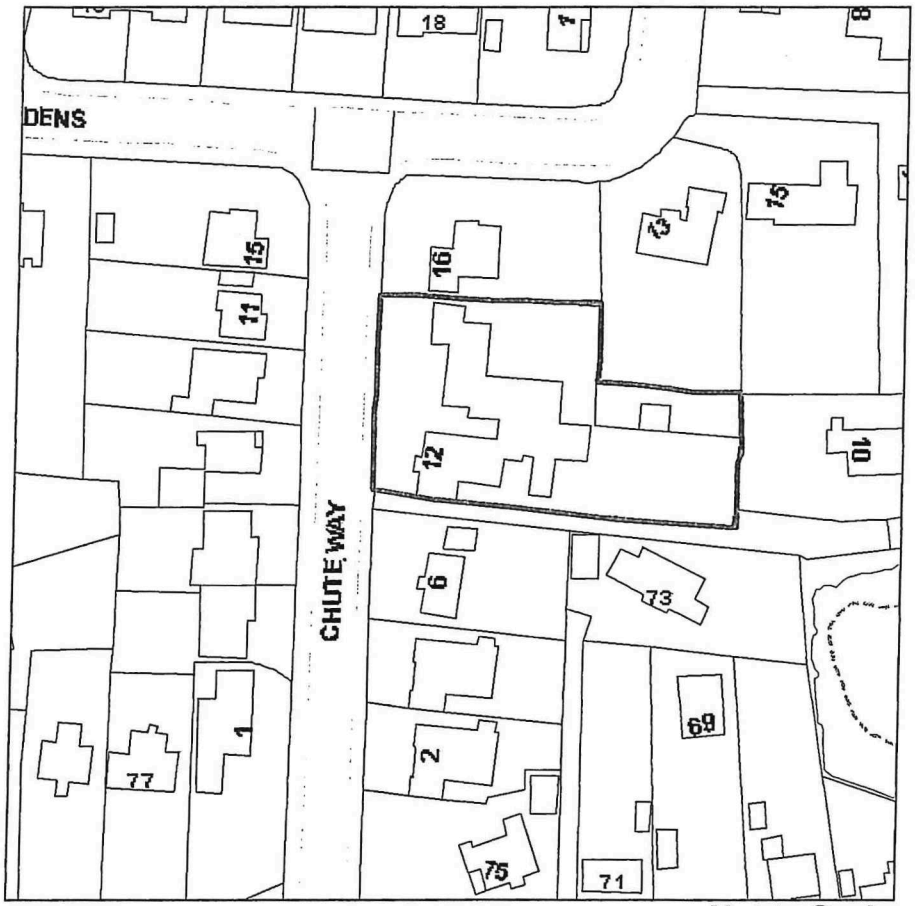
Mr Gregor Speed
Mr R Doorga

WB/09/0997/FULL
SAL
MPO

Location : Longacre Rest Home 12 - 14 Chute Way

Proposal: Proposed single storey, two storey, first floor and conservatory extensions to provide improved circulation, additional communal space and increase numbers to 32. (Re-submission of previously withdrawn application WB/09/0371/Full).



Not to Scale

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1. THE PROPOSAL AND THE SITE

Introduction

This application was deferred at the last meeting of the Committee for more information in respect of clearer drawings. Supplementary drawings have now been received.

The proposal relates to Longacre Nursing Home which is situated in Chute Way, just north of Arundel Road. The nursing home is on a sloping site which rises northwards. The home has been developed by co-joining two residences in an area largely characterised by a variety of detached properties in a mix of styles and designs with good spacing between buildings. Over time these two buildings have been extended and now form one single footprint. However, they retain their two distinct and quite individual styles.

The proposal is for several extensions to provide improved internal circulation, additional communal space and office floorspace resulting in an increase in the number of bed spaces to 32 from the current 27.

The extensions comprise of a single storey flat roof front extension as part of a two-storey half-hipped side extension with a front dormer. There would also be a new dormer to the front of the existing building plus a large rear first floor flat roofed extension. On the north side at the rear there would be a single storey rear extension, and a conservatory. There would also be a large first floor flat roofed extension on the south side. A number of internal changes would also be made.

Revised plans have been received showing dedicated parking spaces for one healthcare worker, three for staff and five for visitors. Three cycle stands would be provided, one for visitors and two for staff. Furthermore, minor design changes were made to improve the western, northern and southern elevations.

The building is surrounded by detached residential properties on three sides.

2. APPLICANT'S DESIGN AND ACCESS STATEMENT

The applicant has submitted a Design and Access Statement, the content of which is summarised below:-

"Following withdrawal there were detailed discussions with WBC on the massing and scale of the proposals. The design has been modified.

