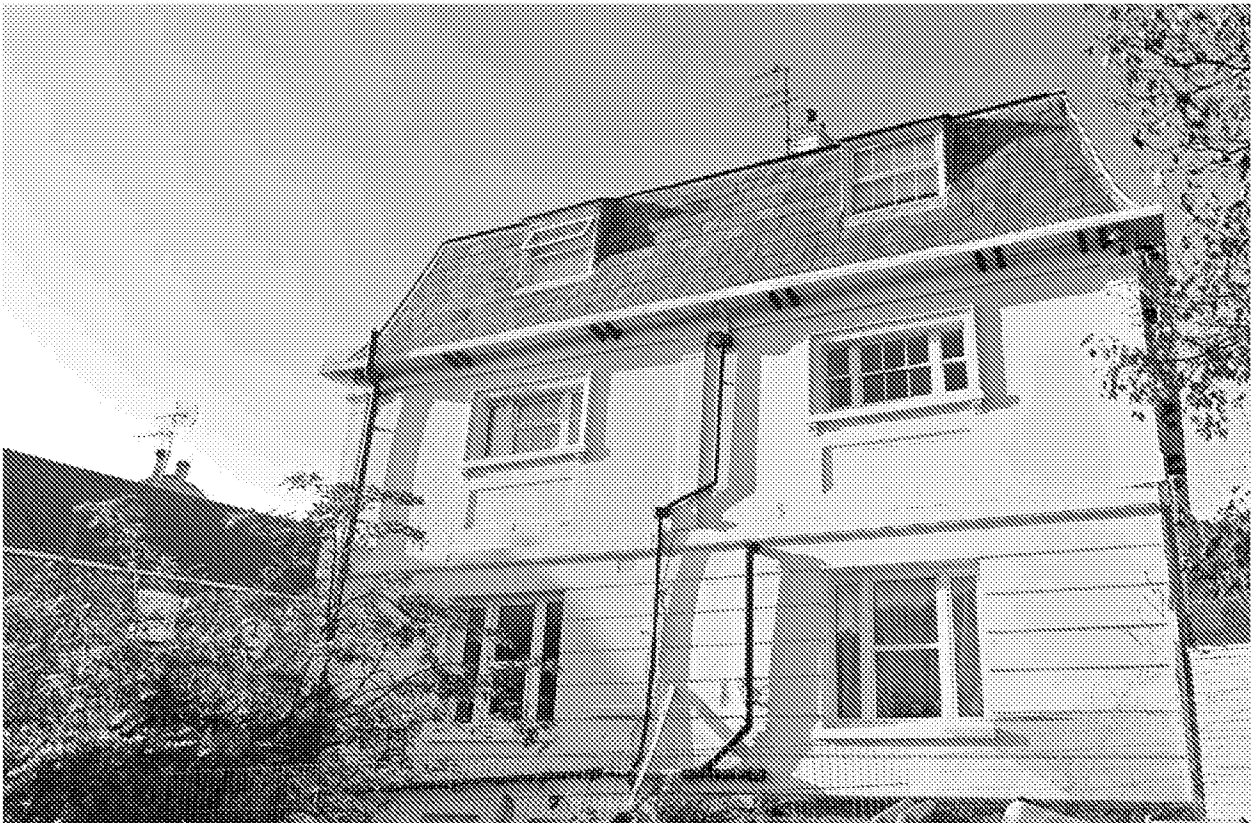


Planning Statement

SITE ADDRESS: MEWSBROOK HOUSE, 57 EAST STREET, LITTLEHAMPTON, BN17 6AU



APPLICATION TYPE: PLANNING AND LISTED BUILDING CONSENT

ON BEHALF OF: MR R WOOTTON, MEWSBROOK CARE HOME

MARCH 2022

Client: MR R WOOTTON, MEWSBROOK CARE HOME

Site Location: MEWSBROOK HOUSE, 57 EAST STREET, LITTLEHAMPTON, BN17 6AU

Job History:

Version	Date	Author	Checked	Notes
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1.0 INTRODUCTION & SUMMARY

