

Town & Country Planning Solutions

PLANNING & DEVELOPMENT CONSULTANTS

**Change of use from Class C2 (Residential Institutional) use
and alterations to form 10 bungalows (within Class C3 use)
together with a car-barn for six vehicles, parking,
open space and new entrance gates
at land to the south/adjoining West Preston Manor,
Pigeonhouse Lane, Rustington, West Sussex**

Planning, Design and Access Statement

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1 Introduction

- 1.1 This Planning, Design and Access Statement accompanies a full planning application submitted to Arun District Council on behalf of Globe Estates Ltd. The planning application relates to land to the south/adjoining West Preston Manor, which is a Grade II listed building situated on the south eastern corner of the junction between Pigeonhouse Lane and Station Road within Rustington, West Sussex.
- 1.2 The application site is located approximately 500m south of the shops and services grouped around Angmering railway station and is about 1000m north of the coast at Angmering-on-Sea. The site is within a residential area and West Preston Manor itself is located within the Station Road, East Preston Conservation Area, designated in July 1994 (the boundary of which is shown on the map extract reproduced in appendix 1 attached).
- 1.3 At the time West Preston Manor was listed (see the listed building details contained in appendix 2), it was being used as a residential school (West Preston Manor School). Subsequently, in the early 1980's, planning permission (no. R/152/80/LB) was granted for the conversion of the school buildings to provide a residential care home for the elderly.
- 1.4 This planning permission also included the erection of 10 bungalows for the 'active-elderly' within the southern part of the grounds of West Preston Manor. These bungalows are shown in the photographs reproduced in appendix 3 attached. The care home use at West Preston Manor has now ceased.
- 1.5 Following the closure of the care home, planning permission (no. R/163/08) was granted on 1st September 2008 for the change of use of the 10 bungalows to form 8 dwellings together with the erection of

a car-barn for six vehicles, parking and open space. More recently, planning permission (no. R/23/09) and the listed building consent (no. R/240/08L) has also been granted for residential conversion of the Manor House together with the erection of 2 dwellings on adjoining land to the east and north.

- 1.6 The bungalows have now been purchased by Globe Estates (Southern) Ltd. who wish to amend the previous scheme approved under planning permission no. R/163/08. This statement describes the proposed amendments to the previously approved scheme and explains the planning, design and access considerations that have been taken into account in submitting the revised proposal.

2. The Proposed Development

- 2.1 The proposed development is shown on submitted drawing nos. 08-040.01B, 02D, 03A, 07D and 08C. The 0.44 hectare red line application site area is shown on submitted drawing nos. 08.040.01B and 02D.
- 2.2 Essentially, the proposal seeks to retain the existing single storey buildings, but undertake alterations that will enhance their external appearance and form 10 dwellings (falling within Class C3 use) comprising a mix of two and three bedroom bungalows. The current planning permission grants change of use to form 8 dwellings.
- 2.3 The 10 bungalows form an 'L' shaped arrangement with a separate detached terrace of 3 units to the west. This general arrangement will be largely retained with the exception of a covered roof link in the south east corner, which will be removed to form 3 separate blocks of bungalows. Although their internal layout will be remodelled, the bungalows will remain as two bedroom units apart from that on plot 6, which would become a three bedroom unit.
- 2.4 It is also proposed to construct conservatories at the rear of each of the 10 bungalows formed (similar to the approved scheme for 8 dwellings).
- 2.5 As with the approved scheme, externally, it is proposed to face the buildings with cream coloured weather-boarding and to replace the roof tiles with slates. It is also proposed to replace the end gables with fully hipped end gables (although no alterations are proposed to the existing ridge and eaves height of the buildings). The existing roof vent pipes (front and rear) will be removed and replaced by a more decorative centrally positioned venting structure on each of the three bungalow blocks. The three decorative venting structures will be faced in matching materials.

