

Date
16 April 2019

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

Via Portal

Dear Sir/Madam

**Town and Country Planning Act 1990
Planning Application made under Section 73
Rustington Convalescent Home, Sea Road, Littlehampton, BN16 2LZ**

Please find enclosed an application made under Section 73 of the Town and Country Planning Act (as amended) in respect of Rustington Convalescent Home, Sea Road, Littlehampton, BN16 2LZ.

This planning application seeks to vary Condition no. 2 of planning permission R/258/18/PL, granted 15th April 2019, for the following:

'Variation of conditions 2 & 3 imposed under R/187/16/PL relating to amended phases (phase one amended to the conversion of the laundry building, cooks house & dairy & works to the Convalescent Home and phase two amended to the erection of the new build dwellings).'

A variation is sought to Condition 2 to enable amendments to the design of the new build dwellings and to provide an additional four residential units, including three new build units and an additional apartment within the Laundry Building. This would increase the total number of dwellings from 33 to 37.

The intention of the proposed amendments is to ensure that the scheme is sufficiently financially viable.

A listed building consent application in respect of the amendments to the proposal for the Laundry Building has been submitted in tandem.

Planning History

The planning history regarding the Convalescent Home is extensive, with numerous applications having been approved for alterations to the Home and its ancillary buildings.

Planning permission was granted in October 2015 for the *'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'* (Ref: R/83/15/PL).

A Section 73 application (Ref: R/187/16/PL) was granted consent in November 2016, which divided the permitted scheme into two phases. Phase One included the conversion of the

laundry building, cooks house and dairy; and Phase Two included the erection of the new build dwellings and the works to the Convalescent Home.

A second Section 73 application (Ref: R/258/18/PL) was granted consent in April 2019, which includes the works to the Convalescent Home as part of Phase One in order to progress essential work to the Convalescent Home.

All pre-commencement conditions in respect of Phase One have already been discharged.

Proposed Development

The proposed changes to the permitted residential development scheme include the following:

- Block A – rotate the block 90 degrees to provide sea views to the units (increasing sales values), provide an additional house to the block and raise the eaves height at the rear of the houses to provide more usable floorspace at first floor;
- Block B – all houses to be wheelchair adaptable;
- Block C – additional house to the north end of the block, together with changes to the parking layout and bin storage, raising of eaves heights to provide more useable floorspace at first floor;
- Block D – additional house in place of redundant communal bin store, repositioning of the block 1.5 metres away from the eastern boundary;
- Blocks E & F – raising of eaves heights to provide more useable floorspace at first floor, extending over the single storey rear kitchens to provide an additional bedroom and bathroom, the houses are now proposed to be mirrored to create traditional style semi-detached houses;
- Carpenter's House – alterations to internal layout and introduction of double doors;
- The Cottage – lowered window sill and internal alterations;
- The Laundry Building - division of consented first floor apartment into two units.

Pre-Application Advice

Meetings were held between Arun District Council and Places for People, on 1st August 2018, 24th September 2018 and 18th January 2019, to discuss the proposed amendments to the permitted residential development scheme.

It is our understanding that officers are broadly satisfied with the proposed amendments.

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 currently comprises the Arun Local Plan adopted in July 2018.

Policy and guidance which forms a material consideration, including the 2019 National Planning Policy Framework (NPPF) and relevant supplementary planning documents have also been considered.

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.

