

Planning Statement

**Site: Booker Hall, Rustington Hall Nursing Home,
Station Road, Rustington, BN16 3AY**

**Proposal: Demolition of existing community hall and
associated storage buildings, and construction of
replacement community hall.**

On behalf of Littlehampton and Rustington Housing Society

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Town Planning ► Development Consultancy



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1. Introduction

- 1.1. Henry Adams LLP act on behalf of Littlehampton and Rustington Housing Society in respect of this application for the demolition of the existing community hall and associated storage buildings and the construction of a replacement community hall.
- 1.2. This Statement sets out the relevant background for the determination of this planning application, including context of the site and surroundings, details of the proposed development and an assessment of the relevant planning considerations.
- 1.3. The proposals have been informed by the policies within the National Planning Policy Framework (NPPF), Arun Local Plan, Rustington Neighbourhood Plan and supplementary planning documents.

2. Site and Surroundings

- 2.1 The Site comprises approximately 413m², within the parish of Rustington. The building exists as a community hall for the use of the local community, to the North there are a number of single storey outbuildings which are primarily used for storage. The site is situated to the North of a large care home with a large open space directly to the East.
- 2.2 The area is predominantly residential in its character as the locality is populated by a variety of dwellings, with differing styles, types and uses of materials.
- 2.3 The site is accessed through a road also serving the nearby care home. This access is perpendicular to Station Road (B2140).
- 2.4 In terms of connectivity, there are bus stops within the area which provide services to Brighton, Shoreham, Littlehampton, and Chichester. Additionally, the site is 800m from Angmering Train Station.
- 2.5 The site is located within the Built-Up area boundary.

Planning History

- 2.6 Research into the planning history of Booker Hall reveals only one previous application. R/1/00/ was approved on the 11th of February 2000 for a single storey rear extension to be used as a storeroom.
- 2.7 A review of the Council's planning register highlights that the site has been the subject of a number planning applications. The applications are relevant to the history of Oakhurst Gardens and Rustington Hall. Of most significance is R/22720PL, which is a recent approval for the redevelopment of the existing laundry site, for a replacement laundry and accommodation. A site wide strategy has been considered to explore alternate options to deliver much needed additional accommodation. For completeness, the relevant planning histories are listed below:

Rustington Hall:

R/117/19/PL New cover at ground floor level to existing internal courtyard with flat roof & roof light & new two storey building to north east corner of property to provide a stretcher lift, storage on ground floor & first floor office

Approve Conditionally

R/267/17/PL 2 storey block of 6 No Flats comprising of 4 No. 2 bed & 2 No. 1 bed flats.
Appealed – Appeal Dismissed.

R/159/13/ Two storey extension to rear wing, first floor extension to existing single storey building on West Wing and removal of window and replacement with double doors in ground floor room

Approved Conditionally

R/109/09/ Demolition of existing entrance lobby & construction of new combined reception area, installation of new lift, lounge extension & alterations to form disabled access

Approved Conditionally

R/1/00/ - Single storey rear extension to form storeroom. Provision of side glazing to existing front entrance canopy.

Approved Conditionally

R/103/95 Residential Nursing Home with 35 single bedrooms

Approved Conditionally

Oakhurst Gardens:

R/219/89 – Single storey guest bedroom and bathroom attached to north elevation of flat 99.

Approve Cond with S106

R/169/90 – Wooden cycle shelter on a concrete base with shiplap boarded back and sides, open front elevation for use by residents on sheltered accommodation private estate.

Approve Conditionally

R/162/14/PL – Conversion of ground floor into site management office. Extension to rear of workshop for additional office space. Convert first floor into 1 no. one bed self-contained flat.

Approve Conditionally

R/227/20/PL - Demolition of existing laundry building, lean to & shed, construction of a ground & first storey accommodation building housing 3 No. sheltered housing flats & construction of a single storey laundry building including upgrade of associated clothes drying area & surrounding landscaping.

Approved Conditionally

3. Application proposals

- 3.1 The proposal comprises a submission for the demolition of the existing community hall, and the associated outbuildings to the North. Thereafter, a replacement community building will be constructed, which also includes provision for office space at ground, and first floor.
- 3.2 The existing community hall appears outdated and tired, therefore, works to rejuvenate the existing hall were considered, however, are not cost effective. Therefore, the preparation of a high-quality replacement scheme was commissioned in order to improve the quality of the built form on the site, but also respects the character of the locality.
- 3.3 As is clear from reading the proposal, the planning application proposes a building for use by local residents and the wider community. However, the building is considered to respect the privacy of nearby occupiers through the careful design of the fenestration at first floor level.

4. Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.
- 4.2 In this case, the Development Plan comprises the adopted Arun Local Plan 2011-2031 (2018) and Rustington Neighbourhood Plan (2014). The National Planning Policy Framework, the National Planning Policy Guidance and Supplementary Planning Guidance are material considerations.
- 4.3 The specific policies of relevance to this application are summarised in the list below:

Arun District Local Plan 2011-2031 (ADLP) (2018)

- SD SP2 – Built-Up Area Boundary
- QE SP1 – Quality of the Environment
- D DM1 – Aspects of Form and Design Quality
- HWB SP1 – Health & Wellbeing
- ENV DM4 – Protection of Trees
- T SP1 – Transport and Development
- ECC SP2 – Energy and Climate Change Mitigation

Rustington Neighbourhood Plan

- Policy 2 – Housing Design

National Planning Policy Framework and Guidance

- 4.4 At national level, the National Planning Policy Framework (NPPF) sets out the Government's most up-to-date policies against which all Development Plans should be prepared, and planning applications assessed. It is a material consideration that carries substantial weight.
- 4.5 Paragraph 8 of the NPPF outlines the three dimensions to sustainable development by which the planning system needs to perform; economic role, social role and environmental role. These roles involve contributing to building a strong, responsive and competitive economy, supporting strong, vibrant and healthy communities, and protecting and enhancing the natural, built and historic environment.
- 4.6 Paragraph 127 sets out criteria for the establishment of well-designed places. Part (c) of this paragraph relates to the proposal being sympathetic to local character and histories including the landscape setting.

5. Scheme Assessment

- 5.1. This section sets out the merits of the scheme and its general compliance with national and local planning policy.
- 5.2. This section sets out the merits of the scheme and its general compliance with national and local planning policy. The key policies relating to the development proposal are D DM1, HWB SP1 and T SP1 of the Arun Local Plan and Policy 2 of the Rustington Neighbourhood Development Plan.

Principle of Development

- 5.3. The site is located within the settlement boundary where the principle of development is accepted subject to consideration against other policies of the Local Plan, as set out within Local Plan Policy SD SP2.

Design

- 5.4. The proposal seeks to replace the existing dilapidated hall with a high-quality proposal. The proposed design is considered to be an improvement to the existing building, and is not considered to have any harmful impact on the established character of the locality.
- 5.5. Policy D DM1 of the Arun Local Plan sets out the considerations the Council have regard for when determining the application. The criteria relevant to this application are considered to be Character, Appearance, Impact and Scale. The building is considered to accord with these criteria through the introduction of a well-designed, appropriately scaled building into an area with a reasonably varied character.
- 5.6. Policy 2 of the Rustington Neighbourhood Development Plan states that development proposals will be supported provided their scale, density, massing, height, landscape design, layout, and materials reflect the character of the area. It sets out Character Areas

of the Parish, this application site falls within Character Area 7. The proposed development is not considered to result in a harmful impact upon the character of the area, or the surrounding buildings.

- 5.7. The proposed development is not considered to result in any harm upon the residential amenities of nearby dwellings. This is due to the modest scale and siting of the proposed building allowing a separation distance of over 10m to the closest residential dwelling. Furthermore, the design of the fenestration at first floor is set out to reduce overlooking which may cause a loss of privacy to occupiers of nearby dwellings.
- 5.8. Section J.01 of the Arun Design Guide relates to the Form & Character of development proposals. This Section sets out that “key buildings” should take the opportunity to incorporate distinctive features into the development to develop the identity of an area. Whilst the area itself does have an established character, it is considered that the distinctive design of the proposed building is considered to add value to the area.
- 5.9. As a result of these factors, the proposed development can be demonstrated to not result in any harmful impact upon the character of the locality, or the residential amenities of nearby occupiers. Therefore, the proposal can be considered to be policy compliant on amenity terms, both visual, and impact on neighbouring residential.

Transport and Parking

- 5.10. The proposed development replaces an existing community use building, and therefore, it is unlikely that the proposal will result in any significant increase in associated vehicular movements as there is no change in the use of the application site. In terms of parking, the proposal includes the provision of an extended parking area. Whilst the proposal comprises a replacement building, it is more adaptable and it is intended to be used more intensively. Accordingly, further parking provision is proposed.

Community Space Provision

- 5.11. Policy HWB SP1 of the Arun Local Plan seeks to ensure that development should seek to maximise the impact it can make to the promotion of healthy communities and reduction of health inequalities. Part (b) seeks to create multi-use community buildings that reduce the need to travel by providing services in close proximity to residential buildings.
- 5.12. The proposed building is sited in close proximity to residential dwellings, and the care home at Rustington Hall. The office areas are for the use of the Littlehampton & Rustington Housing Society itself. The proposal creates a multi-use ‘hall’ space and associated facilities. These spaces have capacity for use by the residents of Rustington Hall and Oakhurst Gardens. It would also be proposed for community uses, such as local meetings, social gatherings and conferences, but also more cultural uses like art classes, exercise classes and other similar activities.

- 5.13. The proposed development is considered to result in an increase in wellbeing to local communities, through the creation of high-quality community space. Therefore, the proposal is considered to accord with HWB SP1 of the Arun Local Plan.

6. Conclusion

- 6.1. This statement has been prepared in support of the application for the demolition of the existing community hall and adjacent outbuildings, and the resultant replacement with a community hall and office building.
- 6.2. The proposed works are considered to have a no significant impact upon the character of the locality, or any harmful impact on the residential amenities of nearby occupiers, and as such, is considered to accord with D DM1 of the Arun Local Plan. Further to this, in that the existing community building can be considered to be tired and outdated, so it can be considered that the proposed development will result in a positive impact to the amenity of the site.
- 6.3. Furthermore, the proposed development is considered to create high-quality community space, which will result in an increase of wellbeing to local communities.
- 6.4. As such, the proposed development can be considered to result in a positive impact upon the site, in terms of visual amenity, and local communities, through provision for community space. Therefore, the proposed development can be considered to be policy compliant.