Application Number: ADC/0269/08 **Recommendation - APPROVE**

Site: **87 Brighton Road, Lancing BN15 8RB**

Proposal: **Demolition of existing 2 flats (87A and B) and erection of two-storey extension (incl. 17 additional bedrooms) to care home at 85/87**

The Application

The application site comprises the Mount Hermon Nursing Home (No.85/87) and the adjacent two-storey detached building (No.87A/B) which contains two flats owned by the applicants. It is proposed to demolish the existing flats and to construct a large two-storey ridge-roofed extension to the east side of the nursing home, with a rear projection, to create 17 additional bedrooms.

The proposal is 14m wide and 18.7m deep, extending the nursing home across the full width of the site, replicating design features of the existing nursing home. The plans have been amended to reduce rearmost part of the proposed rear projection to a single storey.

The site currently has 10 parking spaces along the frontage and these are to remain.

Consultations and Representations

West Sussex County Council: No highway objection as the proposed extension will not impact upon the existing parking spaces.

Lancing Parish Council: Express concern over the height of the extension on its east elevation and the proximity of the boundary which brings risk of overlooking from bedroom windows.

Third Parties: A letter of objection has been received from the occupier of No.24 Chester Avenue, to the rear, on grounds that:-

(i) there has recently been a major extension to the property and the further planned additions would result in total overdevelopment of the building;

(ii) the proposed additions, particularly the extensive roof, would be unsightly from the rear of the property.

[NB. the resident of 24 Chester Avenue has requested to speak at the Committee meeting]

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): LOC1, NE11, CH1, DEV1, DEV4-5

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH6-7, AH10 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 & ADC 2004)

PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

The site is located within a residential part of the built-up area of Lancing and there is no objection in principle to the development. Although policy AH6 resists the loss of existing dwellings, the proposal is to provide a more intensive form and type of residential accommodation and it is not considered that there is any material conflict in this case.

Structure Plan policies give significant weight to making the best use of land through higher density development provided that the impact on the character of the area and environment is acceptable (LOC1, CH1) and subject to policy DEV1 which requires high quality development. Policy DEV4 states (amongst other things) that development should not be permitted unless the travel needs it generates are met. DEV5 states that "Development should not be permitted unless the level of parking is compatible with the need to avoid environmental or safety problems and the need is to encourage walking, cycling and the use of passenger transport where this is or can be a realistic alternative".

Local Plan policy AH10 relates to residential care home and nursing homes and states that extensions to such buildings must comply with Policy AH7 of the Local Plan. That policy states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity and Character

The existing detached building (No's 87A/B Brighton Road) is to be demolished and a 14m wide extension to the nursing home constructed in its place. The easternmost side wall of the extension will follow the line of the existing building. The extension will also replace a 2-storey flat-roofed part at the east side of the existing nursing home and a couple of sheds at the rear of the flats.

The existing building has a lower roof line than the nursing home and a fully hipped roof. By contrast, the proposed extension will continue the higher nursing home roofline across to form a gable end. It will not be a subsidiary feature in that it will not be set back from the front wall of the existing nursing home or have a lower roof. There will be a greater expanse of roof some 1.5m higher than the existing building to be demolished, resulting in a continuous roofline of 10.3m height for almost 27m in length. However, this is not considered to result in an overly dominant or overbearing built form and the proposal is considered to be acceptable within the streetscene.

The design of the extension, with projecting gables at the front, will replicate features on the existing nursing home and will provide a more visually coherent building than that which currently exists.

The resident of No.24 Chester Avenue to the north (rear) has objected to the extent of the new roof and what they consider to be the overdevelopment of the site, particularly in light of a previous large rear extension in 2005 (L/73/05). In the case of the present proposal, at the rear, the extension has been reduced in size so that the rearmost part (3.7m deep) is single storey with a dummy pitch. The overall depth remains at 18.7m as originally

submitted, but with a reduced two-storey element 15m deep (6m beyond the line of the existing building). From the rear, the extension would now have a less dominant appearance and is clearly subsidiary when seen against the 2005 extension which projects further to the rear by 11m beyond the first floor of the current proposal.

It is not considered, therefore, that the proposal is excessively large when seen in the context of the existing building to be replaced and the size of the previous extension to the nursing home. The overall site is large and the extension is considered to fit comfortably without appearing unduly cramped.

Residential amenity

As referred to above, the proposal has been amended to reduce the size of the rear extension. There were concerns about the impact of the proposal on the nearest residential property, No.89 to the east. That property has four rear windows facing north west towards the rear of the extension and they would have suffered a loss of privacy and light as a result of the original submission.

As stated above, the amended plans have reduced the bulk of the extension at the rear by 3.7m and no first floor windows now face toward No.89. The extension, while still large and projecting beyond the rear of No.89, is no longer considered to result in any serious loss of amenity for the occupiers of No.89 (NB. the occupiers of that property have not objected to the application).

There are not considered to be any other residential properties affected by the proposal. The nearest dwelling to the rear (No.24 Chester Avenue) is some 45m from the extension and will not suffer any loss of amenity.

Parking and Access

10 parking spaces exist at the front of the property and these are to be retained. No additional parking is to be provided. However, the site is located on a main bus route and it is considered that in this sustainable location the existing parking provision is adequate to serve the premises. West Sussex County Council has no objection on highway grounds to the application.

Recommendation

APPROVE for the reason:-

The proposed development is within the built-up area and would help meet the need for additional care home accommodation without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH6-7, AH10) and the adopted West Sussex Structure Plan 2001-2006 (LOC1, CH1, ERA1, DEV1, DEV4-5).

Subject to:-

1. C1Ci (Standard time limit)
2. C8Gii (Retention of existing access and parking spaces) (amended)

3. C12Ai (Schedule of materials) (amended)
4. C14Aii (Permission relates to amended plan received on 11 July 2008)
5. C18Ci (Windows in east side to be obscure-glazed)
6. C18E3 (No additional windows in east side)

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