Expiry Date - 19/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1479/23 Recommendation – APPROVE

Site: Haviland House 20A Robin Road Worthing West Sussex

Proposal: Removal of 3no. timber sheds from Haviland House garden. Erection of insulated storage container in lieu.

Date of site visit: 21.11.23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site comprises a 60 bedroom care home on the corner of Robin Road a new build estate comprising houses and flats. The ground floor northern end of the site is shown as a day centre.

The main building is three storeys with entrances from Robin Road and Yeoman Way with parking to the east and western sides. The property has a relatively open garden to the northern side which contains a shed and pergola. There is an L shaped garden to the south and west which is more private and secured mainly by close boarded fencing.

Proposal

The application proposes the replacement of 3 timber sheds on the western side of the site with a secure metal container and associated hardstanding.

The container would measure approx. 6m x 2m deep with to a max height of 2.1m . The container would be power coated light grey and set off the western boundary by approx. 1m. The secure container would be used for the storage of mobility hoists and bed parts, used in the nursing home.

Relevant Planning History:

AWDM/0625/13-Erection of 60 bed care home with associated parking and landscaping

AWDM/2022/21- Proposed summer house to South West of garden area-APPROVED

Consultations:

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None undertaken

Representations:

None received

Relevant Planning Policies

National Planning Policy Framework (2023)
National Planning Practice Guidance

Worthing Local plan

DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN

Planning Assessment

There is no objection in principle to buildings and alterations within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The materials of the container are utilitarian metal in a light grey although not attractive, the building would replace existing sheds. Although not a material that would be encouraged in a domestic setting the proposed siting is relatively enclosed with close boarded fencing and landscaping to the north and west. The container would sit below the fencing to the western boundary and maturing trees. It would be glimpsed between hit and miss fencing to its north but would not be unduly prominent or visible in the street scene. Further planting is proposed to the southern side.

Residential Amenity

The building would be situated off a side entrance to the amenity area associated the care home. The container would not impact on the amenity area for the residents of the care home. Its position set away from the main building would mean that it would not have a visual impact or loss of light to the residents of this care home and would replace existing buildings.

To the immediate west is a car showroom and workshop with associated parking. The building being below the fence line with this property would not impact on this property.

Recommendation

APPROVE subject to Conditions:-

Expiry Date - 19/12/2023

1. Drawing Numbers
2. Standard time limit

Informative

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.

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

Case Officer: Jackie Fox Date: 12.12.23

Authorised by: Jo Morin Date: 12.12.2023