DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/10/0623/FULL – The Hurst Nursing Home 1 Mill Road

DATE OF SITE VISIT: 08/09/10

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site is on a busy road into Worthing town centre. Surrounding properties are later Victorian and Edwardian. There is some later infill, mostly flat development. The site falls within the Heene Road Conservation Area.

The application property is a large detached Edwardian property which has been converted to a nursing home. It exhibits many original features including an open porch to the northwest corner, leaded stained glass, timber doors and vertical sliding sash windows. It is duly awarded Local List status. A number of trees along the street frontages are protected by Order. In parts the site boundary is demarked by a flint wall.

PROPOSAL:

The development sought for has been advertised as construction of single storey extension to the north elevation to form communal sun room

The proposal consists of:

- Single storey extension to northwest corner of building to measure (at maximum) approximately; 4.2 metres in height, 7.1 metres in length, 3.9 metres in width

RELEVANT PLANNING HISTORY:

05/0575/FULL
Single storey extension to existing Nursing Home to provide new conservatory/summer room and single bedroom with en-suite toilet and shower
Refused 08-08-2005

RELEVANT PLANNING POLICIES:

Worthing Local Plan 2003
BE1, H14, H18, RES7

Government Advice
PPS1, PPS3, PPS5, PPG24

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

West Sussex County Council Highways comments:

No proposed increase in employees at care home, and no proposed increase in parking. Therefore not anticipate this modest extension would generate an increase in traffic movements to the point where a highway safety issue would arise

Borough Health and Housing comments:

Add precautionary condition (contaminated land) and condition hours of operation

Conservation Area Advisory Committee raises no objection.

PLANNING ASSESSMENT:

Introduction

This proposal follows a previous refusal for an extension to the nursing home (WB/05/0575/FULL refers). It reflects negotiations between the agent and planning officers.

Like previously the principle planning concerns with this development is the principle of intensification of the site, its impact visually and upon identified Heritage Assets, neighbours and occupiers of the home, protected trees on the site, and highway safety.

Principle

The extension is modest in size, adding only some 17 square metres of floor space. Overall it is in scale with the existing host building. Whilst the extension would build over a small amount of the communal outdoor garden, a reasonable area is retained to serve the needs of the Home. Therefore the proposal is not considered overdevelopment of the site.

Visual Impact and Heritage Assets

The host building is well detailed and locally listed. The site falls within the Heene Road Conservation Area. The design and detailing of the new extension is very much in keeping with the architectural style and design of the host building. All new fenestration would be of timber and is well proportioned. Its scale and form in relation to the host building reflects its small ancillary function.

Because of its appropriate scaling and the attention paid to its design, the proposal would not detract from the special interest of the local list building and preserve the character and appearance of the Conservation Area.

Neighbours/ occupiers of home

The extension is remote from neighbouring properties, so any impact would be minimal. The sunroom would improve the living conditions of occupiers of the home.

Protected Trees

The extension would be built close to the several protected trees. However sufficient distance is retained between the extension and trees so ensure minimal disruption to their long term health during and after its construction. Therefore this proposal is not considered to detrimentally impact upon their longevity.

Highway Safety

Existing parking arrangement are unaffected. County Highways have raised no objection to the proposal.

Conclusion

For the above reasons the proposal would not have an unacceptable impact upon identified amenities. There is no justification to withhold permission.

RECOMMENDATION:

Approve subject to:-

1. Standard time limit – 5 year
2. Plans as approved
3. Material samples
4. Precautionary contamination
5. Limitation on hours of construction

REASONS FOR RECOMMENDATION:

The proposal complies with the Saved Worthing Local Planning Policies BE1, H14, H18, and RES7

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

N/A

DELEGATED

Case Officer
Sign..... [redacted] .....Date..... 9/9/10.....

Authorising Officer

Sign..... [redacted] .....Date..... 13 9 10 .....