Development Management – Delegated Officer Report

Application Number: AWDM/1612/22 Recommendation: APPROVE

Site: 21 Brighton Road, Lancing

Proposal: First floor extension to former manager's bungalow to form additional accommodation for residents, visitors and staff.

Date of Site Visit: 22nd November 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application relates to a large residential care home which is located on the north side of Brighton Road. There have been applications in the past to extend the premises; a 5 bedroom extension was permitted in 2006 under ADC/0023/06, this superseded an approved application for a 8 bedroom extension (L/167/01/TP)

Currently at the application site there is a main building and adjacent to the east is a detached bungalow. This was formerly a manager's bungalow. Consent is sought here to extend and convert the existing bungalow to be used for additional accommodation for residents, visitors and staff. The applicant's agent has confirmed that the bungalow has in the past been used as managers accommodation and is vacant as this use has not been required for the last 3 -4 years as managers live in their own homes. The proposed use is for staff and residents and visitors and will provide enhanced facilities for the home.

The building as existing is directly adjacent to the care home, although it has its own parking and rear amenity space. The western elevation faces onto the care home car park. The building is single storey, two bedrooms it has a hipped, gable roof with flat roof side addition to the east side.

Consent is sought to increase the height of the building, adding a first floor, hipped roof, front bays and retention of the side flat roof addition. The building will be multi purpose for use in connection with the care home. The ground floor will have two ensuite bedrooms, a staff room, visitor bedroom and visitor sitting room. The first floor will have two ensuite bedrooms and a visitor/matron ensuite room.

Consultations

West Sussex County Council: The Highways Authority: - 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 111), and that there are no transport grounds to resist the proposal.

Southern Water: - Formal application required for any new connection to the public foul sewer to be made by the applicant or developer. A sewer may be crossing the development site.

Adur and Worthing Councils:

Environmental Health: - As the application site is close to the busy A259, the area has been identified by DEFRA as being affected by traffic noise. However no acoustic assessment or noise mitigation scheme has been incorporated into the design of the development. Traffic noise needs to be assessed and appropriate mitigation incorporated into the development.

I would advise that an acoustic assessment be provided following the principles of ProPG. Under ProPG the acoustic environment should determine the final design of the development that the applicant is seeking permission for. So the assessment should be provided BEFORE the application is determined.

As this site is south facing the assessment should also consider overheating and methods to control internal temperatures (ventilation) alongside noise control.

Subsequent comments received following discussions: -

The following condition is acceptable: -

Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from external traffic noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the ProPG: Planning & Noise – New Residential Development, 2017 and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should be of good acoustic design, include full details of glazing, and a strategy to prevent overheating.

Private Sector Housing: - No objection

Lancing Parish Council: - The committee supports the application

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, Policy 33.
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area. The building is redundant currently as the use as manager's accommodation has not been required in recent years. The change of use of the building to be used as a mutli purpose use to benefit the residents of the care home and their families will be beneficial to the current use of the site and makes good use of the building and can therefore be supported in principle. Although this is in some regard a loss of a dwelling, the use was linked to the care home facility and the current building is redundant. So the proposed use enhances the existing use and in terms of proximity is appropriate.

Visual amenity

The building as existing is modest in scale, the increase in height does not give rise to a footprint increase. The building remains modest and not overly large in relation to both the existing care home building and the two storey, chalet style properties on the east side. The materials will be brick and tile to match existing. There are both traditional and contemporary materials along Brighton Road. There is much variation in both building design and finish. The design, scale, height and materials will be in keeping within the context of this setting.

Residential amenity

There are windows on the east side of the building facing the side elevation and windows of the adjacent building. There are existing ground floor windows, the proposal will result in windows at first floor also. All windows on the eastern elevation will be obscurely glazed and top opening only and the applicant's agent has agreed this. The western elevation onto the carpark has an additional first floor window only, this is an ensuite and will be obscurely glazed. So no increased overlooking will occur. It is not considered that there will be any significant loss of light which would warrant a refusal in this case to the adjacent dwelling. There is spacing between the dwellings and the building already has some degree of impact.

To protect the future occupiers of the site, Environmental Health requires a condition to be attached as stated above to protect the building from noise from traffic. The applicant's agent has agreed to this condition.

Highways

The Highways Authority has no highway safety concerns. There is parking at the application site and adjacent at the care home. There is safe access to and from Brighton Road.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation and windows on east and west elevations obscurely glazed and high level opening only.
5. Noise assessment to be submitted prior to commencement of works.

Is recommendation contrary to letter(s) of representation N

1. 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.
2. Southern Water

Case Officer: Hannah Barker Date: 16th January 2023

Authorised by: Peter Barnett Date: 16 January 2023