- 1.1 This statement is submitted on behalf of in support of the application for planning and listed building consent relating to Mewsbrook House, 57 East Street, Littlehampton.
- 1.2 Mewsbrook House is a Grade II listed building used as a residential care home (Use Class C2). It is situated in the East Street Conservation Area of Littlehampton.
- 1.3 Following the refusal of consent for second & third storey extensions to existing care home to provide 14 No. new residential care rooms (LU/136/21/PL) last year, planning and listed building consent is sought for the installation of a second floor in the form of a mansard roof on the rear wing of the existing care home, along with the replacement of uPVC windows in the original wing of the property with either aluminium or timber windows and the reconfiguration of a nine of bedrooms on the first floor to seven larger bedrooms.
- 1.4 The application is accompanied by a detailed Heritage Statement, describing the history of the house and its architectural and cultural significance. The local planning authority (LPA) identified the lack of a Heritage Statement as a shortfall of the previously submitted, refused application.
- 1.5 This new application makes a radical departure from the previous scheme. The architect's solution to extending the accommodation without harming the significance of the listed house or the wider Conservation Area is to form a mansard over the later c20 and c21 wings, thereby replicating the Regency period mansard roof on the original house.
- 1.6 This statement should be read in conjunction with the application forms and CIL Forms prepared by Lewis & Co Planning, and drawings and Design, Access and Heritage Statement by EDWS Architects.
- 1.7 This statement demonstrates that planning and listed building consent should be granted for the proposal. Analysis is provided of:
 - The site and area
 - Planning history

- Proposed development
- Planning policy context
- Principle of development
- Standard of care home accommodation
- Effect on designated heritage assets
- Potential impact on neighbouring properties' amenity
- Highways and parking

2.0 SITE DESCRIPTION

- 2.1 Mewsbrook House is Grade II listed building dating back to the mid c18 (it first appears on maps in 1769) situated on the north side of East Street in Littlehampton. The house is two-storey with accommodation in a mansard roof. The mansard is believed to have been added during renovations circa. 1800-1820. The property was extended with a small rear addition in the early c20, and then further extensions in the late c20 and early c21 to create a substantial two-storey wing to the rear of the original house.
- 2.2 The property has cream render elevations, with white pilasters to the original house, and slate to both the mansard and hipped roofs over the new wing to the rear. Flint and brick walls delineate the boundaries of the property on the east, south and west sides.
- 2.3 The house is in use as a C2 residential care home, with 53 rooms spread over three floors of the building (three floors in the original house, two floors in the modern wing).
- 2.4 Outside, parking for staff and visitors is provide at the rear, north side of the premises.
- 2.5 The surrounding area is characterised by a mix of residential and commercial uses. Littlehampton town centre is a short walk away, some 300m south of the site.



Figure 1: Mewsbrook House. The original house is visible on the left, with mansard roof, and the later wing on the right, with hipped roof



Figure 2: Principal elevation of the original Grade II listed house

3.0 RELEVANT PLANNING HISTORY

- 3.1 In July 2021 planning permission was refused for second and third storey extensions to the rear wing of the property to create an additional 14 bedrooms for the care home (LU/136/21/PL). The decision notice listed three reasons for refusal:
1. Given the height, position, bulk and design of the proposed extension it would not be subservient and would appear as a prominent and obtrusive form of development in the locality and would comprise an unneighbourly form of development which would be detrimental to the residential amenities of neighbouring occupiers and the character and amenities of the surrounding residential area, contrary to policies H DM2, D DM1, D DM4, DSP1 and QE SP1 of the Arun Local Plan and the Arun Design Guide
 2. Given the layout, form, scale, height, detailing and relationship with adjacent buildings the proposal would be prejudicial to the appearance and character of the East Street Conservation Area and the setting and character of the Listed Building in conflict with policies HER DM1, HER DM3 and HER SP1 of the Arun Local Plan and the NPPF.
 3. In the absence of a signed Section 106 agreement in respect of library and fire contributions the proposal conflicts with policy INF SP1 of the Arun Local Plan and paragraphs 62-64 of the National Planning Policy Framework.
- 3.2 This current application for planning and listed building consent is a response to that refusal. The proposals have been comprehensively re-designed to address the concerns raised by the LPA and the reasons for refusal in respect of LU/136/21/PL.
- 3.3 Relevant, recorded planning history is as follows:
- 3.4 **LU/136/21/PL:** 2nd and 3rd storey extensions. Refused 27th July 2021
- 3.5 **LU/148/05:** alterations and additions to rationalise existing use and provide additional accommodation. LBC approved 7th July 2005
- 3.6 **LU/147/05:** alterations and additions to provide additional accommodation. PP approved July 2005

- 3.7 **LU/205/00:** 2 storey extension to provide additional bedrooms and assisted bathrooms and single storey extension to provide new entrance and office. Approved 6th Sept 2000
- 3.8 **LU/59/98:** Proposed single storey extension and internal alterations to existing nursing home. Approved 22nd May 1998
- 3.9 **LU/299/93:** Addition of conservatory to front of property for use as dayroom. Approved 10th December 1993.