- 2.6 The proposed fenestration and floor plan arrangement will remain as approved for unit nos. 7 – 10 (previously numbered 5 – 8) and, for two southern blocks (units 1 – 6), only relatively minor external alterations to the fenestration will be required (and less than that needed to achieve the 4 dwellings approved previously). It is proposed to replace all the existing windows and entrance doors with new timber casement windows and part-timber/part-glazed doors that will be more in keeping with the proposed elevational treatment.
- 2.7 As shown on the submitted drawings, the conservatory additions to the rear of the bungalows will have an eaves height common to the existing buildings. Also, to add variety and interest to the front elevational treatment, it is proposed to form two entrance porch features to unit nos. 1 – 6 (rather than just unit nos. 1 and 3 in the approved scheme).
- 2.8 As regards other proposed external changes (compared to the existing situation), private rear garden areas will be formed by erecting 1.8m high fences between the units to separate the rear garden areas. Small patio areas will also be created to the side of units 3 and 6 accessed by French windows leading from the proposed lounge/dining room areas.
- 2.9 As with the approved scheme, at the western end of the site, a single storey car-barn will be constructed within the southern part of the existing parking area. This will have an eaves height common with the bungalows. The proposed 4m ridge height will be approximately 1.2m lower than the existing ridge height of the bungalows. The open fronted car-barn will be separated into 3 bays providing a total of 6 car parking spaces (with space for a further 6 tandem spaces in front). The side and rear of the building would also be clad with cream coloured weather-boarding and roofed with slate to match the proposed alterations to the bungalows.

- 2.10 Elsewhere, the only other external alterations will be a small increase in the size of the car parking area to provide 6 car spaces to the north of the car-barn. Two additional car spaces would be provided on the western part of the parking area and a communal refuse bin storage point will be provided for use on refuse collection days.
- 2.11 The site access arrangements will remain as existing, although it is now proposed to erect a pair of electronically operated entrance gates at the front of the site as shown on drawing no. 08.040.02D. These will be hung independently from the two existing entrance piers and front wall (as will the entrance gate control panel).
- 2.12 Eight of the dwellings will be provided with a cycle storage shed within their rear garden areas. The dwellings on plots 2 and 5 would have covered bike hoops at the front. The elevational details of the cycle storage sheds can be made the subject of an appropriate planning condition.
- 2.13 As regards landscaping, it is proposed to retain all but one of the existing trees. The communal lawn in front of the listed Manor building will also be retained.

3. Planning, Design and Access Considerations

(i) Planning Policies

3.1 Planning policies for the area are contained in the West Sussex Structure Plan 2006 – 2016 (adopted in July 2004) and the Arun District Local Plan (adopted in April 2003). Towards the end of September 2007 however, the policies contained within both the Structure Plan and Local Plan became 'time expired' under the provisions of the Planning and Compulsory Purchase Act 2004. Nevertheless a number of policies have been 'saved' (with the agreement of the Government Office for the South East) until the South East Plan has been adopted and the Borough Council has adopted Local Development Framework documents to replace the current Local Plan.

3.2 The District Council has embarked upon preparing Local Development Framework documents to replace the Local Plan, but the Local Development Scheme (which sets out the timetable for producing such documents) has had to be postponed to take account of the emerging Regional Spatial Strategy (the South East Plan). In the meantime, the only relevant Development Plan Policies are the saved policies of the Structure Plan and Local Plan. The following saved policies have therefore, been taken into account;

Structure Plan Policies

Policy LOC1(a) (Location Strategy)

Policy NE1 (Level of Residential and Employment Development)

Policy CH1 (Character)

Policy CH4 (Conservation Areas)

Policy CH5 (Buildings of Architectural or Historic Interest)

Policy DEV1 (High Quality Development)

Policy DEV4 (Travel Needs and Choices)

Policy DEV5 (Parking Provision)

Local Plan Policies

Policy GEN5 (Provision of New Residential Development)

Policy GEN7 (The Form of New Development)

Policy GEN12 (Parking in New Development)

Policy GEN15 (Cycling and Walking)

Policy GEN20 (Public Open Space)

Policy Area 2 (Conservation Areas)

Policy Dev 14 (Listed Buildings)

- 3.3 In addition to these Development Plan Policies, national planning policy guidance has also been taken into account and in particular, Delivering Sustainable Development (PPS1), Housing (PPS3), Transport (PPG13) and Planning and the Historic Environment (PPG15).
- 3.4 As well as this national planning policy guidance, the applicant has also taken into account the District Council's Supplementary Planning Guidance for Open Space and Recreational Standards (adopted in October 2000). This Supplementary Planning Guidance sets out requirements for the provision of public open space on sites of 7 dwellings or more.
- 3.5 In addition, the extant planning permission (no. R/163/08) comprises an important and material planning consideration in having regard to the revised scheme. The principle planning consideration is whether the amendments now proposed to the approved scheme would have any harmful impact or conflict with planning policies.

