



PLANNING STATEMENT

Location: Worthing and Adur Area, Sussex

Address: Greenways Care Home, 6-8 Victoria Road, Southwick, BN42 4DH

Project: Removal of Existing Lean-to Conservatory and Creation of Additional Bedrooms and Office

Introduction

This statement supports the application to remove an outdated lean-to conservatory at the existing residential care home and replace it with a single-storey extension to provide three additional bedrooms and an office. The facility is already operating as a residential care home and the proposed extension aims to improve care capacity and administrative functionality.

Background

The care home currently accommodates residents within a well-maintained building complying with all relevant care standards. The existing conservatory is no longer fit for purpose and will be removed to create space for much-needed additional bedrooms and an office to support operational needs.

Proposal Details

- **Demolition:** Removal of the existing lean-to conservatory on the property.
- **New Construction:** A single-storey extension will be built on the same footprint, providing three bedrooms designed to current care home standards and an office to improve administrative efficiency.
- **Design Considerations:** The design will be sympathetic to the existing building and surrounding area, maintaining the character and appearance of the neighbourhood. Materials and finishes will match those of the existing structure to minimize visual impact.
- **Access and Parking:** No additional parking spaces will be created due to limited site capacity. The extension's modest scale will not significantly increase staff or visitor numbers simultaneously, and existing parking arrangements will continue to accommodate operational needs.

Justification

- The care home requires increased capacity to meet local demand for residential care in the Worthing and Adur area.
- The additional bedrooms will enhance the quality of care provided, allowing more residents to be accommodated comfortably and safely.
- The office space will support better management and coordination of care services, directly benefiting residents.
- The removal of the outdated conservatory and sensitive design of the extension ensures minimal impact on neighbours and preserves the character of the area.
- Lack of extra parking is mitigated by the facility's existing arrangements and modest increase in resident and staff numbers.



Conclusion

This proposal offers valuable improvements to an established care home service in Worthing and Adur. It aligns with local planning policies supporting community health and well-being, without causing harm to residential amenity or local infrastructure. The development respects site constraints and contributes positively to the care provision infrastructure in the area.