4.0 PROPOSED DEVELOPMENT

- 4.1 The proposals to extend the premises to provide much needed additional care home bedrooms, and to concurrently enlarge some of the existing rooms on the first floor, have been radically overhauled since the previous application was refused.
- 4.2 The new approach proposes to incorporate additional bedrooms into a mansard roof over the modern rear wing, replacing entirely the existing hipped roof, which is considered architecturally incompatible with the original house. Mansard roofs are designed to incorporate living space, so this solution is appropriate in terms of form and function.
- 4.3 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 listed building. The eaves line will also remain the same. The mansard will be roofed in natural slate, to match the listed building. Dormer windows in the mansard will be appropriately detailed with cheeks and lintels correctly proportioned and finished.
- 4.4 Replacing the inappropriate hipped roof with a mansard will provide an enhancement to setting of the listed building and the East Street Conservation Area (CA).
- 4.5 In addition, to provide further enhancement to the listed house and CA, uPVC windows in the main listed building will be replaced. Fifteen uPVC windows will be replaced in total. Our client would like to propose powder coated double glazed sash windows to benefit the needs of the residents given the home looks after the frail and vulnerable - however wooden sash would be agreeable if the aluminium would mean a refusal of the scheme. There is one surviving timber sash window on the first floor of the front elevation, which will be refurbished. Narrow side windows will be created either side of the entrance door, as would have been the fashion 200 years ago.
- 4.6 On the first floor of the rear wing nine bedrooms will be amalgamated into seven, larger bedrooms with en-suite bathrooms. This will ensure that all rooms meet the minimum space standards recommended by the Care Quality Commission (CQC).
- 4.7 The new second floor, contained within the mansard roof, will accommodate 15 spacious bedrooms with en-suite bathrooms, all to CQC standards. The proposals would therefore create a net thirteen new bedrooms in the care home.

- 4.8 Images of the refused application elevations alongside the proposed development are provided in Figures 3 and 4 below, to illustrate the contrast between the two schemes.



Figure 3: Comparison of the Refused Scheme LU/136/21/PL with the Proposed



Figure 4: Proposed Site Plan

5.0 PLANNING POLICY CONTEXT

5.1 The local development plan for the area comprises the Arun Local Plan 2011-2031 and Littlehampton Neighbourhood Plan. The National Planning Policy Framework (NPPF) 2021 and Supplementary Policy Guidance SPD11 and SPD 13 are material considerations in the determination of this application.

5.2 The site is in the built up area boundary for Littlehampton and in the East Street Conservation Area (CA). Mewsbrook House is Grade II listed.

5.3 Relevant policies:

Arun Local Plan (LP)

D DM1 Aspects of form and design quality
D DM2 Internal space standards
D SP1 Design
D DM4 Extensions & alterations to existing buildings
H DM2 Independent living and care homes
HER DM1 Listed Buildings
HER DM3 Conservation Areas
HER SP1 The Historic Environment
T SP1 Transport and Development
ECC SP2 Energy and climate change mitigation
ENV DM5 Development and biodiversity

Littlehampton Neighbourhood Plan (NP)

Policy 1 Presumption in Favour of Sustainable Development
Policy 2 A Spatial Plan for the Town

NPPF

Paragraph 8: Achieving sustainable development
Chapter 12: Achieving well-designed spaces
Chapter 16: Conserving and enhancing the historic environment

- 5.5 The newly updated 2021 NPPF puts renewed emphasis on design quality. It advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (NPPF, 126).
- 5.6 Great weight is given to the conservation of designated heritage assets (199) and where development affects designated heritage assets and their settings applications must be accompanied by an assessment of the significance of that asset and the impact of the proposals on its significance (205). Proposals within the settings of heritage assets that enhance or better reveal their significance should be treated favourably (206).
- 5.7 The protection of listed buildings and their settings are set out in policy HER DM1 of the Arun LP. Proposals must preserve or enhance the historic character, qualities and special interest of the buildings, protect architectural and historical integrity and detailing, and where possible enhance the setting of listed buildings.
- 5.8 Similar protection is afforded to Conservation Areas by HER DM3. Alterations must be sensitively designed, constructed in appropriate materials and sympathetic in scale, form and detailing, retain and emphasise the qualities of existing buildings. Traditional features should be retained and restored and unsympathetic features removed.
- 5.9 Arun LP policy H DM2 states that extensions to care homes will be permitted where, *inter alia*, the development is in easy reach by foot or public transport to community and social facilities, the design and scale is appropriate to local context, and amenity space is provided.

