PLANNING APPLICATION REPORT

REF NO: **WA/97/07/**

LOCATION: Walberton Nursing Home
Yapton Lane
Walberton

PROPOSAL: Proposed extension incorporating 32 bedrooms (2 storey) to an existing nursing home

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is for a two-storey side extension to the existing building both forward of and to the rear of the existing, 53.3m in length. It is to provide 32 bedrooms (en-suite), 4 bathrooms, 2 treatment rooms and 2 lounge/dining rooms and first floor kitchen. The proposal protrudes 23m forward of the building.
SITE AREA	0.6023 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Brick wall to front of Yapton Lane. Post and wire fencing to side adjacent to the field. Mature hedging and metal entrance gates on Yapton Lane.
SITE CHARACTERISTICS	Large brick two-storey imposing building painted yellow. Tiled roof. Three projecting bays to the the front. Single storey pitched, tiled roof, extension to the side. Rear two-storey extension with rear fire escape. On the front of the site is a greenhouse and shed.
CHARACTER OF LOCALITY	Rural location, field with sheep east of the site and rural fields to the north.

RELEVANT SITE HISTORY

Reference	Description	Decision
WA/24/89	Extension to nursing home	Approve Cond 07-06-1989

WA/52/87	Change of use from dwelling house to rest home	Approve Cond 21-09-1987
WA/60/87	Proposed double storey extension to existing Rest Home	Approve Cond 02-11-1987
WA/62/93	Renewal of unimplemented permission WA/24/89 for extension to nursing home	Approve Cond 30-11-1993
WA/56/98/	Renewal of unimplemented planning permission WA/62/93 for extension to nursing home.	Approve Cond 09-11-1998
WA/89/03/	Renewal of unimplemented planning permission WA/56/98 for extension to nursing home.	Approve Cond 24-10-2003
WA/59/94	Extension to include 11 bedrooms, dayrooms, bathrooms and lift (2 storeys)	Refused 01-12-1994 **Appeal:** Dismissed 13-JUN-1995

Application WA/59/94 for a 2-storey extension to provide 11 bedrooms was dismissed at appeal on highway grounds. The proposal was for a rear extension.

REPRESENTATIONS

Representations received:

Walberton Parish Council

Walberton Parish Council

Objection - The home is outside the built-up area and faces onto open countryside. The scale of the extension is over twice the size of the existing home and is excessive for its location. The proposed wing is higher than the existing roofline and because of its position, mass and scale would be overbearing facade when viewed from the open fields to the east. It would be an alien intrusion in the countryside. The existing junction is narrow onto Yapton Lane with bad visibility.

Walberton Action Group

Concerned at the effect and impact on the entrance gates. The gateway was originally a main access to Walberton House. The gates are Listed Grade II along with the boundary wall in recognition of the 2nd World War graffiti carved by American servicemen. The entrance is too narrow for delivery lorries and have been damaged. Any increase in traffic will adversely affect the gates.

One letter of objection - concerned at the effect on the gates.

More cars passing will cause more damage to the gates which need repairs. The Walberton Action Group is trying to raise funding to restore and rehang the gate.

Comments on Representations received:
Noted

CONSULTATIONS

Head of Highways and Transport
Environmental Health - John Green
Conservation Officer
Ms Jennie Wright
Councillor Mrs B Edge
Councillor Mrs G Walker
Councillor N Wiltshire
Councillor M. Barnett
Mr I Forbes
Councillor Dr Ramage
Mr J Barham
Mr N Harrison

Consultations responses received:
District Environmental Health - No objection

County Highway - Objection - substandard visibility at the existing point of access and also due to the lack of a Transport Statement. The proposal is a significant intensification. Visibility would need to be increased by widening the access, however, the land to achieve this is outside the control of the applicant. Proposed parking is acceptable. The site is in an unsustainable location with limited bus service.

Conservation Area Advisory Committee - Objection - poor design will have an adverse effect on the surrounding area.

District Conservation Officer - this is a very large extension south of the conservation area. The design leaves a lot to be desired.

Comments on Consultation responses:
Comments noted and agreed.

POLICY CONTEXT

Outside Built-up Area
Class B Road
Tree Preservation Order
Abuts Conservation Area
Building or Structure of Character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan	DEV1	High Quality Development
	LOC1	Locational Strategy
	LOC2	The Countryside
	NE8	Rural Needs
	NE13	Transport
	NE17	Roads
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	GEN22	Buildings or Structures of Character
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

* PPS1 - Delivering Sustainable Development; PPS7 - Sustainable Development in Rural Areas. PPG15 - Planning & the Historic Environment.

POLICY COMMENTARY

PLANNING

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

CONSERVATION AREA

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Are

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 conflict with relevant Development Plan policies, in that the extension would be a visual intrusion in the countryside and out of character with the existing 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 proposal is for a two-storey side extension, close to the Yapton Road. The proposal is for 32 additional bedrooms and ancillary nursing home accommodation. The existing building is accessed off a long drive with a traditional circular drive to the building, with a clearly deliniated entrance. The proposal is for a side two-storey extension that would dominate the front entrance and detract from the north elevation. The extension is very significant 53.3 metres long with 23 metres protruding forward of the existing front of the building. It will be visible from within the site and outside of the site along Yapton Lane, especially in winter, and would adversely affect the character and appearance of the area.

In addition to this high extension in terms of length it is proposed to have a higher roof than the existing building. Approximately 2 metres higher than the existing roofline. This would be totally out of keeping with the design of the building.

Application WA/60/87 was renewed on 24th October 2003 WA/89/03 for a two storey rear extension which has been implemented. This extension is visually in keeping with the original building.

County Highways have raised an objection on the grounds of visibility at the access. A previous applicaiotn for a two-storey extension was dismissed at appeal.

It is considered that the proposal is out of scale with the existing development, it would be contrary to the character of the existing building and a visual intrusion forward of the dwelling with a roofline higher than existing.

It is therefore recommended that the application is refused for the reasons set out overleaf.

RECOMMENDATION

REFUSE

1 The proposal would constitute an alien intrusion in the countryside which would be out of keeping with and detrimental to the rural character of the locality by virtue of the size and scale and height of the proposed extension in conflict with policies LOC2, DEV1 of the West Sussex Structure Plan and GEN2, GEN3, GEN7 of the Arun District Local Plan.

2 The increased use of the existing access to the public highway (Yapton Lane) could add to the hazards of highway users to an unacceptable degree and therefore a Transport Statement is required to assess the traffic impact created by the proposal. No Transport Statement has been provided therefore it is in conflict with policies NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 The proposal does not make provision for adequate visibility at the junction of the

access (Yapton Road) with the public highway in conflict with policies NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.