Development Management – Delegated Officer Report

Application Number: AWDM/0334/25 Recommendation: APPROVE

Site: 21 Brighton Road, Lancing, West Sussex

Proposal: First floor extension to former managers bungalow to form additional accommodation for residents, visitors and staff. (Resubmission of AWDM/1612/22)

Date of Site Visit: Visited when considering previous application AWDM/1612/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application relates to a large residential care home which is located on the north side of Brighton Road. There have been applications in the past to extend the premises a 5 bedroom extension was permitted in 2006 under ADC/0023/06, this superseded an approved application for a 8 bedroom extension, (L/167/01/TP).

Currently at the application site there is a main building and adjacent to the east is a detached bungalow. This was formerly a manager's bungalow. Consent was granted under AWDM/1612/22 to extend and convert the existing bungalow to be used for additional accommodation for residents, visitors and staff. The applicant's agent confirmed that the bungalow had in the past been used as managers accommodation and is vacant as this use has not been required for a number of years as managers live in their own homes. The approved use is for staff and residents and visitors and is to provide enhanced facilities for the home. The building as existing is directly adjacent to the care home, although it has its own parking and rear amenity space. The western elevation faces onto the care home car park. The building is single storey, two bedrooms it has hipped, gable roof with flat roof side addition to the east side. The consent included an increase in height of the building, adding a first floor, hipped roof, front bays and retention of the side flat roof addition. The building was approved as multi purpose for use in connection with the care home. The approved ground floor plans showed two ensuite bedrooms, a staff room, visitor bedroom and visitor sitting room. The first floor will have two ensuite bedrooms and a visitor/matron ensuite room.

Work has not commenced to implement this consent and the permission has lapsed. The current application seeks consent for the same proposal; the plans and description are unchanged from that previously approved under AWDM/1612/22.

A Noise Impact Assessment has been submitted with the current application for consideration. Condition 5 of the previous consent required this to be submitted and approved prior to commencement of works.

Consultations:

West Sussex County Council: The Highways Authority

This application seeks the erection of a first-floor extension to form additional accommodation for residents, visitors and staff. This application is a resubmission of previously permitted application AWDM/1612/22, with no changes to the approved plans. WSCC in its role as Local Highway Authority (LHA) was a consultee for application AWDM/1612/22, raising no highway safety concerns.

As per the LHAs previous comments, the proposals are not anticipated to give rise to a significant material intensification of movements to or from the site. The existing car parking layout appears acceptable for the proposed use, but the LPA may wish to secure cycle parking to promote sustainable travel.

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 116), and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils:

Environmental Health: - The appropriate mitigation measures specified in the Noise Impact Assessment prepared by DAA Group dated 8 June 2023 shall be implemented. This shall include Continuous Mechanical Supply and Extract (MVHR) to the southern façade in order to provide sufficient ventilation in lieu of opening windows due to external noise.

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.
Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted.

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.
Reason: To safeguard the residential amenity of the area.

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate, but not necessarily be restricted to the following matters:

• the anticipated number, frequency and types of vehicles used during construction,
• the method of access and routing of vehicles during construction,
• HGV construction traffic routings shall be designed to minimise journey distance through the Council's Air Quality Management Area (AQMA),
• the parking of vehicles by site operatives and visitors,
• the loading and unloading of plant, materials and waste,
• the storage of plant and materials used in construction of the development,
• the erection and maintenance of security hoarding,
• a commitment to no burning on site,
• the provision of wheel washing facilities and other works required to Mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
• methods to control dust from the site,
• a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites,
• details of public and neighbour engagement both prior to and during construction works.
Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction.

Drainage Consultants WSP: - 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.

Southern Water: - The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains or water mains.

If the applicant is proposing to use the existing foul connection, Southern Water will have no objections to the foul drainage.

Lancing Parish Council: - It was resolved to support this application.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 20, 28, 33, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area. The building is redundant currently as the use as manager's accommodation has not been required in recent years. The change of use of the building to be used as a multi purpose use to benefit the residents of the care home and their families will be beneficial to the current use of the site and makes good use of the building and can therefore be supported in principle. Although this is in some regard a loss of a dwelling, the use was linked to the care home facility and the current building is redundant. So the proposed use enhances the existing use and in terms of proximity is appropriate.

The previously approved application is a material consideration in this case.

Visual amenity

The building as existing is modest in scale, the increase in height does not give rise to a footprint increase. The building remains modest and not overly large in relation to both the existing care home building and the two storey, chalet style properties on the east side. The materials will be brick and tile to match existing. There are both traditional and contemporary materials along Brighton Road. There is much variation in both building design and finish. The design, scale, height and materials will be in keeping within the context of this setting.

Residential amenity

There are windows on the east side of the building facing the side elevation and windows on the adjacent building. There are existing ground floor windows, the proposal will result in windows at first floor also. The previous consent had a condition attached to ensure that windows in the east and west side elevations of the building shall at all times be obscure glazed and non opening except that part which is above 1.7 metres above the finished floor of the room in which the window is installed. This condition is also attached below.

The western elevation onto the carpark has an additional first floor window only, this is an ensuite and will be obscurely glazed. So no increased overlooking will occur. It is not considered that there will be any significant loss of light which would warrant a refusal in this case to the adjacent dwelling. There is spacing between the dwellings and the building already has some degree of impact.

To protect the future occupiers of the site, Environmental Health requires a noise assessment to protect the building from noise from traffic. This has been submitted with the application and the Environmental Health Officer's comments are set out above. The details contained in the assessment have been conditioned in accordance with this advice.

They have also requested that a Construction Management Plan be submitted and approved prior to commencement of works.

Highways

The Highways Authority has no highway safety concerns. There is parking at the application site and adjacent at the care home. There is safe access to and from Brighton Road. The Construction Management Plan will also include measures to ensure safe and managed vehicle movement to and from the site.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation and windows on east and west elevations obscurely glazed and high level opening only.
5. The appropriate mitigation measures specified in the Noise Impact Assessment prepared by DAA Group dated 8th June 2023 shall be

implemented. This shall include Continuous Mechanical Supply and Extract (MVHR) to the southern facade in order to provide sufficient ventilation in lieu of opening windows due to external noise.

6. CMP
7. Hours of work.

Is recommendation contrary to letter(s) of representation N

1.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.

2. The applicant is advised that no new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.
No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains or water mains.If the applicant is proposing to use the existing foul connection, Southern Water will have no objections to the foul drainage.

Case Officer: Hannah Barker Date: 14th April 2025

Authorised by: Peter Barnett Date: 14 April 2025