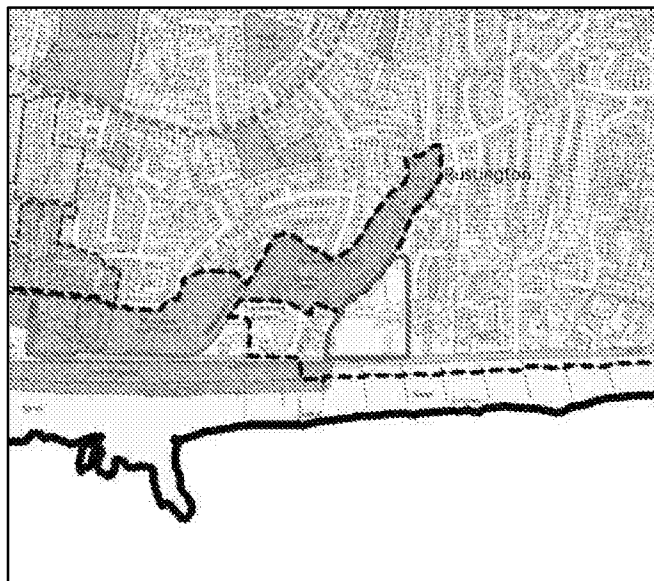


Figure 4: Policies Map

Planning Policy Assessment

Design and Heritage

Policy D SP1 includes that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy HER SP1 (The historic environment) includes that listed buildings and their settings should be conserved and enhanced in a manner appropriate to their significance.

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

The proposed design has sought to preserve and enhance the character and appearance of the Listed Buildings and their setting, as required by Policy HER SP1 and Policy HER DM1 of the Local Plan.

An Addendum to the Heritage Statement has been submitted as part of this application, which confirms that the proposed new development would not result in an increase in the level of less than substantial harm previously identified as resulting from the proposed development.

Highways

The proposed additional dwellings increases the car parking requirement to 79 car parking spaces, which have been provided as part of the amended proposal. The proposed amendments would also alter the approved internal road and parking layout.

An Addendum to the Transport Statement has been submitted as part of this application. This confirms that the amended development proposals would not result in a severe impact on the highway network and are therefore acceptable.

Neighbouring Amenities

The amended proposal is not considered to impact on the privacy, overlooking, daylight and sunlight levels or sense of enclosure to neighbouring properties.

It is proposed to site Block D a further 1.5 metres away from the neighbouring properties at the eastern boundary of the site, thereby reducing any impacts on their amenity.

It is proposed to rotate Block A which, whilst it would move the block of housing closer to neighbouring properties at the western boundary, would significantly reduce the number of windows overlooking neighbouring properties. The house closest to the western boundary is proposed to have obscured glazing to the flank elevation.

As such, there is not considered to be any impact on neighbouring amenity arising as a result of the proposal.

Summary

It is still intended to provide a Class C3 residential development scheme, comprising low rise semi-detached and terraced properties, within the grounds of the Convalescent Home, together with a sensitive conversion of the listed buildings. The creation of four additional units represents a minor uplift in the number of units permitted and is accommodated through minor design changes.

The amended proposal would not result in an increase in the level of less than substantial harm previously identified as resulting from the proposed development and would ensure that the restoration of the listed buildings would be financially viable.

Submission Documents

In addition to this supporting covering letter, this S73 application is supported by the following documents:

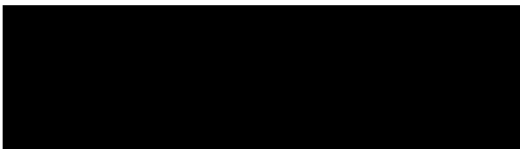
- Planning Application Form, duly signed and dated;
- Community Infrastructure Levy Form, duly signed and dated;
- Site Location Plan, at a scale of 1:1250 at A1;
- Drawing pack, including existing and proposed site plans, elevations, floorplans and sections, prepared by Placebuilder Architects;
- Design and Access Statement, prepared by Placebuilder Architects;
- Heritage Statement Addendum, prepared by The Heritage Collective; and
- Transport Statement Addendum, prepared by Odyssey.

A revised Viability Appraisal is currently being prepared and will be submitted as part of this application.

A payment of £234 will be made online.

I trust the enclosed is sufficient for validation of this application; however should you require any further information then please do not hesitate to contact me.

Yours sincerely



Charles Mills – Partner
Planning

