Expiry Date - 11/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1103/24 Recommendation – APPROVE

Site: **Coneyhurst Lodge 68 St Lawrence Avenue Worthing West Sussex**

Proposal: **Proposed Change of Use from C2 Use (Residential Institution) to C3 (B) Supported Housing.**

Date of site visit: 12.11.24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached former dwelling occupying a spacious plot at the junction of St Lawrence Ave and Loxwood Avenue. It has a long history of use as a residential care home (since the 1960s) and has been enlarged by substantial 2-storey side and rear extensions during that time, more than doubling its original footprint. A parking area to the north of the building is accessed from Loxwood Avenue.

The site is located within an inner residential suburb of the town. The site is adjoined by No.70 Loxwood Avenue, a detached bungalow, to the west and by No.1 Loxwood Avenue, one half of a pair of semi-detached houses, to the north. The western boundary with No.70 is marked by a brick wall. The northern site boundary with No.1 is marked by a substantial 2m high close-boarded timber fence with dense conifer hedging on the inner side. The frontage curtilage is currently laid out as lawn.

Proposal

The application proposes Change of Use from C2 Use (Residential Institution) to C3 (B) Supported Housing.

The application plans indicate that there are 5 en-suite bedrooms on the ground floor and a further bedroom, sensory room, bathroom, kitchen, living/dining room offices and staff facilities at first floor. There are no layout changes between existing and proposed.

The application details indicate that the property will provide supported living for adults with autism, learning disabilities, behaviours that may challenge, complex needs and mental health. Each person supported will have a dedicated core team trained to support their physical and mental needs. A Home Manager will oversee the service, with a Deputy Manager and Practice

Leads supporting. It is anticipated the people supported will require 1:1 care packages as a minimum, with additional core staff on site as needed.

The residents will be long term placements living together as a shared household. All will hold their own tenancies with staff providing support with day to day tasks, life skills and in the community. The residents will be responsible for their own utilities, food and other outgoings.

Relevant Planning History:

AWDM/1651/20-Extension to the existing outbuilding to create a one-bedroom residential annexe at the rear of site for the use of the care home together with replacement car parking area formed on site frontage accessed off St Lawrence Avenue (existing parking area to be soft landscaped to provide additional amenity space)- APPROVED

Consultations:

WSCC: The local Highway Authority commented:-

No alterations are proposed to the existing vehicular access and parking arrangements. The proposed change of use to Supported Housing would not be anticipated to give rise to a material intensification of movements to or from the site, when compared with that of the existing use.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Southern Water

From the information received, we can see no evidence of the applicant using the existing wastewater connection. If this is the case, Southern Water will need to be informed, until then we are unable to comment fully on this proposal.

No discharge of foul/surface water sewerage from the site shall be discharged into the public system until offsite drainage works to provide sufficient capacity within foul/surface water network to cope with additional sewerage flows are complete

Adur and Worthing Councils

The **Environmental Health Officer** has no adverse comments on this application.

Expiry Date - 11/11/2024

WSP Drainage Consultants

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following informative attached:
Informative 1: We have identified the vehicular access on site is subject to a high surface water flood risk, therefore the applicant should consider creating an emergency plan to ensure safe access and egress routes can be achieved

Representations

70 St Lawrence Avenue

The last 4 years we have put up with an uncertainty of what would happen to this property. It has been left neglected and we have concerns and reservations for the future of this building. The outside has been let go and today it is still in a mess not managed properly over grown and on numerous occasions we have tried to tell them the problems on the west side of there building. I had a lady who came a few months ago where she took photos said it would be reported and as usual nothing was done. Our concern that it will not be managed and people move in and it gets worse. Prime example last year November an incident happen where there was a major gas leak in the property we had no contact numbers I personally called emergency service's where we were told it could have been a major incident it was so bad there could have been an explosion. The police in the end had to trace the owners and we had no idea who to contact in a emergency. A break in had taken place where thieves had striped piping and left gas escape at a fast rate in the building. The consequences could have been a lot worse including neighbouring residents being at risk. I have left a message at the planning department to talk to them first. Today went to town hall to be told they all work from home so have decided to put my views on line.
The main concern is they have a live in manager 24/7 and clear up their outside to invite people, not leaving it like it has been abandoned I have photos to prove my concerns

66 St Lawrence Avenue

The property owners have recently cut their bordering hedges by a good 5ft making many of our rooms on our westerly side of the property now visible to their occupants and windows causing a severe lack of privacy.
We have also noticed a major increase in cars parking outside the property causing residents difficulty to now park down a road which previously had ample parking available.
We have contacted the owners and also the planning office already but have had no response.