Longacre is well established facility, starting as a care home in 1956. Currently serves residents with varying needs up to a maximum number of 27. Property has developed in a piece meal way resulting in poor internal circulation and some of the accommodation fails to meet current standards set by the care quality commission (CQC). An initial appraisal was carried out to determine if the current accommodation could be reconfigured to meet current standards without extending. This appraisal demonstrated this was not viable. Extending is seen as the best way of improving the facilities.

Constraints: Extensions do not have any impact on Right to Light; overlooking avoided by positioning windows facing away from surrounding properties; new work does not extend forward of the existing building line to the front of the property. Ridge heights below that of the existing dominant ridge lines; large

Pine tree is subject to TPO to north east corner of site which is adjacent to proposed extension. Contractor will provide a method statement.

Accessibility: Intention is that new accommodation will meet with current standards.

Areas: A 15% increase on current areas. Materials: To match existing

Addendum A

Demand for care homes and improvements in overall standards: Nationally increase shortfall in the number of nursing homes. Worthing area is no exception. Longacre purchased by current owner in 2007. This application is part of a development plan to improve facilities. Operation of home to be maintained at all times. Currently 8 of the existing rooms fall below the spatial requirements nationally required for care homes. Following works it is the intention this number will fall to approx 4 rooms.

Improvements to Management and Communal facilitates: Administration of home to be rationalised. At present main entrance is located at opposite end of property to management office which can only be reached after navigating a confusing internal circulation route. Provision of multi-purpose room to be used as a dedicated location from which services operate. Increase in size of conservatory improves quality of communal space

Improvements to individual rooms: Proposed works to first floor level extensive. This area currently has more rooms failing to meeting guideline standards. Following completion of the proposed works 9 rooms will be provided and only 2 rooms will not be fully compliant with current standards. In summary half of number of existing rooms which fail to meet current standards are to be upgraded and the total number of rooms increased from 27 to 32, with the requisite amount of communal space added also.

Addendum B

Period of dialogue with WBC undertaken. Three main points highlighted:-

Highways: Parking layout revised so vehicular manoeuvres dealt with on-site and need to reverse out removed. Staff cycle provision created within courtyard. Home will provide detail for using public transport. 2 additional parking spaces added. An ambulance waiting area indicated

Architectural and Visual: Appearance of front elevation altered to re-engage distinction of 2 separate properties. Following consultation alternative design submitted. Now makes for a more evolutionary approach. Existing bin store relocated

Neighbour amenity and overlooking: Perceived overlooking issue with regard to back garden of No. 34 New Gardens identified. Redefined proposal introduced no windows in proximity of No. 34 facing this or any other surrounding properties."

3. CONSULTATIONS

West Sussex County Council as the Highway Authority comments as follows:-

"Highways were consulted previously on Highway Matters for this location under planning application WB/371/09 to which no objection was raised. In principle my comments would be comparable to the last consultation.

Access onto Chute Way will be via the existing access point with no proposed changes. Off-street car parking is shown but there is limited on-site turning space. This will inevitably result in vehicles reversing onto the public highway. However given there is not expected to be a significant increase in daily vehicular movements, it is not anticipated that this proposal would adversely affect highway safety.

In terms of parking the proposed level of parking does not exceed the West Sussex County Council maximum parking standard. The proposal is anticipated to result in a greater demand for parking in this location, however, it is not expected this intensification would give rise to a highway safety issue. Rest homes are not normally associated with significant traffic volumes; the Local Planning Authority may wish to consider the impact of these proposals on parking in Chute Way which currently operates with no restrictions.

Should planning permission be granted it would be beneficial to provide cycle parking at the site for staff and visitors to discourage the use of a private car where possible."

The **Executive Head of Health, Housing and Community Safety** raises no objection but recommends the imposition of a precautionary contaminated land condition as extension of a vulnerable use.

The **Borough Arboriculturist** comments as follows:-

"No tree concerns. The trees earmarked for removal near the conservatory extension appear dead on the report. There will be enough remaining larger conifers to fill in without extra planting."