(ii) Proposed use of the site

- 3.6 The existing use of the East Preston Manor site (as a former nursing home) falls within Class C2 of the Town and Country Planning (Use Classes) Order 1987. This classification relates to the provision of

residential accommodation and care to people in the need of care and includes uses such as nursing homes and residential schools. The former Class 2 uses of the site, first as a residential school and then subsequently as a nursing home (with ancillary accommodation) have both now ceased.

- 3.7 Given the form and nature of the ancillary bungalow development built within the curtilage of East Preston Manor, an obvious alternative use would be as residential development falling within Class C3 of the Use Classes Order, which relates to 'Use as Dwellinghouses'. This would make beneficial use of the existing bungalows and there are no development plan policies which seek to resist the loss of residential institutional uses.
- 3.8 The application site is not allocated for any specific form of development in the Local Plan, but is located within the built up boundary confines of Rustington as shown on Inset A of the Arun District Local Plan's Proposals Map. Within such built up area boundaries, planning policies permit housing development subject to there being no adverse impact upon the character and appearance of the area or any adverse effect on living conditions of the neighbouring residents. Residential change of use of the bungalow development is therefore, acceptable in principle having regard to Structure Plan Policy LOC1 (a) and Local Plan Policy GEN5. On this basis, the Council has already permitted residential change of use of the bungalows at West Preston Manor.

(iii) Amount of development and the housing mix

- 3.9 National Planning Policies contained in PPS3 (Housing) seek to achieve mixed communities by providing a variety of housing to help meet the needs of different sized households such as families with children, single person households and older people (paragraph 20 of PPS3). The proposed residential conversion scheme will provide a mix

of nine, two bedroom bungalows and one, three bedroom bungalow. This will provide a suitable mix of accommodation to achieve the objectives set out in PPS3.

- 3.10 While the proposed density of the residential development (at 23 dwellings per hectare) would be less than the minimum advocated in PPS3 (30 dwellings per hectare), the site is not without its development constraints. In particular, it is important to retain the open setting of the front elevation of the listed Manor building as well as the setting of the conservation area itself. The residential conversion scheme seeks therefore, to achieve a satisfactory housing mix and a number of dwellings that would be conducive to protecting the setting of both the listed building and the conservation area generally. It should also be noted that if the area of communal lawns to be retained in front of the listed building (comprising 1,024 sq m) were to be deducted from the density calculation, the net density would be 31.6 dwellings per hectare.
- 3.11 Overall, the proposed residential conversion scheme provides a suitable alternative use for the existing bungalows in a form that will help to meet the needs of small households.

(iv) Layout and design

- 3.12 The layout and design of the proposed residential conversion scheme has been carefully conceived having regard to both the setting of West Preston Manor as a Grade II listed building and also having regard to the setting of the Station Road, East Preston Conservation Area.
- 3.13 As shown on the map extract reproduced in appendix 1, the bungalow buildings themselves are outside, but immediately adjoining the southern part of the conservation area boundary. The buildings are however, within the curtilage of the listed Manor building, where the lawn area in front of the bungalows makes an important contribution to

the open setting of the listed building when viewed from the south (see photographs reproduced in appendix 3).

- 3.14 The proposed internal alterations to the bungalows have been put forward in order to provide an improved layout of rooms, whereas the external alterations have been proposed in order to enhance both their appearance and also the setting of the listed building and conservation area.
- 3.15 The conservatory additions to the dwellings would all be to the rear and would not be visible in any views looking towards either the listed building or conservation area. The open aspect formed by the communal lawn area in front of the bungalows will be maintained by a private management company, so that it will continue to contribute to the attractive open setting of the listed Manor building.
- 3.16 Other than the proposed rear conservatories, the only other significant element of 'new build' within the application site area will be the proposed car-barn structure at the southern end of the existing car parking area. This has however, already been approved as part of planning permission no. R/163/08.
- 3.17 As illustrated by the photographs reproduced in appendix 3, the existing appearance of the bungalows make little or no positive contribution to either the setting of the conservation area or listed building. It is proposed to alter the roofscape to help reduce the existing dominance of the bungalows and to better reflect the hipped roofscape of existing dwellings to the south, which form a backdrop to the site (see photograph 4). The proposed use of roofing slate will match that of the listed building (see photograph 6) and help create a more cohesive relationship between the bungalows and listed building. The opportunity will be taken to remove existing obtrusive roof vent stack pipes and replace them with a decorative venting feature on each of the bungalow blocks in order to create visual interest.