Expiry Date - 11/11/2024

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM1, DM5,
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance

Planning Assessment

The proposal would involve the change of use from a residential institution (for people in need of care) to supported living (no more than six residents living together as a single household where care is provided for residents).

Policy DM1 does not provide any specific guidance for supported care however the principles of accessible and suitable locations close to local services and the provision of high standards of accommodation and communal living space and cooking and bathroom facilities are provided appropriate in size to the expected number of occupants are considered relevant.

The property has most recently been used as a care home and provides good size bedroom spaces, en-suite bathrooms, a lift to the first floor where there is a lounge/dining/kitchen area and separate treatment rooms.

The property is within a sustainable location close to shops and services and public transport.

The key considerations are the effects of the proposals on the amenity of neighbours, the effects on the character and appearance of the surrounding area and highway safety/parking considerations.

Visual Amenity

The application proposes the conversion of an existing building, with no external changes to the building, as such it would not have an impact on the character of the area or the property.

The occupants of No 66 St Lawrence Road have raised concerns that a hedge has been reduced in height around the site and now causes additional overlooking.

The hedge has been reduced in height to approx. 1.8-2m and although this opens up the site for future occupiers, the hedge appears to be a cypress Leyland, of no particular merit, with No 66 on the opposite side of the road with some landscaping and fencing to their boundary, it is not considered its reduction in height would cause detrimental overlooking.

Residential Amenity

The most affected properties are 70 St Lawrence Avenue adjoining the site to the west, 1 Loxwood Avenue adjoining to the north, and other nearby properties in St Lawrence Avenue and Loxwood Avenue.

The occupants of No 70 St Lawrence Avenue have objected but there concerns largely relate to the property not being habited. The current proposal will hopefully bring forward an occupier and the use would be similar to a care home with supported living of a range of occupational needs.

The main difference between the previous use and the proposed use, is that the site will be operated as supported living, not a registered residential care home. All individuals supported will hold their own tenancies and be responsible for their own utilities, food and other outgoings. Staff will then provide support, depending on the individual's needs. Supported living can often provide a pathway from a residential or hospital setting, where the individual is working towards a greater level of independence.

There are no changes to the layout of the building or exterior. There will be no additional sleeping at the property other the 6 residents. The needs of clients means that there will be a number of supporting staff arriving and leaving the property but this would not be any different to a care home which also has a number of carers and support staff. The property is a large detached property on a corner location with good space to the northern boundary. The use would not cause additional overlooking or loss of amenity to neighbouring properties.

Whilst the proposed change of use as outlined in the applicant's statement is considered to be a use of similar intensity a condition is recommended for the number of residents to be limited to 6 and for no-live in carers to ensure the intensity of the use remains as proposed and has no greater impact on amenity of neighbours.

It is also recommended that conditions be included to limit the use of the building to use class C3 (a)(b)(c) with no permitted use to Use class C4 in order to prevent other uses which may have a greater impact on the residential amenities of the area

Parking and Highway safety

The existing parking to the rear of the property for several cars. There is adequate on street unrestricted on street parking in the vicinity.

No alterations are proposed to the existing vehicular access and parking arrangements. The proposed change of use to Supported Housing would not be anticipated to give rise to a material intensification of movements to or from the site, when compared with that of the existing use

Recommendation

APPROVE subject to Conditions:-

Expiry Date - 11/11/2024

1. Drawing Numbers
2. Standard time limit
3. Withdraw permitted development to use class C3
4. No more than 6 residents
5. No staff/carer sleeping accommodation

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

We have identified the vehicular access on site is subject to a high surface water flood risk, therefore the applicant should consider creating an emergency plan to ensure safe access and egress routes can be achieved

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

Case Officer: Jackie Fox Date: 20.11.24

Authorised by :Louise Prew Date: 26/11/2024