4. REPRESENTATIONS

In response to the original application, and following re-consultation in light of the receipt of revised plans, 16 individual letters of objection have been received from the occupiers of Nos. 1, 2, 3, 4, 5, 8, 9, 10, 11, and 16 Chute Way, Nos. 1, 8, and 24 Chute Avenue, and Nos. 13, 15, and 16 Broadview Gardens, the content of which is summarised below:-

i) Overdevelopment of site and a most inappropriate scale. The site has reached capacity both practically and visually. The proposal would be ruinous to the character of the area. The sheer density is in striking

comparison to other low density plots. Will the nursing home remain or will it be put to another use?

ii) Chute Way is a short feeder road to the surrounding streets and is nothing short of a car park. There is insufficient off-road parking available. It is heavily congested due to those visiting the nursing home parking on the street rather than within the site, which has inadequate parking facilities. Vehicles are often double parked. There is already highway danger associated with parked cars being too close to the junction. Private accesses are often blocked. Vehicles connected to the nursing home impede on-street parking. These parking problems will be exacerbated by the proposal. Parking and traffic flow problems would be increased with additional bedrooms. Remain very concerned about parking provision for visitors. There is not adequate on-site turning. The proposed increase to 9 parking spaces on within the site will make no difference.

iii) The extensions will seriously compromise the views afforded to the occupiers of neighbouring properties (to the sea on a clear day), including No. 13 Broadview Gardens and No. 16 Chute Way, and constitute a serious invasion and loss of privacy. The extensions are too close to the boundaries. The ground floor sitting room, dining room, kitchen and first floor bedrooms (six in total) and patio of the adjoining property (No .13 Broadview Gardens) would be affected. A lack of privacy would arise onto No. 16 Chute Way. There will be a complete lack of privacy for the residents of the home.

iv) Congestion, noise and dust generated by building operations are unthinkable. Currently the smell from the kitchens is not pleasant in the summer.

v) Will there be adequate drainage to cope with extra waste?

vi) The internal layout is dangerous in event of fire and accidents.

vii) Not aesthetically pleasing as it looks like extension upon extension. De-valuation of neighbouring properties will occur. Upgrading Longacre may be necessary but it is possible without further development.

viii) Objections still stand on the basis that there is little difference apart from cosmetic changes. The amendments make no material difference and do nothing to improve the overbearing effect, reduce the over development, reduce the loss of privacy, or improve parking problems in Chute Way. There has been a delay in receiving notification of amended plans and upset over short time to reply.

An objection from **High Salvington Residents' Association** has also been received, the content of which is summarised below:-

Over-development and incompatibility with local character

The property has been subject to extensions resulting in the doubling of the footprint. The proposal seeks to add more additions in the form of random and uncoordinated extensions on two floors, some extending to the boundary. This is a clear case of making an existing overdevelopment worse. Its mass has reached saturation point. It is out of character with all other properties in the locality.

Overbearing Impact and Loss of Privacy
Properties to the east and north have already suffered loss of privacy from previous extensions. The rear aspect rises to three storeys and is unattractive and overbearing. The proposal will increase this adverse impact on neighbours to the north and east and overshadow them. It will be possible to see directly into the back rooms of homes in Broadview Gardens.

Traffic and Safety Problems
Chute Way is a narrow residential street carrying regular two-way traffic. There are no parking restrictions. Operation of the nursing home has created local problems with over-parking, double-parking, obstruction, and traffic hazards. There is insufficient parking provision for its existing needs (7 spaces, one used for rubbish bins). Residents are inconvenienced by those visiting the premises. Ambulances have to park in middle of Chute Way. These parking problems will be exacerbated in two ways; inconvenience during construction and after completion, the premises would have accommodation for six additional residents increasing the number of family, visitors and medical specialists attending them.

Revised plans
Objections still stand on the basis that there is little difference apart from cosmetic changes. The amendments make no material difference and do nothing to improve the overbearing effect, reduce the over development, reduce the loss of privacy, or improve parking problems in Chute Way. There has been a delay in receiving notification of amended plans.

5. RELEVANT PLANNING HISTORY

WB/09/0371/FULL
Proposed single storey, two storey, first floor extension and conservatory extension to existing Nursing Home to provide new entrance and increase in room numbers to 31.
Withdrawn 15th July 2009.

6. PLANNING ASSESSMENT

Introduction

This proposal is a resubmission of a previous application (WB/09/0371/FULL), which was withdrawn following concerns over the design and, to a lesser degree, overlooking of neighbours. The new application follows lengthy negotiations with Officers.

The main issues are the principle of further development of the site, the impact upon neighbours, the effect upon the character and appearance of the streetscene, the impact of trees, parking and highway safety. As such the proposal should be considered against Saved Worthing Local Plan Policies RES9, BE1, TR9, H18, and H16, and South East Plan Policies SP3, SP4, CC1, CC3, CC5, CC6, H1, H4, H5, H6, T4, NRM10, BE1, BE2, S1, S2, SCT1, and SCT5.

Principle

Incremental changes to the buildings over time have led to parts of the existing accommodation failing to meet current care standards. The development proposed is a means by which this accommodation can be brought up to standard and consequently some further extension to the building is necessary. This would also provide an increased number of residents from 27 to 32. A reasonable level of useable outdoor amenity space would be retained but, in any event, it should be noted that no longer is there a saved local plan policy which prescribes a standard of amenity space per resident for nursing homes.

