the DAS/heritage statement indicates that the existing inappropriate UPVC windows in the oldest part of the building (i.e., non-C.20 element) will be replaced with sash windows to match the originals. This is a positive element of the proposals and represents conservation gain. This element can be supported as a positive approach to the value of the

Conservation Area subject to further information regarding their detailed design and appearance.

The proposal would not result in harm to the significance of the heritage asset and as a result is in accordance with policies HER DM1, HER DM3 and HER SP1, in that it will protect and enhance the special historic and architectural character of the building and the character of the Conservation Area..

SUMMARY

The proposed development accords with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans

- Location/Site Plan - 7167/001
- Proposed East and West Elevations - 7167/025 Rev A
- Proposed North and South Elevations - 7167/024 Rev A
- Proposed Roof Plan - 7167/023 Rev A

- Proposed Ground Floor Plan - 7167/020 Rev A
- Proposed First Floor Plan - 7167/021 Rev A
- Proposed Second Floor Plan - 7167/022 Rev A
- Proposed Sections - 7167/026 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 Prior to the works to the windows a schedule of materials and finishes to be used for the proposed windows (including glazing details, appearance, dimensions, detailing) shall be submitted to and approved by the Local Planning Authority and the materials and design so approved shall be used in the construction of the windows.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of the Arun Local Plan.

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.