Expiry 25/01/07

Development Control – Delegated Officer Report

Application Number: ADC/0464/06 Recommendation - Permit

Site: 283 Old Shoreham Road Southwick West Sussex

Proposal: First-floor link extension on east side

The Application

The application site is located on the northern side of Old Shoreham Road and the eastern side of St Louis Close. It is a significant sized site containing a large building currently operating as a nursing home. The existing building has had a number of extensions and alterations undertaken over time and as such the building is of a mixture of different styles and cladding materials. The front of building is setback approximately 20 metres from the road boundary.

The applicant proposes a small extension to the eastern side of the building. The extension will be at first floor level which currently contains only a narrow hallway linking the main part of the building and the eastern wing. The extended part of the building will contain a bathroom and toilet only and will project out 2-3 metres to infill the space to the south between the hallway and the bedroom directly to the east. The part of the building to be extended is 40 metres from the road.

The surrounding area consists of residential properties to the east and west with the nearest neighbour to the extension (285 Old Shoreham Road) being a combined home/office. There is an accessway to the east of the site which serves as the boundary between Adur District and Brighton-Hove City Council areas.

Consultations and Representations

Third Parties
No representations were received in relation to the extension proposal, however a letter was received from the West Sussex Housing Society pointing out that the name 'Norman Latham House' no longer applies to this premises.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AH10
West Sussex Structure Plan: DEV1

Planning Assessment

The area of the extension is located to the east and rear of the main part of the building. There is currently a partial single and partial double storey extension serving as an entrance at ground level and the hall way at first floor level. This area has flat roofs and is clad in a mixture of brick and painted weatherboard. This connects to an additional accommodation wing further to the east and north which is two storey, clad in brick and has a pitched hipped roof.

The extension is proposed to have a flat roof and have brick work to match the existing external cladding. The size of the extension is only 11m² on an 1186m² building and located a significant distance from the public road. It is considered that the appearance of the extensions will be in keeping with the appearance of existing building and the area generally.

The dwelling on the adjoining property 285 Old Shoreham Road is set forward on its site and as such is a reasonable distance (approximately 25 metres) from the proposed extension, which is located towards the rear of the application site. To the east the extension will generally be screened by the existing building. Those properties which would potentially see the extension in Melrose Avenue, Portslade will only be able see a 1.8 metre long part of the side elevation. The closest dwellings are 30 metres from the extension with fencing and vegetation in the intervening area. At these distances, and as it is designed to merge in with the existing building, it is not considered that the extension will appear overbearing to these properties.

The extension will introduce three new windows but these are not considered to cause any overlooking effects as the proposed rooms are a bathroom and toilet and are likely to have frosted glass and there is a distance in excess of 22 metres to any neighbouring windows.

Recommendation

APPROVE for reason that: 1PPi (amended)
... Adur District Local Plan (AG1, AH7, AH10) ...

Conditions

1. C1Ci
2. C12Ei

Case Office [redacted] .....

Date:.....11/01/07.....

[redacted]

15/1