6 PLANNING ASSESSMENT

- 6.1 The main considerations in this proposal whether the revised scheme satisfactorily addresses the previous reasons for refusal, impact on the amenity of nearby properties, and the standard of the accommodation that would be provided.

Designated Heritage Assets

- 6.2 The primary criticism of the refused scheme was the poor relationship of the proposed second and third storeys to the listed building at the front of the site. It is acknowledged, both by the LPA Officers and the applicant, that the rear extensions detract from the listed building. However, being somewhat lower than the listed house they appear subservient to it. The refused scheme would have dramatically enlarged the scale and massing of the rear wing in relation to the listed building, increasing the visual dominance of elements that do complement and enhance the historic house.
- 6.3 By accentuating the scale, massing and form of the existing incongruent later additions, the refused scheme failed to preserve and enhance the setting of the Grade II listed house and the East Street CA.
- 6.4 To address this, the current proposal would replace the inappropriate hipped roof over the extensions with a mansard that closely follows the form, massing and detailing of the c19 mansard on the listed house. Crucially, the new design maintains the present roof line over the rear wing. This is illustrated on page 60 of the accompanying Design, Access and Heritage Statement by EDWS Architects where the existing section is superimposed over the proposed elevations.
- 6.5 The profile of the mansard, the detailing of the dormer windows including lintels and cheeks, materials and the rhythm of the window openings, have all been correctly detailed to create a mansard that reflects the historic form of this gambrel roof.
- 6.6 Removing the inappropriate hipped roof with a mansard will result in an immediate enhancement to the setting of the listed building and to the character and appearance of the Conservation Area, in accordance with HER DM1 and DM3. Moreover, as the new roof will be no higher than the existing there will be no increase in the mass of the extensions, so they will maintain visual subservience in relation to the listed building. The

increase in massing was a main objection to the previous scheme, the Officer noting, “the bulky, continuous third floor proposed when combined with its footprint and height would create an overly large development which would appear visually jarring in the street scene, (and) overly dominant”.

- 6.7 The proposed scheme satisfactorily addresses this concern, removing a feature that detracts from the Conservation Area and listed building setting (the hipped roof), and replacing it with a roof line that is true to the historic precedent on the site. This serves to enhance instead of detract from the listed house.
- 6.8 The replacement of the uPVC windows on the west, east and south elevations of the listed building with either aluminium or timber windows provides further enhancement of the listed building, protecting its architectural integrity in accordance with LP policy DM1.
- 6.9 The Design, Access and Heritage Statement by EDWS details the rich history of Mewsbrook House and its historic, cultural and architectural significance. This report meets the requirements of NPPF para. 194, which was missing from the previous application.
- 6.10 In considering potential impacts (NPPF, 199 – 202), no harm would arise from the proposed mansard roof and new aluminium or timber windows, indeed they amount to an improvement to the listed building and its setting. The mansard and new windows would enhance the setting of the listed building and Conservation Area, and better reveal their significance. Such proposals that make a positive contribution to designated heritage assets should be treated favourably (NPPF, 206)
- 6.11 In summary, a radical departure has been made from the approach undertaken by the previous application. The current proposals respect the history and form of the listed house and the wider Conservation Area, and will make a dramatic improvement to their setting. In so doing, they will contribute to the special character and appearance of the Conservation Area (DM3), and preserve and enhance the character of the listed building (DM1)

Space Standards and Residents' Amenity

- 6.5 Policy H DM2 provides for extensions to existing care homes where a number of criteria are met. The proposal is within the built up boundary of Littlehampton and in easy reach of shops and services. The thirteen bedrooms that would be provided by the development are built to modern CQC standards (Appendix A) with a minimum 10sqm of useable floor space, plus en-suite facilities. New bedrooms range from 17 - 23sqm, with one bedroom on the second floor extending to 32sqm.
- 6.6 All the rooms can be adapted to users' needs, and are accessible by wheelchairs and have lift access.
- 6.7 No additional outdoor space would be provided, however the care home already benefits from lawned gardens for residents and their visitors. Elderly care home residents tend to be less mobile so their needs for outdoor space is less than those of more agile care home residents. The home also has a large, bright conservatory, from which residents can enjoy the garden whilst staying in the warm. H DM2 states that outdoor amenity space "shall be provided" for care homes and this would be complied with.

