Expiry: 16/9

Development Management - Delegated Officer Report

Application Number: AWDM/0824/26 Recommendation – Refuse

Site: Greenways, 6-8 Victoria Road, Southwick

Proposal: Ground floor rear extension to provide 3no. bedrooms and office room.

Date of site visit: 2/10

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a pair of Edwardian houses which have been converted into a nursing home. It has been extended at the rear at 2 storey and single storey level and into the roof space. The existing plans show 13 care bedrooms and 4 staff accommodation rooms in the loft.

The site is not in a conservation area though the back garden boundary adjoins the Southwick Conservation area. It is not a listed building. There are no TPO's on the site.

It is in Flood Zone 1 with a known, significant, surface water flood risk.

Permission is sought to remove a half width rear sun room and to add a 6.2 metre deep extension across the full width to provide 3 additional bedrooms and an office. (1.5 metres deeper than the sunroom). It also includes the removal of an existing pitched roof on a ground floor rear extension and a flat roof across the existing and proposed development. The extension is 3 metres high.

It includes 2 windows in each side elevation and windows and a door to the rear. The plans do not show the difference in ground level between the patio area and lawn.

Relevant Planning History

SW/17/98/TP - Rear extension (sun lounge) and detached garden shed at rear. Granted.

SW/52/90/TP - Fence (overall height 2.4 metres) on part of South-West boundary. Refused.

SW/121/89/TP - Conservatory at rear, fire escape on north-west side and revised windows & doors. Refused. Appeal Dismissed

Expiry: 16/9

SW/107/89/TP - Conservatory at rear, fire escape on south west side and revised windows and doors. Refused

SW/70/89/TP - First-floor extension (three additional bedrooms). Refused. Appeal Dismissed.

SW/69/88/TP – Extensions and alterations to care home. Granted

SW/53/87/TP - Change of use from Dwellinghouse to Residential Care Home (seven residents). Reused. Appeal Allowed.

SW/38/84/TP - Use of rest home without complying with condition 3 of previous permission SW/5/84/TP (i.e.to increase number of residents from 3 To 5). Reused. Appeal allowed.

SW/5/84/TP - Retrospective application for change of use to Rest Home. Granted

Consultations

WSP (Drainage Consultants) 2nd response

The applicant is applying for a ground floor rear extension to provide 3no. bedrooms and office room. The application is to Adur District Council.

Following a review of the submitted information, we note that the information provided within the Flood Risk Assessment does not adequately address the significant surface water flood risk at the site and is therefore not in accordance with the National Planning Policy Framework (NPPF) and its accompanying Planning Practice Guidance (PPG). We have serious concerns that the proposed development is extending into an area of flood depths over 1.2m and will displace a significant volume of flood water which has not been addressed within the submitted Flood Risk Assessment. The extension is for three additional bedrooms which would increase the number of people vulnerable and reliant on the emergency services in a flood event. Emergency services and the residents of the site need to be able to safely access the proposed development during significant rainfall events. Proposing to seek refuge at upper floors is not considered to be an appropriate mitigation measure given that the flood depths where the extension is proposed are unsafe and could pose a threat to life within the sleeping accommodation on the ground floor.

Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

Reason:
To prevent flooding in accordance with National Planning Policy Framework subsections F2, F4, F5, F6, F7 and F8 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and

Expiry: 16/9

ensuring the SuDS proposed operates as designed for the lifetime of the development.

WSP initial response:

We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for a ground floor rear extension to provide 3no. bedrooms and office room. The application is to Adur District Council.

Following a review of the submitted information, we have noted insufficient information has been provided to demonstrate the application is in accordance with the National Planning Policy Framework (NPPF) and its accompanying Planning Practice Guidance (PPG).

We have identified the site is located within an area of high surface water flood risk and therefore, a Flood Risk Assessment (FRA) should be submitted that demonstrates the proposed development will be safe for the lifetime of the development and will not increase flood risk elsewhere. Due to the surface water flood risk at the site, appropriate flood resistance and resilience measures should be considered within the development and detailed in the FRA.

We have serious concerns that the proposed development is extending into an area of flood depths over 1.2m and will displace a significant volume of flood water. The extension is for three additional bedrooms meaning the number of people vulnerable and reliant on the emergency services in a flood event, will be increased. Flood depths where the extension is proposed are unsafe and could pose a threat to life within the sleeping accommodation.

Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

Reason: *To prevent flooding in accordance with National Planning Policy Framework paragraph 170, 173, 174, 176 and 177 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.*

Southern Water:

Proposed works involve demolition

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Rear/side extension, No Sewer mapped

Expiry: 16/9

Due to legislative changes, certain Southern Water sewers are not comprehensively mapped. There are no public sewers recorded within the site boundary. However, the relevant requirements, conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: https://developerservices.southernwater.co.uk.

Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site.

WSCC Highways:

This application is for a ground floor rear extension to provide 3no. bedrooms and office room. The site is located on Victoria Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangements. An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the access is operating unsafely or that the proposal would exacerbate an existing safety concern. This proposal is not anticipated to result in a significant material intensification of use of the existing access.

No additional vehicular parking is to be provided. As such, any increase in parking demand generated by the additional rooms would have to be accommodated on street.

The LHA does not anticipate that the proposed shortfall of car parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

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.

Environmental Health: Hours of operation and details of CMP conditions recommended.

Expiry: 16/9

Representations

4 objections received summarised as follows:

- Inadequate car parking
- Loss of privacy from side windows leading to further noise and disturbance.
- Building will reduce permeable ground and increase surface water run off. Will this place neighbours at increased risk of flooding, waterlogging or drainage problems?
- More residents, staff, visitors, deliveries would lead to greater noise and disturbance.
- The care home is already very large and intensive in this location. The cumulative impacts should be considered.
- Overdevelopment of commercial property into quiet residential area.
- Light disturbance. Already an issue as most windows are fully lit, all night, every night with curtains open, plus security lightening. More rooms will add to this.
- Light pollution has been made worse by the recent removal of trees and shrubbery which used to partially screen neighbours
- Greenways is a substantial property which now significantly overlooks the conservation area in Waterdyke Avenue.
- Loss of habitat for wildlife
-

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 18, 20, 28, 33, 34, 35 and 36
National Planning Policy Framework (August 2026)

Planning Assessment

Principle

There is policy support for extensions to care homes within the built up area and latest figures suggest there is a need for additional care bed spaces. The relevant issues are the effects on surface water flood risk, the amenities of neighbouring residential occupiers, the character and appearance of the extension, highways and the adjoining conservation area.

Flood Risk

The application was originally submitted without a Flood Risk Assessment (FRA). Following initial comments from the Council's drainage consultant, the applicant was advised of the significant surface water flooding problem locally and advised to submit an appropriate FRA to address the issue.

The submitted FRA fails to address the significant known surface water flood risk. As such the development has the potential to displace a significant volume of water to adjoining neighbours' gardens. The proposal would also put an increased number of highly vulnerable residents at risk.

Expiry: 16/9

Visual amenity/conservation

The extension is to the rear and will not be visible from the public realm. It would be at least 16 metres off the back boundary abutting the conservation area. It is not considered harm to the setting of the conservation area as a result.

Residential amenity

The extension adds a further 6.2 metres depth to this already extended care home, 1.5 metres beyond the depth of the sunroom to be removed. In total it represents over 12 metres of single storey extension beyond an existing two storey extension. It is set off both boundaries. It is not clear from the drawings how the change in level from patio to lawn is to be dealt with and therefore whether the 3 metre height drawn is accurate.

The sun room to be removed does not include north side windows. Neighbours cite existing light pollution as a disturbance. With four extra rooms and four additional large side windows light intrusion across neighbours' boundaries could worsen. A south side window in the existing extension is obscurely glazed. The new windows have the potential to be intrusive for neighbours with mutual overlooking. In the absence of section drawings relative to fence heights etc. neighbour impacts aren't clear. As the application is unacceptable on flood risk grounds, amended plans/further details have not been sought in this case. Should an amended application be received, these details will be required.

Highways

There are three parking spaces on the front forecourt. No additional parking is proposed. The Highway Authority does not object to the lack of additional parking proposed. Parking restrictions apply on street and the area is well served by public transport within reasonable walking distance.

REFUSE for the following reasons:

1. The submitted Flood Risk Assessment does not adequately deal with the management of local flood risk, or ensure that the proposed surface water drainage scheme operates as designed for the lifetime of the development. The proposal is therefore contrary to policy 36 of the Adur Local Plan and policies F2, F4, F5, F6, F7 and F8 of the National Planning Policy Framework.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a

Expiry: 16/9

satisfactory way forward and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.

Case Officer:	MOK	Date: 14/10
Authorised by:	Peter Barnett	Date: 14 October 2026