# Development Control – Delegated Officer Report

**Application Number: AWDM/1410/19 Recommendation – APPROVE**

**Site: Kathleens Lodge, 416 Upper Shoreham Road, Shoreham-by-Sea, BN43 5NE**

**Proposal: Proposed single storey ground floor extension to east elevation with open canopy and enlarged dormer to west elevation.**

**Date of site visit:** 04.10.2019

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings**

The property is a 2 ½ storey residential care home, located on the north side of Upper Shoreham Road, Shoreham. The property is detached but has had extensions on either side which come up to or very close to the boundaries.

The neighbouring property no. 418 is a large 2 ½ storey detached building being used as a nursery school, and no. 414 is a large 2 storey dwelling.

The street scene comprises a mixture of dwelling types, ranging from single storey to 2 ½ storey, detached and semi-detached dwellings.

**Proposal**

- The proposal seeks permission to extend the ground floor with a single storey flat roof extension on the east side. The extension would be in two parts; the first located directly behind the front hall area and has steps down to the new room, which would be used as a conservatory with a translucent sheeting roof.

- The second part of the ground floor would be contiguous with the first, conservatory extension, but stepped away from it and located to the rear of the main building. This extension would provide 2no. bedrooms and would have a hall to the west of the new rooms. This second part of the ground floor extension would be a flat roof.

- The existing dormer on the second floor within the west elevation, will be extended westwards in order to widen the rooms within the dormer to provide and en-suite bedroom. The windows within the dormer will be amended accordingly.

***Planning History**:*

**SU/97/86** Three storey extension at side (fire escape and lift shaft) **Refused 27.05.1986 Allowed on Appeal 08.04.1987**

**SU/212/88** Single storey rear extension **Approved 12.10.1988**

**SU/218/89** Single storey extensions at side and rear (including 5 additional bedrooms, wc and bathroom and additional lounge) **Refused 14.10.1989 Allowed on Appeal 08.08.1990**

**SU/142/89** Single storey extension at side and rear (eight bedrooms, wc's and lounge/dining facilities) **Refused 01.08.1989 Allowed on Appeal 08.04.1990**

**Representations:** Support 126 Old Fort Road: Objection 414 Upper Shoreham Road

- Fully support the need for further rooms in privately run care homes
- Only ones available to us were the larger, clinical, non-personal care homes
- I have been visited this home and can say it's one of the best for elderly care
- Overdevelopment
- Building is abutting our boundary wall
- Would request a reasonable gap for maintenance to both properties
- Conservatory to be obscured glass

**Consultation Responses:**

**West Sussex County Council Highways**

*"Access and Visibility*
*The site is served by 2 existing accesses onto Upper Shoreham Road. No alterations are proposed for the accesses. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest the accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.*

*The existing site serves 19 residents as well as staff, visitors and deliveries, which would generate a number of movements per day. With due consideration of the proposed single storey extension, the addition of 4 bedrooms is not anticipated to result in a significant increase in material movements over those already occurring for the existing site. Therefore there would be no concerns raised over a potential intensification of use at the site access.*

*Parking and Turning*
*No additional parking provision is to be provided for this development. There is an existing parking area to the front of the site, with space for approximately*

*5 cars. WSCC adopted new parking standards in August 2019. The guidance does not include any standards for C2 Class parking demand. The LHA would be minded to advise the LPA consider the parking demand as per pre-August 2019 guidance when considering parking demand for this application.*

*C2 use would generate:*

- *1 space per 20 residents, (or increments of up to 20 residents)*
- *1 space for visitors per 8 residents, (or increments of up to 8 residents)*
- *1 space for Staff parking per 5 residents*
- *Appropriate spaces for service vehicles.*

*On this basis, the existing site would create a demand for 6 parking spaces. The proposed development would create a demand for 8 spaces, an increase of 2.*

