Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1322/12

Site: **Rectory House, West Street, Sompting, Lancing, West Sussex, BN15 0DA**

Proposal: **Detached single-storey incidental laundry building on east side of nursing home (application for a new permission to replace existing permission application ADC/0455/09)**

Date of site visit: 7 November 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application seeks to extend the time limit for the implementation of a 2009 permission (ADC/0455/09). Rectory House is a Grade II listed building used as a residential nursing home located on the north side of West Street. Permission was granted in 2009 to construct a detached pitched roofed laundry building on the eastern boundary of the site to replace the existing laundry facility which is no longer fit for purpose, too small and has an adverse effect on the nursing home residents who sit in the adjacent courtyard. The existing laundry is likely to be converted into an additional bedroom.

The site is surrounded by residential dwellings with Whitestyles, a detached dwelling with long rear garden to the east, the end gables of 73 Rectory Farm Road to the north and 71 to the north east, and the rear of 81-87 Rectory Farm Road to the north east, separated by a parking area/garage block.

Relevant site history

As above

Consultations

Adur & Worthing Councils: The Environmental Health Officer has no objection subject to the previous conditions being attached

The Contaminated Land Officer recommends the precautionary informative

Sompting Parish Council: No comment

Representations

1 letter received from the occupier of 85 Rectory Farm Road asking what the old laundry is to be used for

Relevant Planning Policies

South East Plan CC4 (Sustainable Design and Construction), BE6 (Management of the Historic Environment)
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB11, AH7, AH10 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Adur Local Plan Policy AH10 permits extensions to nursing homes where they comply with Policy AH7. Consequently, it is acceptable in principle subject to consideration of the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the listed building and its surroundings.

Visual amenity and impact on the setting of the listed building

The design of the building is considered to respect the setting of the listed building. It will have a hipped tiled roof and white rendered walls and its modest size (7.2m wide, 4.5m deep and 4.2m high) means that it will be a subservient outbuilding which will not detract from the main nursing home. It will be located towards the rear of the building and will be partly screened by mature trees to the south. Consequently, it will not have a significant visual impact on the wider area.

Residential amenity

The laundry building is to be sited on the eastern boundary of the site, 2.6m from the flint wall on the boundary with Whitestyles, 16m from the rear of Whitestyles and approximately 14m from the side of 73 Rectory Farm Road. The proposed building is to be brick built with a tiled roof and with doors and windows to the front and sides. Two washing machines and two tumble dryers are shown as being accommodated within the building and the requested hours of operation are 0800 – 2000 every day.

The building is to be sited on a raised grassed bank but the plans suggest that the bank is to be excavated and the floor level of the building lowered to the level of the existing paving around the nursing home. This can be controlled by condition.

The main concern with this proposal is the potential noise disturbance that could arise from a laundry which is likely to be intensively used for up to 12 hours a day. The applicant has previously produced information on the type

of washing machines to be used and confirms that they will not produce more than 70 dBA with the tumble dryers producing 63dBA. The Council's Environmental Health Officer previously considered this information and stated that based upon this information, the noise coming through the vent (if at high level) would produce about 46dBA in the middle of Whitestyles' garden, along with the possibility of steam.

Although the World Health Organisation has suggested guideline values of 55dBA daytime and 50dBA evening for outdoor living areas, he has expressed concern about the introduction of a commercial noise over an extended daily period, where no such noise existed before. No noise assessment has been provided by the applicant in respect of differences in existing and proposed noise levels. However, if the doors and windows were to be kept closed during operation and the tumble driers were condensing units to avoid any vented noise or steam, he has stated that the unit could probably operate without detriment to amenity.

It is therefore considered that, with restrictions on the type of tumble dryer, no external vents and the closing of the windows and doors as before, the proposal will not result in any serious noise disturbance to adjoining residents.

The existing laundry is to be converted into an additional bedroom and will not have an adverse impact on residential amenity.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment or the setting of the listed building and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB11, AH7, AH10)

Subject to:

1. Time limit
2. Materials
3. The building shall only be used as a laundry incidental to the nursing home at Rectory House and shall only be in use between the hours of 0800 – 2000 every day.
   Reason – To protect the residential amenities of the locality having regard to policy AH7 of the Adur District Local Plan
4. All windows and doors of the laundry building hereby approved shall be kept closed at all times when the washing and drying machines are in use.
   Reason - To protect the residential amenities of the locality having regard to policy AH7 of the Adur District Local Plan
5. Levels
6. Approved plans

Informative:

1. Contaminated land precautionary

2. 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: Peter Barnett Date: 4 December 2012

Authorised by: Gary Peck Date: 4 December 2012