

Date
14th December 2017

Ms Anita Gardner
Planning Department
Arun Civic Centre
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Littlehampton
West Sussex
BN17 5LF

By Portal

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Registered number 00358464.
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Dear Ms Gardner

Town and Country Planning Act 1990 (as amended)
Application for Planning Permission and Listed Building Consent
Rustington Convalescent Home, Sea Road, Rustington

Daniel Watney LLP is instructed on behalf of The Worshipful Company of Carpenters to submit an application at Rustington Convalescent Home for the:

‘Replacement summerhouse in the grounds of the Convalescent Home’

As existing, there is a small summerhouse located to the east of the Convalescent Home. It is of modern construction, built in the 2000s. It is proposed to provide a like-for-like replacement summerhouse, in the same siting with the same dimensions.

Site Description

The wider site occupies 3.07ha and is located in the village of Rustington, a small seaside settlement situated in the south of the Arun District. Figure 1 below refers to the site extent edged in red, with Figure 2 highlighting the location of the site within the locality.

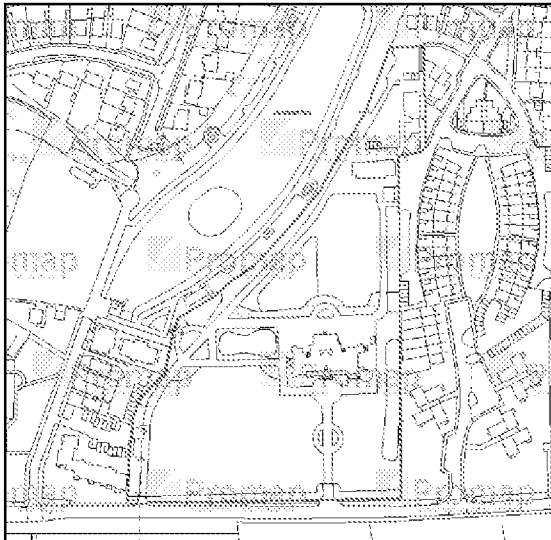


Figure 1: Wider Site



Figure 2: Site Location

The site is broadly triangular in shape and accommodates the main Home, which is set back from the sea front by approximately 80 metres. The key feature of the Home is a 24 metre clock tower, a local landmark which can be seen from Rustington Village Centre and Littlehampton.

Although the site is not located within a Conservation Area, the site includes two Grade II Listed buildings; the Convalescent Home and the Laundry building. A number of ancillary buildings which were constructed at a later date exist within the site, namely the Cook's Cottage, the Carpenter's House, the Gate Lodge and several small outbuildings. The remainder of the existing buildings on-site are curtilage listed.

The existing landscape retains the original layout features, including the main lawn area facing onto the sea to the front with a formal gravel pathway and low shrubbery leading to the main Home. A row of mature trees exist along the western boundary of the site, however many fall outside of the site boundary. Formal gardens exist to the rear of the main home. It should be noted that the eastern and northern boundary of the site is within Flood Zone 2.

The siting of the existing summerhouse is indicated by Figure 3 below.

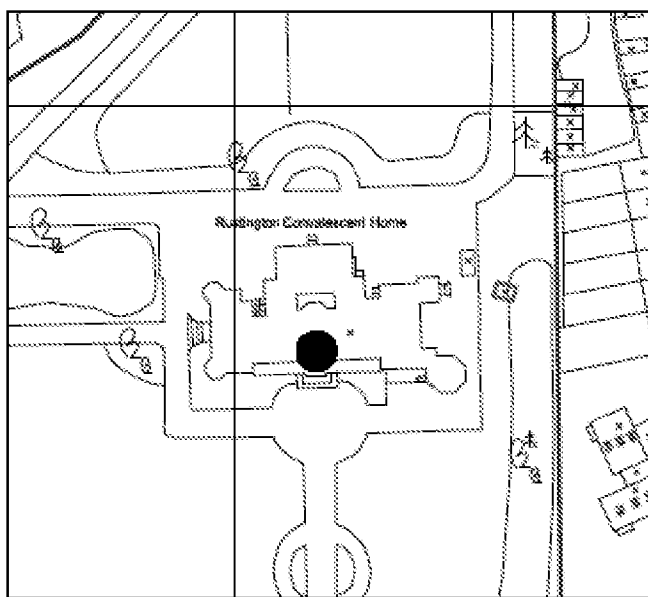


Figure 3: Siting of Existing Summerhouse

The existing summerhouse is timber boarded with a tiled roof and leaded windows. Photographs of the existing summerhouse have been submitted as part of this planning and listed building application.

Planning History

Daniel Watney LLP has reviewed the statutory planning history held for Rustington Convalescent Home on Arun District Council's online register. The accuracy of these records is the responsibility of Arun District Council as Local Planning Authority and not Daniel Watney LLP.

The planning history regarding the Convalescent Home is extensive, with numerous applications having been approved for alterations to the Home and its ancillary buildings. The most relevant applications, included in Table 1 overleaf, relate to the erection of the existing summerhouse, as well as two applications related to a recently consented redevelopment scheme for the site, as this will have an impact on the context of the summerhouse.

Reference	Description	Decision	Decision Date
R/224/99	Erection of a summer house.	Permitted	02/02/2000
R/83/15/PL	Redevelopment of land to the rear of Convalescent Home to provide 26 new dwellings, reuse of laundry building to provide five apartments, reuse of both the cooks house & carpenters house to provide two dwellings with refurbishment works and first floor rear roof extension to the main house to create 4 additional patient bedrooms.	Permitted	21/10/2015
R/187/16/PL	Variation of conditions 2, 3, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 24 imposed under R/83/15/PL to allow for scheme to be brought forward in two phases.	Permitted	14/11/2016

Table 1: Relevant Planning History**Proposal**

This application seeks planning permission and listed building consent for the removal of an existing curtilage-listed summerhouse and the like-for-like replacement with a new, better quality summerhouse.