- 3.18 The re-facing of the bungalows with cream coloured weather-boarding will substantially improve their appearance. This elevational treatment will also enhance the semi-rural setting of the listed building, but without reducing its dominance as the main feature building on the wider site area. These external alterations would therefore, be in accordance with national planning policy advice contained within PPG15 as well as Structure Plan Policies, CH1, CH4, CH5, DEV1 and Local Plan Policies Area 2 and DEV14.

(v) Trees and landscaping

- 3.19 The application site area contains a number of trees, some of which are protected by virtue of being within the conservation area boundary. Some of the trees are also covered by a Tree Preservation Order (ref. no. TPO/R/2/89 – reproduced in appendix 4), which identifies various groups of trees. Part of tree groups 2 and 6 identified in the Tree Preservation Order, are within the application site area.
- 3.20 As shown on the site layout plan drawing 08.040.02D, it is proposed to retain all the existing trees apart from a small flowering Cherry tree on the eastern edge of the existing parking area. The loss of this small tree would not however, have any harmful impact upon any visual amenities.
- 3.21 While the car-barn is shown as being constructed under the canopy area of some of the trees within the south western corner of the site, this will be a lightweight structure, which would not threaten the longevity of the tree group.
- 3.22 Elsewhere, there is space available to undertake additional planting to screen the proposed close-boarded fencing forming the private garden areas between the 10 bungalows. The proposal would therefore, be in accordance with Local Plan Policy GEN28.

(vi) Ecology

- 3.23 As illustrated in the photographs reproduced in appendix 3, much of the application site area comprises mown lawn areas to the front and rear of the proposed bungalows. As such, the application site is unlikely to contain any protected species and the proposed residential conversion scheme will not have any harmful impact on existing wildlife habitats.

(vii) Impact on residential amenities

- 3.24 The existing buildings on the southern part of the application site are positioned relatively close (within approximately 6m) to the southern boundary of the site, whereas the nearest part of the buildings on the eastern part of the site are set back between 13m – 14.2m from the site's eastern boundary. The southern boundary is marked by a 1.8m – 2m high fence, whereas the western boundary of the site has a stone wall (approximately 2m high) and also a 1.9m high close-boarded fence.
- 3.25 The existing boundary treatment together with the single storey nature of the existing development ensures that there will be no unacceptable overlooking towards adjoining residential properties to the south and east of the site.
- 3.26 The proposal is to retain the buildings as single storey bungalows and while conservatory additions are proposed to the rear, these will have solid slate roofs (integral with the proposed roofscape) so as to ensure that existing levels of privacy are retained.
- 3.27 The changing of the gable ends to hip ends will help reduce the dominance of the existing roofscape from private views from residential garden areas around the site, and the existing boundary planting will

also be retained so as to continue to screen and filter mutual private views across the site boundaries.

- 3.28 In addition to the provision of rear conservatories, each dwelling will have a private rear garden area and the front windows will outlook onto the communal lawn area to be retained. Retention of this open lawn area for informal/passive recreation would be in accordance with the Council's Supplementary Planning Guidance on Open Space Standards. Indeed, as the communal lawns have an area of 1,024 sq m, this is in excess of the minimum 900 sq m required in accordance with the Council's open space standards for 10 dwellings.
- 3.29 There would therefore, be no unacceptable impact on living conditions for occupiers of the existing neighbouring dwellings or on the occupiers of the proposed dwellings themselves. This aspect of the proposal would therefore, be in accordance with Local Plan Policy DEV 7.

(viii) Access and servicing

- 3.30 The application site is in a sustainable urban location with easy and convenient access to local shops and services as well as public transport and various recreational facilities. Station Road (to the north of the application site) forms part of the South Coast Cycle Route as shown on Inset A of the Local Plan's Proposals Map.
- 3.31 Vehicular access to the application site from Pigeonhouse Lane will be retained as existing, but new entrance gates will be erected at the front of the site. The car-barn will provide 6 covered parking spaces with a further 6 tandem parking spaces in front. Car-barns are preferred by the Highway Authority as an alternative to garages as they are often used for domestic storage rather than accommodating vehicles.