Neighbour impact

The proposal would bring the buildings closer to the shared boundaries with neighbouring properties in Broadview Gardens and Chute Way. However, the extensions closest to the boundaries would be single storey. This would avoid an overbearing impact or significant overshadowing and would largely preserve their current outlook. The existing mature boundary planting would screen the single storey extensions from neighbours but the opportunity should be taken through the imposition of a landscaping condition to increase boundary planting where appropriate.

The proposed first floor additions would be set well within the site away from the boundaries at some 12 metres to the northern boundary, 6 metres to the southern boundary and over 20 metres to the eastern boundary. These distances would help to avoid serious overlooking of neighbours. The only first floor window which could result in loss of privacy is a south facing secondary window in bedroom 28 which it is recommended is fixed and obscure glazed by condition.

Visual impact

Despite being extended in the past, the two original properties remain individually distinctive and recognisable. At first floor level the spacing between the two has remained largely intact. Since the character of the surrounding area is partly derived from the variety and spacing between buildings it is important that the proposed development retains their individuality.

To that extent, the use of the half-hipped roof form and dropped ridge height for the front first floor extension, matching ground floor fenestration, and the presence of the dual front dormers, produces a subservient first floor addition to the property. As a result, the individuality of the extended property is maintained whilst the property next door remains unaltered from the front. The new front boundary wall assists in screening the parked vehicles from view whilst also reinforcing the character of the road.

Improvements to the proposed south facing flank elevation of the extension to No. 12 have been negotiated with the introduction of tile hanging and a projecting window to improve its visual appearance. The first floor flat roofed

rear projection to this new extension is regrettable but would not be easily seen between the buildings from the street and is therefore acceptable.

The southernmost first floor extension to No. 12 is far simpler in design terms being designed with a large flat roof which reflects and follows the form and shape of the previous extension and, for this reason, would be in keeping. A hipped roof to this extension would have created an excessively bulky solution which would have had a greater impact on the neighbours. Furthermore, the extension would not easily be viewed from the public domain.

The ground floor extensions successfully replicate the form, style and design of the existing building with false pitched roofs and are acceptable.

Parking provision and highway safety

The increase in the number of bedrooms is likely to create some additional traffic movements but this is unlikely to be significant. The forecourt parking area would be rationalised to increase the number of parking spaces on site, from 7 to 9 and of these, three would be available to the staff, one to visiting healthcare workers, and the remainder for visitors. The turning area on-site is limited, but space would be available to manoeuvre. The Highway Authority raises no objection from a highway safety point of view.

A dedicated bin store would also be created at the front. In addition, a space would be made available for an ambulance. To reduce car dependence, three cycle stands for six cycles would be provided for staff and visitors.

Although objections have been raised with regard to existing on-street parking congestion, for the reasons stated above, the proposal is unlikely to create parking problems particularly as Chute Way and the surrounding streets have the capacity to accommodate the additional demand.

Trees

A number of trees exist to the north-east corner of the site. These are a mix of conifers and deciduous, in varying conditions. They provide a visual screen for the neighbour to the east. Some dead trees would be removed but these should be replaced under a landscaping condition with additional planting to protect the neighbour's amenities. The largest of the trees (a Monterey Pine) is protected by a preservation order. This would remain but the extension will be built closer to it. However, the Borough Arboriculturist raises no objection.

7. CONCLUSION

The proposed extensions are acceptable in design terms, they would not detract from the residential amenities of neighbouring properties and would not generate any highway safety concerns having regard to the small increase in vehicle movements that is likely to be generated.

8. RECOMMENDATION

Planning permission be granted subject to the following conditions:-

1. C1AREV Revised Standard Full Condition
2. External materials and finishes to be agreed.
3. Parking spaces be provided and retained for that purpose and specific users only thereafter.
4. Cycle parking provision be agreed for six cycles spaces, provided and retained for that purpose only thereafter.
5. Soft landscaping scheme to be submitted
6. Approval relates to plans as submitted and amended.
7. Precautionary contamination condition
8. External lighting details to be submitted
9. Protective fencing and Method Statement pertaining to measure to protect the TPO tree
10. Bin store details to be agreed, provided and retained for that purpose only.
11. South facing first floor window in bedroom 28 to be fixed and obscure glazed.

9. BACKGROUND PAPERS

Observations of the Highways Authority
Observations of the Executive Head of Health, Housing and Community Safety
Observations of the Borough Arboriculturist
Letters of Representation from Members of the Public

16th February 2010