Expiry Date - 01/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1013/24 Recommendation – APPROVE

Site: **Tarring Manor Care Home 93 South Street Worthing West Sussex**

Proposal: **Application to Vary Condition 9 of AWDM/0733/20 (Variation to AWDM/1114/17 for demolition of existing care home (Use Class C2) and erection of a 75-bed care home (Use Class C2): Change of the colour of rendered elevations to 'creamy avocado'.**

Date of site visit: 21.08.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a recently completed 3-storey, 75-bed residential care home building (Class C2) occupying a 'backland' position to the rear (north and west) of residential houses in Parkfield Road and South Street and to the south of Tarring Park. The building is of a contemporary flat roof design with modulated components. The elevations are primarily finished in off-white through-colour render with some components highlighted in blue render and horizontal Cedral cladding.

It is proposed to change the blue rendered components to 'creamy avocado'. No reason has been given other than that the Agent has stated: "*The Client, Caring Homes, would like to change the colour of the render for aesthetic purposes from the bold blue colour to the more neutral green*."

Relevant Planning History:

AWDM/1114/17: Demolition of existing care home (use class C2) and erection of a 75 bed care home (use class C2). Permitted 18.01.2018.

AWDM/0761/19: Application for Approval of details reserved by condition of AWDM/1114/17 (Demolition of existing care home (use class C2) and erection of a 75 bed care home (use class C2)) for condition 7-Construction Management Plan. Approved 31.07.2019.

AWDM/0733/20: Variation of Condition 1 (Approved plans) of AWDM/1114/17 to extend basement floor plan to accommodate back of house facilities and create an Orangery (The Former Priory Rest Home). Permitted 22.10.2024.

AWDM/1938/20: Approval of Details Reserved by Condition 3: Sound Attenuation of External Plant, of application AWDM/1114/17. Approved 06.04.2021.

AWDM/1875/20: Approval of Details Reserved by Conditions 9 - (Materials) and 10 - (Hard and Soft Landscape Proposals) of Application No AWDM/0733/20. Approved 07.01.2021.

AWDM/0815/21: Approval of Details Reserved by Conditions: Condition 3 - Sound Attenuation; Condition 4 - Dust Suppression Details and Condition 7- Construction Management Plan of application number AWDM/0733/20. Approved 24.06.2021.

AWDM/0134/22: Approval of Details Reserved by Condition 9 - (Materials) of Application No AWDM/0733/20. Approved 09.05.2022.

AWDM/1920/22 Variation of Condition 1 (Approved plans) of AWDM/0733/20 to extend basement floor plan to accommodate back of house facilities and create an Orangery (The Former Priory Rest Home) Application to vary condition 1 to allow the bin store location to be moved to the west side of the car parking. Approval to the changes to the car parking layout moving the bin store and replacing the two car parking spaces in the original bin store location. Permitted 02.03.2023.

Consultations:

WSCC: The Local Highway Authority has raised no objection.

Adur and Worthing Councils:

EHO (Public Health): No adverse comments.

PSH Team: No comments received.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SS1, DM1, DM2, DM5, DM15, DM16, DM17, DM18. DM19, DM20, DM22

National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance

Planning Assessment

The existing blue rendered building components are primarily on the south and east elevations of the building facing the rear of neighbouring residential properties and not visible in public view. Although not unattractive in itself, the

existing turquoise blue ‘draws the eye’, and it is recognised that the proposed ‘creamy avocado’ alternative will have a more subdued appearance in the context of this leafy ‘backland’ setting.

There are no adverse impacts for residential amenity, highway safety or trees.

BNG does not apply to this S73 application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers (to inc. AWDM/0733/20 and AWDM/1920/22)
2. Omit (standard time limit)
3. All external fixed plant shall be attenuated in accordance with the details approved under AWDM/0815/21 and AWDM/1938/20 and a test undertaken to demonstrate compliance with the approved scheme.
4. Omit (dust suppression scheme)
5. Hours of work
6. Car parking spaces shown on the approved plan shall be retained at all times for their designated purpose.
7. Omit (construction management plan)
8. The measures within the approved Travel Plan shall be implemented and the Applicant shall monitor, report and subsequently revise the Travel Plan as set out in the approved document.
9. Other than as hereby approved, the materials as agreed by AWDM/0134/22.
10. Any trees or plants forming part of the soft landscaping scheme approved by AWDM/1875/20 which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 30.09.2024

Authorised by: Louise Prew Date: 30/09/2024