- 3.32 In addition, 7 additional car parking spaces are proposed, providing a total of 20 car spaces (the equivalent of 2 spaces per dwelling) in accordance with the Council's maximum car parking standards.
- 3.33 In order to encourage reduced car use, each of the bungalows will have cycle storage provided, which will be sufficient to accommodate 2 bicycles for each property. The location of the proposed cycle storage sheds are shown on the submitted layout plan drawing no. 08.040.02D and the elevational details can be made the subject of an appropriate planning condition.

4. Reasons for Granting Planning Permission

- 4.1 This Planning, Design and Access Statement relates to a full planning application submitted to Arun District Council on behalf of Globe Estates (Southern) Ltd. The planning application seeks amendments to an already approved scheme to re-use existing buildings within the southern part of the curtilage of West Preston Manor, which is situated on the south eastern corner of the junction between Pigeonhouse Lane and Station Road in Rustington, West Sussex.
- 4.2 The existing buildings within the application site have the appearance of modern terraced bungalows, but were in fact built as part of elderly care home use at West Preston Manor. The use has now ceased however.
- 4.3 This statement explains the planning, design and access considerations that have been taken into account in preparing and submitting a revised planning application to convert the ancillary care home buildings into 10 bungalows rather than the 8 dwellings approved previously. It is intended to re-model the internal configuration of the accommodation in order to provide a mix of 9, two bedroom dwellings and 1, three bedroom dwelling.
- 4.4 It is also intended to re-model the external appearance of the existing single storey buildings to form a hipped roofscape in place of the existing full end gables. The roofs of the bungalows will be using slates to match the roof covering of the adjoining listed building.
- 4.5 Compared to the already approved scheme, only relatively minor alterations are proposed to the existing fenestration details and it is intended to face the existing brickwork with cream coloured weatherboarding. This will improve the character and appearance of the buildings and provide them with a more rural appearance so as to

enhance both the setting of the adjoining listed building and the conservation area within which it is located.

- 4.6 Other alterations include; the removal of an existing covered roof link between buildings at the south western corner of the site, the construction of rear conservatories and the erection of a car-barn structure at the southern end of the existing car parking area on the western part of the site. All these factors have already been approved as part of planning permission no. R/163/08.
- 4.7 All but one of the existing trees within the site will be retained, as will the communal lawn area in front of the proposed bungalows. This will continue to provide an attractive open setting to the listed Manor building to the north of the application site area. Close-boarded fencing is proposed to create private rear garden areas for the 10 bungalows, but this will not affect the setting of either the listed building or conservation area. There is also ample space available for additional landscape planting.
- 4.8 The single storey nature of the existing development will be retained and there will be no reduction in existing levels of privacy or mutual overlooking. The proposed rear conservatories will have solid roofs and the existing site boundary fencing and wall, together with existing trees and planting, will be retained.
- 4.9 The site is within a sustainable urban location with easy access to local facilities and public transport. Car parking will be provided in accordance with the Council's maximum standards and secure covered cycle storage will also be provided in order to encourage an alternative to car use.
- 4.10 Satisfactory servicing arrangements can be achieved and a refuse bin collection point is proposed at a location which will be convenient

to both the occupiers of the bungalows and also refuse collection vehicles.

- 4.11 National planning policy guidance together with development plan policies and supplementary planning guidance has been taken into account in preparing and submitting the planning application. As the site lies within the built up confines of Rustington and is not allocated for any specific purpose, residential re-use of the buildings on the application site is acceptable in principle and, in the form proposed, there would be no harmful impact upon either the character and appearance of the area or the amenities of neighbouring residents.
- 4.12 The housing scheme has been designed to create its own distinctive character and appearance, but without detracting from or weakening, the dominance of the neighbouring listed Manor building or harming its open setting. The proposal will make beneficial use of the buildings and provide new dwellings suitable to help meet the needs of small households.
- 4.13 In the absence of any conflict with development plan policies, the presumption should be in favour of granting planning permission subject to appropriate planning conditions.