The proposed summerhouse would be approximately 5.5 metres (width) by 3.6 metres (depth). The building would have a pitched roof, with the highest point at 3.2 metres. The proposed summerhouse would be sited in the same position as the existing summerhouse.

The summerhouse would consist of one room. It would have double entrance doors to the South facing elevation and double glazed, Georgian windows to the front and side elevations. The summerhouse would have wooden walls and a tiled roof.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 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 Development Plan documents currently comprise the following:

- Saved policies of the adopted Arun District Local Plan – adopted April 2003;
- Saved policies' of the adopted West Sussex Minerals Local Plan – adopted July 2003; and
- West Sussex Waste Local Plan – adopted April 2014.

Policy and guidance which forms a material consideration, including the 2012 National Planning Policy Framework (NPPF) and relevant supplementary planning documents have also been considered.

Arun District Council is in the process of producing an updated Local Plan. It is currently being assessed by the Inspector.

Site Designations

As defined by the Arun DC Policies Map 2011-2031, the site (outlined in red overleaf) has no designations. However, it is located within the Built-Up Area Boundary, and is bounded to the northwest by designated Existing Open Space. It should be noted that the site is partially located within Flood Zones 2 and 3; however this has not been included in the Proposals Map.

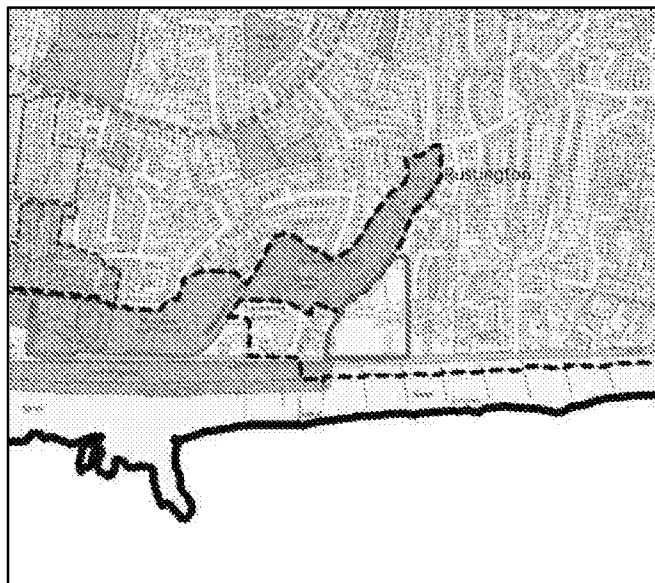


Figure 4: Policies Map

Planning Policy Assessment

Design and Heritage

Saved Local Plan Policy DEV11 (Setting of Listed Buildings) states that proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings, will be resisted. The policy includes that *where the principle of development in the grounds of, or near to Listed Buildings is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired. Where relevant, appropriate space about the building or buildings must be retained.*

Draft Policy HER SP1 (The historic environment) includes that for Statutory Listed Buildings, development proposals must preserve the building, its setting and any features of special architectural and historic interest it possesses.

Draft Policy HER DM1 (Listed Buildings) includes that development should protect, and where possible enhance the setting of the building.

Draft Policy D SP1 of the draft Local Plan states that all development proposals should be of good quality and demonstrate a high standard of design.

Saved Policy GEN7 of the 2003 Local Plan, which requires new developments to respond positively to the identified characteristics of a particular site.

The thoughtful and conservative design of the replacement summerhouse, as illustrated in the submission drawings, would preserve the historic character of the site and the listed buildings, whilst the high quality materials used have been carefully considered, ensuring that they respect the listed buildings.

The proposed design has sought to enhance and preserve the character and appearance of the Listed Buildings and their setting, as required by draft Policy HER SP1 and draft Policy HER DM1 of the emerging Local Plan. We consider the design of the proposed summerhouse represents an improvement compared to the existing summerhouse and is therefore an enhancement to the setting of the Grade II listed buildings.

Therefore, we consider the design of the replacement summerhouse is acceptable.

Neighbouring Amenity

Saved Local Plan Policy GEN7 includes that development will be permitted if it does not provide an unacceptable adverse impact on adjoining occupiers, land, uses or property.

Due to the scale, siting and nature of the proposed summerhouse, the proposal is not considered to impact on the privacy, overlooking, daylight and sunlight levels or sense of enclosure to neighbouring properties. As such, there is not considered to be any impact on neighbouring amenity arising as a result of the proposal.

Summary

In summary, the proposed works would replace the existing summerhouse with a sensitively designed new summerhouse. The proposed summerhouse is considered to preserve the special interest of the Grade II listed buildings and provide an enhancement their setting. There is not considered to be any impact on neighbouring amenity arising as a result of the proposal. As such, the proposed summerhouse is considered to be acceptable.

Planning Application Content

This application for planning permission and listed building consent is supported by the following:

- Planning application and listed building consent forms, duly signed and dated;
- Community Infrastructure Levy Form, duly signed and dated;
- Site Location Plan at a scale of 1:1250 at A3;
- Block Plan at a scale of 1:200 at A2;
- Existing photographs; and
- Proposed floorplans and elevations.

Please note that a cheque to the amount of £195 will be forthcoming.

I trust the enclosed documents allow the planning and listed building consent application to be validated; however should you require further information then please do not hesitate to contact me.

Yours sincerely

Chloe Tucker
Planning

