Development Management - Delegated Officer Report

Application Number: AWDM/1749/14 Recommendation – Approve

Site: 87B Brighton Road, Lancing, West Sussex BN15 8RB

Proposal: Demolition of flats (Nos. 87A and B) and construction of two-storey extension (13 additional bedrooms) to nursing home at Nos. 85/87 Brighton Road

Date of site visit: 6 January 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a nursing home and an adjacent two storey detached building (Nos 87A/B) which contains two flats within the same ownership, fronting Brighton Road. Permission was granted in 2008 and 2011 to demolish the building containing the flats and to construct a large two-storey pitched-roof extension to the east side of the nursing home, with a two storey rear projection dropping to single storey. This application is seeking permission for the same development as the previous consent has now lapsed.

The proposed extension is 14m wide and 18.7m deep in total, extending the nursing home across the full width of the site, replicating design features of the existing nursing home. The proposal will create an additional 13 bedrooms.

Relevant site history

L/73/05 – Rear First-Floor Extension Over Existing Rear Ground-Floor Extension And New External Staircase Addition

ADC/0269/08 – Demolition of existing 2 flats (87A and B) and erection of two-storey extension (incl. 13 additional bedrooms) to care home at 85/87

AWDM/0597/11 - Demolition of flats (No's 87A and B) and construction of two-storey extension (13 additional bedrooms) to nursing home at No's 85/87

Consultations

West Sussex County Council: The Highways Officer has not responded. However, there were no highway objections to the previous applications.

Adur & Worthing Councils: The ***Environmental Health*** Officer recommends restricting demolition and construction hours and requiring a dust management scheme to be submitted. Windows fronting the road should have secondary glazing fitted to protect residents from noise.

The ***Engineer*** states that the site is affected by surface water flooding. Full details of surface water drainage should be required by condition.

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AH10
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is located within the built-up area of Lancing and there is no objection in principle to the extension of the nursing home, subject to compliance with saved policies AH7 and AH10. The relevant issues are therefore the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the building and its surroundings.

Visual amenity

The easternmost side wall of the extension will follow the line of the existing flats building. The extension will also remove a 2 storey flat-roofed part of the existing nursing home and some sheds at the rear. 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 ridge and will finish in 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 in this location and the proposal is considered to be acceptable in the street scene.

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 nursing home has been previously extended to a significant extent by way of a large rear extension in 2005. The current proposal does not project as far to the rear as that extension and steps down towards the rear to a single storey element. The 2005 extension projects a further 11m beyond the two storey part of the current proposal. It is not considered therefore that the proposal is unacceptably large when seen in this context, and taking account of the size of the building to be replaced. The overall site is large and the extension is considered to fit comfortably without appearing unduly cramped.

Residential amenity

The nearest affected residential property lies directly to the east (No.89). That property has four rear windows and two side windows but the stepped reduction in bulk of the extension at the rear (as a result of an amendment to the original application), the setting in of the rear element off the boundary by a further 1.8m and the blank side elevation (except for one obscure glazed first floor WC window) will not result in a serious loss of amenity for those occupiers.

There are not considered to be any other residential properties affected by the proposal. The nearest dwelling to the rear (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 lies within a sustainable location and the existing parking provision is considered to be adequate to serve the premises.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Retention of access and parking spaces
3. Materials
4. Surface water drainage
5. Window in east side to be obscure glazed
6. No additional windows in east side
7. Contamination
8. Construction management plan
9. Hours of work
10. Secondary glazing to front bedrooms
11. Approved plans

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

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.

Case Officer: Peter Barnett Date: 26 January 2015

Authorised by: Gary Peck Date: 26 January 2015