*Consequently, any overspill parking would have to be accommodated on-street. Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. The LHA does not consider that highway safety would be detrimentally affected through the anticipated parking demand. The planning authority may wish to consider the potential impacts of this development from an amenity point of view.*

*Sustainability*
*The site is located within short distance of bus stops that offer hourly connections in and around Shoreham. Shoreham High Street is an approximate 4 minute cycle from the site, offering regular services between Brighton and Littlehampton. Shoreham Train Station is approximately 4 minutes by cycle. The LHA would like to see cycle storage space being implemented to promote the use of alternative modes of transport and reduce parking pressures at the site.*

*Conclusion*
*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 109), and that there are no transport grounds to resist the proposal.*

*If the LPA are minded to approve the application, the following condition should be applied:*

*Cycle parking*
*No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.*

*Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

**Environmental Health**
No comments

**Relevant Planning Policies**

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

**Planning Assessment**

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the character of the street scene in general.

***Visual Amenity***

The property is a large 2 ½ storey building, and has been extended over the years, the most visually notable addition being the tower on the west elevation, viewed from the front, which provides a lift and stairs to the floors. The extensions take the development of the site up to, or very close to, the boundaries with the neighbouring properties no.'s 414 and 418 Upper Shoreham Road.

Other extensions have taken place to the rear of the property.

The property is being used as a care home and currently provides 19no. bedrooms, some with en-suite facilities, and the proposed extensions would increase that number by 4no. bedrooms to 23no.

The existing dormer on the west elevation is proposed to be enlarged in order to provide more depth to the rooms contained within it, thereby allowing the existing bedrooms to be improved in size and the increase in depth will also allow for the existing very small room to become an en-suite bedroom.

The other extension(s) will be to the east elevation which will be located behind the existing single storey side extension which is situated very close (some 300mm) to the neighbouring boundary with no. 414 Upper Shoreham Road. There are also timber constructed 'shops' which are located on the boundary with no. 414, these 'shops' consist of a Post Office; Tea Rooms; Haberdashery. Between these shops and a further rear extension to the west, there is an amenity space which has plastic grass on it.

The proposal to provide a covered way conservatory on the east elevation, and 2no. additional bedrooms behind the main building, will result in the loss of the 'shops', but, the plans do indicate an 'open canopy over' the area directly to the east of the proposed 2no. new bedrooms continuing to the rear of the built form to the north.

To all intents and purposes, the new development on the east boundary will be very close to the boundary with the neighbouring property no. 414. The 'conservatory' building will have a solid wall to the boundary with no. 414 and a door at the north elevation, there will be no other external elevations. However, the roof will be fully glazed which will allow light into the new area.

Internally this room appears to be a link room between the main building and an internal space next to the proposed new bedrooms and corridor to the new rooms.

***Residential Amenity***

The windows to the 2no. new bedrooms will face no. 414, but will some 2m distant from the side boundary. This 2m gap will be under a glazed canopy and will be a covered way.

It is thereby considered that the new development on the east will not result in material overlooking no.414. Further, although the extension will fill a gap on the east boundary up to the back of the building to the north, it is not considered that it will appear overbearing to the neighbouring property either.

Furthermore, it appears that the amount of development that has been undertaken on the site, has reached a point where there is no further movement without materially affecting the neighbouring properties and creating an overdevelopment of the site.

Turning to the west elevation, the widening of the existing dormer will be by approx.300mm and its height and length will remain the same. The windows will change to be the main windows for the 2no. bedrooms contained within the space (1no. bedroom being reorganized and extended, and the 2no. bedroom being new). The bedroom windows will be some 4m from the boundary to no. 418 and will face generally onto the roof area of no. 418, although there appears to be a window within the roof of that property which seems to be a bedroom, this room is some 7m distant and thereby will not be materially affected by the proposed dormer enlargement.

**Recommendation: APPROVE, subject to the following conditions**

1. Approved plans
2. Standard time limit
3. Materials to match

**Informative**

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 30.10.2019

Authorised by: Gary Peck Date: 31 October 2019