

PLANNING APPLICATION REPORT

REF NO: R/61/09/

LOCATION: West Preston Manor Bungalows
Pigeonhouse Lane
Rustington

PROPOSAL: Change of use from Class C2 (residential institutional) use and alterations to form 10 bungalows (with Class C3 use) together with the erection of a car-barn for six vehicles, parking, open space and new entrance gates (Amendment to previously approved R/163/08)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal involves alterations to the existing properties to form 10 No. 2 and 3 bedroom bungalows in 3 separate blocks. A conservatory would be added to the rear elevation of each unit. Externally the appearance of the buildings will be changed with an amendment in the roof materials to slates and elevations to cream coloured weather boarding. Gable ends to the properties would be changed to fully hipped end gables. Some porches are to be added. A 3 bay car barn would be erected at the western end of the site measuring 4m height. It would accommodate 6 cars and would be constructed of materials to match the external treatment of the bungalow.
SITE AREA	0.44 hectares
RESIDENTIAL DEVELOPMENT DENSITY	Approximately 23 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	Lime and Evergreen Oak located along eastern boundary of the site which are protected under TPO. Subject to safeguards during construction the health of these two trees should not be prejudiced by the proposed development. Various other trees of note within landscaped gardens. None affected by proposals. Evergreen conifer by proposed car barns are not protected and of no particular merit approximately 6m high.
BOUNDARY TREATMENT	Dense planting to western and eastern boundaries of site provide good level of screening with stone wall in front. 1.8m fencing to southern boundary.
SITE CHARACTERISTICS	Part of landscaped grounds to 19th Century Grade II Listed Building, formerly a school house that has been converted into a residential care home for the elderly (use

now ceased). 10 existing bungalow units for the active elderly located within the southern part of the grounds set around an attractive lawned garden containing a number of mature trees around its periphery. The site is bounded on two sides by stone walls which are listed in their own right.

Bungalows currently have brick elevations with no architectural detailing.

CHARACTER OF LOCALITY

The general locality is predominantly low density residential in character. West Preston Manor and the northern part of the application site lie within a designated Conservation Area (which excludes the buildings the subject of this application).

RELEVANT SITE HISTORY

R/163/08/	Change of use from class C2 (residential institutional) use and alterations to form 8 bungalows (with class C3 use) together with the erection of a car barn for six vehicles, parking & open space.	Approve Cond 01-09-2008
R/239/08/	Change of use from Class C2 (residential institutional) use & alterations to West Preston Manor, to form 1 No one bed. flat, 1 No two bedroom flat & 2 No three bed. cottages together with the erection of a pair of semi-detached 2 No three bed. dwellings, parking spaces, car barns, cycle storage, refuse bin storage and amenity open space.	Refused 21-01-2009

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection

Willowhayne Residents Association
Support

1 letter raising no objection

2 letters of support

Do not want to see renovation work on the site delayed any further. Uncertainty is upsetting.

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.

Horticulturist

Conservation Officer

Consultations responses received:

County Highways

Parking provision is within parking standards. Access and gates are acceptable. Conditions re car barns and cycle parking suggested.

Conservation Officer

It is not considered, subject to good quality materials, finishes, detailing and fenestration there will be an adverse effect on the character or appearance of the Conservation Area. Car barn should not adversely affect nearby trees.

Arboricultural Officer

The Leylandii trees by the car barn are no longer appropriate to the site and not of TPO value.

Conservation Area Advisory Committee

Improvements such as this are welcomed.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built up Area Boundary

Within Conservation Area (Part Site only)

Within Curtilage of Listed Building

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1 CH1 CH4 CH5 LOC1	High Quality Development Character Conservation Areas and Historic Towns and Villages Buildings of Architectural or historical importance Locational Strategy
Arun District Local Plan:	AREA2 GEN2 GEN5 GEN7	Conservation Areas Built-up Area Boundary Provision of New Residential Development The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG15	Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity with specific regard to impact upon the setting of the Listed Building and particularly with regard to the character and appearance of the Conservation Area.

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 have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area, the Conservation Area in which part of the site is located, or the setting of the Listed Building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The site lies within the built up area boundary where the principle of residential development is generally acceptable subject to compliance with development plan policy. The proposed change from C2 (residential care) use to C3 (dwellings) was agreed in relation to 8 units under planning permission (R/163/08). The changes to this approval include the change from 8 to 10 units, a larger parking area, and increase in the number of conservatories and porches. The changes in materials and roof shape were previously approved. It is considered that the remodelling would preserve the character and appearance of the adjoining Conservation Area and the development would have no adverse impact on the setting of the Listed Building.

The increase in activity generated by 2 additional units would not adversely affect the character of the area or significantly alter the level of activity or the residential amenities of adjoining properties.

The proposed conservatories would not result in material harm to the amenities of the occupiers of neighbouring property by reason of loss of outlook, light or privacy.

The proposed development would create private gardens for each of the 8 bungalows providing a useful private amenity space. A large communal lawn area would also be retained for use by residents.

No trees of any merit would be harmed as part of this development and the level of car parking proposed is in accordance with the Council's maximum standards. The position of the car barn in relation to the trees has previously been approved under R/163/08.

For these reasons it is recommended that planning permission be granted subject to conditions.

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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed buildings, including details of the proposed timber-framed windows and doors, have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the setting of the the Listed Building and by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development and the setting of the nearby listed building in accordance with policies DEV1 and CH5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 All existing trees, bushes and hedges within the site shall be retained and protected in a manner to be agreed with the Local Planning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being seriously damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: To ensure the retention of vegetation important to the visual amenity and for the environment of the area in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 5 **INFORMATIVE:**

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area, would preserve the character of the conservation area and the setting of the adjacent listed building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, CH1, CH4, CH5, LOC1

LOCAL PLAN: AREA2, GEN2, GEN5, GEN7

NATIONAL POLICIES: PPS1, PPS3, PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.