Amenity of Neighbouring Properties

- 6.12 The previous scheme has a poor relationship with an adjacent residential property, 57a East Street. Officers considered the increased massing of the building on this west side to result in harmful overbearing impacts on occupiers, adversely affecting their outlook "which would be onto a full 3 storey height extension with little opportunity to look over the roof area".
- 6.13 The revised scheme overcomes this objection. The mansard roof would maintain the existing ridge height so there would be no increase in bulk and massing on this west side that could affect outlook from no. 57a, or make the building more overbearing – see Figure 5. With the same eaves and ridge height as the current building there would be no loss of light to this property or adverse impact.
- 6.14 The revised design will have minimal impact on this dwelling and overcomes the previous scheme's overbearing impact and loss of light to no. 57a, in accordance with D DM1(3). It will not impact negatively on neighbouring amenity, as per QE SP1.



Figure 5: Existing and Proposed West Elevation, opposite 57a East Street. No increase in height or massing.

Visual Amenity

- 6.15 The later two storey rear addition to the nursing home has readily visible from East Street and adjoining roads around the site. Policy D DM4 of the Local Plan requires that extensions and alterations to existing buildings relate sympathetically to, and be visually integrated with, the existing building, and visually subservient to it.
- 6.16 As discussed, the existing roof form is a jarring and inappropriate form in relation to the listed house at the front of the site. The Planning Officer noted that the extension is visually subservient to the main house due to its lower overall height and low eaves. Both the eaves height and ridge height, characteristics of the present roof that reduce the

extension's visual impact, would remain unchanged. Only the roof form would change from the inconsistent hipped roof to a mansard.

- 6.17 The mansard would relate sympathetically to the listed building's roof, and as a consequence be more visually integrated in terms of its form and appearance, in accordance with D DM4.
- 6.18 The new aluminium or timber sliding sash windows would likewise improve the visual appearance of the building by the replacing uPVC windows.
- 6.19 The proposals would therefore improve the overall design quality of the immediate area, in accordance with Policy D DM4.

7 CONCLUSIONS

- 7.1 This application proposes the addition of a second floor above the later wing of a C2 nursing home by way of the creation of a mansard roof in place of a hipped roof. On the first floor, nine undersized bedrooms would be amalgamated into seven bedrooms with en-suites. The development would result in 13 new bedrooms in the care home, all built to modern CQC standards.
- 7.2 The original building on the site is a two storey Grade II listed house dating back to the mid c18, with mansard added in the Regency period (c.1910). The proposed mansard over the later additions to the rear would enhance the setting of this listed building through the replacement of an inappropriate roof form with one that matches and complements the original house.
- 7.3 In addition, nine uPVC replacement windows in the listed building would be replaced with timber sliding sashes, detailed to reflect the proportions and form of the lost Regency windows. This would provide additional enhancement to the listed building, reinstating original features.
- 7.4 A previous application to add second and third storeys to the rear addition, with fully hipped roofs over, was refused as it would have increased the scale and massing of the incompatible later additions in relation to the listed Mewsbrook House. This would have also had an adverse impact on the East Street Conservation Area in which the site is located. The current proposal makes a radical departure to the earlier refused scheme, working with rather than against the form and scale of the listed house.
- 7.5 The new mansard would retain the eaves and ridge lines of the existing roof, ensuring that there is no increase in the scale and massing of the roof compared to the existing situation, so the rear wing retains visual subservience in relation to the listed building. The proposed new roof form would result in an overall enhancement to the setting of the Conservation Area and listed building, whilst at the same time creating much needed additional care home accommodation.
- 7.6 Being no higher or massive than the existing roof, the proposal also overcomes another criticism of the previous scheme, that it would adversely affect the amenity of the adjoining residential property, 57a East Street.

- 7.7 The proposed development would replace and inappropriate hipped roof with a mansard, reinstate timber sliding sashes to the listed part of the property, and provide additional care home accommodation. This would enhance and better reveal the significance of the Grade II listed building and East Street Conservation Area.
- 7.8 In light of the above, it is respectfully requested that planning permission and listed building consent are approved.

Lewis & Co Planning

March 2022

Appendix

Care Quality Commission Standard 25: Individual Rooms Space Requirements