Expiry 18/4/08.

Development Control – Delegated Officer Report

Application Number: ADC/0111/08 **Recommendation – Permit Application**

Site: **Drumconner Rest Home 15 Brighton Road Lancing West Sussex**

Proposal: **Single-storey extensions to east and west sides**

The Application

The application relates to a large rest and nursing home which is located on the north side of Brighton Road, 200m east of the junction with Western Road.

In 2001 permission was granted for a single storey extension on the north east corner of the building with a conservatory link to no. 13 (L/167/01). This was for a renewal of an unimplemented permission from 1997, L/21/97.

Following this in 2006 permission was granted for a smaller extension on the north east corner of the building, (ADC/23/06) this was to supersede the above 2001 permission.

The above planning permission has not been implemented and this current application seeks permission for two single storey extensions to the east and west sides of the building. This is to provide ensuite facilities to the many of the existing ground floor bedrooms. To the east the extension will be 2.3 metres wide and will be 25.8 metres long. The main part of the extension is flat roof with a height of 3 metres. The front section of the extension is proposed to have a pitched roof as a continuation of the existing pitched roof to the front of the building, this will have a maximum height of 5 metres.

To the west the extension will be set back from the front of the building by 5.2 metres and will extend to the north by 17.2 metres with a width of 2.4 metres. The extension will all be of flat roof design, 3 metres in height.

Consultations and Representations

Third Parties: - Two letters of objection have been received from occupiers of Milford Court objecting on grounds of: - noise and dust as a result of construction, increased traffic congestion, pollution, highway safety, increase in staff and visitors.

County Highway Planning Services: - The Highways Authority was consulted on a similar application for this location under planning application no. ADC/23/06 to which no objections were raised. There is no apparent visibility issue at the point of access onto Brighton Road. It is unlikely that these small amendments to the property would result in any additional daily vehicle movements or have an impact upon highway safety. The current

available car parking provision would be adequate to allow for staff and visitor car parking. There is a low risk of highway safety issues with this proposal.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AH10
West Sussex Structure Plan 2001-2016: DEV1, DEV4-5.

Planning Assessment

Policies

Policy AH10 states that any extensions to existing residential care or nursing homes will only be permitted where they comply fully with policy AH7.

Structure plan policies seek to protect and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1.) Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

It is not considered that the proposed extensions will have any adverse impact on the residential amenities of the occupiers of the surrounding residential properties. The extensions are single storey and are narrow and well contained within the site.

Visual Amenity

The extension to the east side of the building is mainly of flat roof design however the front section is to have a pitched roof to follow along from the existing front roof section. To the west the extension as submitted was shown with a flat roof amended plans have been received which show the extension brought forward flush with the front of the building and to incorporate a pitched roof to match the extension to the eastern side of the building. It is considered that this design is more sympathetic to the existing character and appearance of the building which as existing does have some flat roof elements however when viewed from the front the building is of a pitched roof design and this will be retained by the proposal as amended.

Highway Issues

The Highways Authority has no objection in this case. The extensions proposed are to provide ensuite facilities and therefore there will be no additional rooms. It is not considered that there would be any significant

increase in traffic and the existing access and parking arrangements are acceptable.

Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci
2. C12Ei
3. C14Aii – 11/4/08 – DEV1, AH7

Case Officer.....Date 14/4/08

Planning Services Manager.....Date 16/4/08

Chair of Planning Committee.....Date 24/04/08