

**PROPOSED CHANGE OF USE AND CONVERSION OF A
STORE
AT WALBERTON HOUSE, THE STREET, WALBERTON
WEST SUSSEX BN18 0PJ
TO A SINGLE DWELLING**

**DESIGN AND ACCESS AND PLANNING STATEMENT
INCLUDING BIN STORAGE AND COLLECTION STATEMENT**

Response to Context including Planning Statement

Following on from the refusal to approve the proposed development under Arun District Council reference WA/41/10 this Statement has been amended to take into account the reason for the refusal which briefly was that the proposed change of use of the store would result in an unsightly area of car parking. This amended Statement describes how the car parking provision has been re-located to within the main grounds of Walberton House and also that screening of the building as viewed from the road to Walberton Park will be maintained by the existing trees and shrubs so that the amended proposal will not be detrimental to the character and appearance of the Conservation Area, and setting of the Listed Building at Walberton Park..

This property is located in an area that is residential in character and is within the Walberton Village Conservation Area.

The property in respect of which the planning application is being made forms part of the grounds of Walberton House. The land forming part of the application has an area of about 0.0305 hectares and forms a very small part of the edge of the grounds of the house which are in excess of 1.147 hectares in total.

Photographs attached show the outside of the store which is to be converted including the tree and shrub screening.

Walberton House which is a modern bungalow was built around 1981 and lies to the east of the store with a large car parking area between the two.

Immediately to the west of the property is a private drive serving Walberton House and also Walberton Park which is a large Listed Building lying to the south-west of the property. Walberton Park is now converted into a number of self-contained flats and a new block and garages were built around 1982/83. Across the other side of the private drive are further old dwellings.

The property will comprise the existing store and the garden lying immediately to the west of it by the private drive and some further garden to the south plus land for car parking to the west of it.

The drawings submitted show that the existing store is to remain as it is apart from the insertion of windows in the north and west walls and one small roof window and a small single-storey porch extension on the west side.

Careful consideration has been given to Policies GEN1, GEN2, GEN3, GEN5, GEN7, GEN8, GEN9, GEN11, GEN12, GEN20, GEN22 and Policy AREAS 2 and 11 set out in the Arun District Local Plan most of which are saved policies.

Of these policies GEN2, GEN3 and AREAS 2 and 11 do give rise to important questions in this particular case.

With regard to Policy GEN2 the property is just outside the Built-Up Area which means that development will not be permitted unless it is consistent with the other Local Plan policies.

Policy GEN3 relates to areas outside the Built-Up area and the safeguarding of the countryside.

AREA11 is in respect of Local Gaps which in this case is the area (iv) between Walberton and Barnham. This Policy states that development in the Local Gaps will only be permitted if

- (i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and
- (ii) either individually or cumulatively it does not contribute to the coalescence of settlements; and
- (iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access.

Policy AREA2 relates to Conservation Areas.

Walberton House in fact lies right next to the Built-Up area boundary and is not in reality in the countryside but forms part of the actual Built-Up area of Walberton. This fact was presumably recognised and accepted by the Local Planning Authority when Walberton House itself was built in 1981 and likewise the new flats and garages adjoining at Walberton Park in 1983/83 and nothing has really changed since those times. This view is really reinforced by the fact that the property is actually included in the Conservation Area.

We would suggest that the property was placed outside the Built-Up area boundary to stop wholesale development of the extensive grounds which of course is not what is intended with this application.

Dealing with these four policies together it should be noted that as the store is an existing building and the extension is tiny there is no question of coalescence of the settlement arising.

As we have said Policy Area 2 relates to Conservation Areas and states that planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting. With this store which is within the Conservation Area there is a danger that in the long term it will not be preserved and will become rundown or derelict which to a limited extent has already arisen and if this were to get worse then the character and appearance of the Conservation Area will be adversely affected. Investing the money needed to carry out the conversion works will be an insurance to make sure that the store is preserved. Preservation of the building will therefore meet the requirement of point (iii) of the AREA 11 policy.

The attractive garden walls attached to the store are to remain unaltered and no significant increase in traffic is likely. The four trees in the garden to the west of the store are to be retained as are the laurel shrubs. The proposal is in accordance with the Supplementary Planning Guidance on Conservation Areas issued by the Local Planning Authority.

With regard to Policy GEN2 this property meets the aim of sustainability as it is in an area with existing services, infrastructure and facilities and the proposal is making

best use of them. The proposed development does not involve "back land". The setting of the existing settlement at Walberton is not affected by this proposal.

Policy GEN3 states that development will not be permitted outside the Built-Up Area unless it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development. Policy Area2 relating to Conservation Areas is part of Section 2 and a development within a Conservation Area is a specific type of development.

Point (i) of Policy AREA11 is complied with as making use of previously developed land such as this to meet housing needs for the area rather than building on Greenfield sites is the preferred option under Policy GEN5 Provision of New Residential Development. Also, making use of previously developed land is an efficient and sustainable proposition.

The current national policy guidance Planning Policy Statement 1 (PPS1) and Delivering Sustainable Development and Planning Policy Guidance 3 (PPS3), highlight the need for not only more efficient use of land, but the priority for the use of previously developed sites such as this, and the importance of inclusive and sustainable communities. This proposal complies with those policies. In terms of energy efficiency the converted building will have the highest standard of thermal insulation and the boiler will have a Sedbuk Rating of A and all of the latest boiler and heating controls will be incorporated. Within the private amenity space will be allocated areas for refuse and recycling bins.

Although in the current planning system, the West Sussex Structure Plan has been replaced in the Development Plan by the South East Plan, the Structure Plan remains the County's strategic policy statement on development into the future. It provides the strategic context for its views on land use and transport.

The current West Sussex Structure Plan 2001-2016 makes specific reference in Policy LOC1 for the need to locate new development within towns and villages particularly through the re-use of previously developed land. It goes on to highlight the need for infilling, provided that the impact on the character of the area, the environment, resources and assets of the County are acceptable. Again, this scheme complies with that policy. Likewise Policy CH1 relating to character and Policy DEV1 relating to High Quality Development are met by this scheme.

The Amount of Development

The planning application is for the conversion of the existing store into a single dwelling that will have on the ground floor an entrance porch and living room with integral kitchen and on the first floor a landing, two bedrooms and a bathroom with bath, basin and w.c.

The gross external floor area of the dwelling will be just under 87 m².

Two car parking spaces will be provided to the east of the dwelling.

It is considered that the current infrastructure in the area can support this amount of development.

Layout

The proposed dwelling is of course largely an existing building so there is no change involved in its relationship to other buildings and spaces surrounding the

development. The only addition to the building is a small porch on the west side which will not impact on other properties in the area.

Care has been taken with the design to ensure that the additional windows do not impact adversely on neighbouring properties. No additional doors or windows will be provided in the east elevation which faces the existing house at Walberton House or to the south elevation.

There will be a new ground floor window on the north side and a ground and first floor window to the west plus a conservation-type roof window to the first floor bathroom but these will not impact adversely on neighbouring properties.

The existing east facing door is to be sealed inside so that it will no longer be used so that privacy for the existing Walberton House can be maintained.

This site layout allows for generous private secure amenity space for the dwelling and the existing open plan amenity space to the west will remain.

It is not considered that public open space is required for this development.

Access to the dwelling both on foot and by car will be over the existing drive entrance into Walberton House so no new route is required.

We would submit that the proposal 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.

Crime prevention is something to be addressed, and the private amenity space will be enclosed by the existing high brick wall and fencing or a wall to the remaining grounds of Walberton House.

Scale

The main part of the proposed dwelling already exists so there will be no change in its relationship to its surroundings.

The porch extension is only about 1.8m x 1.6m with an eaves height of around 2.5m and will be subservient to the existing building and its height and bulk will not be excessive.

Landscaping

The existing amenities of the site will be protected as they will remain largely as they are. It is not intended that any of the four trees to the west of the existing building will be removed or the evergreen laurel shrubs that provide screening. The approval of the Local Planning Authority will be sought for any changes to ensure that they sit in harmony with the surrounding environs. This will include suitable boundary fencing or walling to the private garden area and permeable surfaces to the car parking area.

Appearance

The walls and roof of the existing store will remain as they are. The walls and roof of the porch extension will use matching clay bricks and slates. The existing building has timber framed windows and doors largely painted black but there is also some white. It is proposed that any new windows and doors shall be of timber to match the existing and all will be painted white. The underlying idea is to enhance what is there

and not to alter the character or appearance of the building or its surrounds in any adverse way.

Access

The new front door to the dwelling will have a level entry to help those with mobility issues. Sufficient space will be available by the car parking spaces to aid those who are disabled to get into and out of a car.

Buses serve the village and Barnham railway station is easy to get to and used by those living in Walberton.

There is plenty of room on the site for the storage of bicycles which can be locked to cycle stands or put in a secure shed.

Visibility from cars leaving or entering the site will not be an issue as there are no wall or fence obstructions in place.

BIN STORAGE AND COLLECTION STATEMENT

Adequate refuse and recycling bins are to be provided and located such that they can easily be wheeled to the roadside for collection.

Peter D King FRICS
Chartered Surveyor

10 October 2010