expires 1/3

Development Control – Delegated Officer Report

Application Number: ADC/0455/09 **Recommendation – Permit Application**

Site: **Rectory House West Street Sompting Lancing**

Proposal: **Detached single-storey incidental laundry building on east side of nursing home**

The Application

Rectory House is a Grade II listed building used as a residential nursing home located on the north side of West Street. Permission is sought to construct a detached pitched roofed laundry building on the eastern boundary of the site to replace the existing laundry facility which is no longer fit for purpose, too small and has an adverse effect on the nursing home residents who sit in the adjacent courtyard. The existing laundry is likely to be converted into an additional bedroom.

The site is surrounded by residential dwellings with Whitestyles, a detached dwelling with long rear garden to the east, the end gables of 73 Rectory Farm Road to the north and 71 to the north east, and the rear of 81-87 Rectory Farm Road to the north east, separated by a parking area/garage block.

Consultations and Representations

Consultations/Comments

West Sussex County Council - The County Conservation Architect states that the location of the proposed laundry is acceptable. The design complements the style of the listed residential home.

Adur District Council – The Environmental Health Officer has stated that it is probable that the unit could operate at the proposed location without detriment to residential amenity if doors and windows were kept closed during operation, but the tumble driers would have to be condensing units so that there are no issues of vented steam or noise. If this is not possible then I would ask for limits on hours of operation from 0800 – 1800 Mon – Fri, 0900-1300 Saturday with no operation on Sundays or Bank Holidays to protect the local amenity. The applicants are also welcome to produce a BS4142 assessment of the likely impact of the laundry room in support of their case, if they believe that these strictures are unnecessary.

Sompting Parish Council – The Parish Council does not object to this application but asks why this application did not have a listed building consent application for the works and requests that the new materials match existing.

Third Parties

2 letters received from the occupiers of The Barn, Dankton Lane and 85 Rectory Farm Road raising the following points:

- What will the old laundry be used for?
- Will there be an increase in noise levels? Would like to have an early morning restriction on use in place.
- Will any trees need to be felled?

Relevant Planning Policies and Guidance

South East Plan CC4 (Sustainable Design and Construction), BE6 (Management of the Historic Environment)
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB11, AH7, AH10 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policy BE6 of the SE Plan seeks to protect, conserve and, where appropriate, enhance the historic environment. Policy AB11 of the Local Plan states that development within the setting of a listed building should be of a design and use of materials which do not adversely affect the setting. Policy AH10 permits extensions to nursing homes where they comply with Policy AH7.

Policy AH7 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. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential amenity

The laundry building is to be sited on the eastern boundary of the site, 2.6m from the flint wall on the boundary with Whitestyles, 16m from the rear of Whitestyles and approximately 14m from the side of 73 Rectory Farm Road. The proposed building is to be brick built with a tiled roof and with doors and windows to the front and sides. Two washing machines and two tumble dryers are shown as being accommodated within the building and the regular hours of operation are 0800 – 2000 every day, although in emergencies the laundry would be required outside of those hours.

The building is to be sited on a raised grassed bank but the plans suggest that the bank is to be excavated and the floor level of the building lowered to the level of the existing paving around the nursing home. This can be controlled by condition.

The main concern with this proposal is the potential noise disturbance that could arise from a laundry which is likely to be intensively used for up to 12 hours a day. The applicant has produced information on the type of wshing machines to be used and confirms that they will not produce more than 70 dBA with the tumble dryers producing 63dBA. The Council's Environmental Health Officer has considered this information and has stated that based upon this information, the noise coming through the vent (if at high level) would produce about 46dBA in the middle of Whitestyles' garden, along with the possibility of steam.

Although the World Health Organisation has suggested guideline values of 55dBA daytime and 50dBA evening for outdoor living areas, he has expressed concern about the introduction of a commercial noise over an extended daily period, where no such noise existed before. No noise assessment has been provided by the applicant in respect of differences in existing and proposed noise levels. However, if the doors and windows were to be kept closed during operation and the tumble driers were condensing units to avoid any vented noise or steam, he has stated that the unit could probably operate without detriment to amenity.

It is therefore considered that, with restrictions on the type of tumble dryer, no external vents and the closing of the windows and doors, the proposal will not result in any serious noise disturbance to adjoining residents. No restriction on hours of operation is therefore considered to be necessary. In any event, use outside of the core hours of 0800 to 2000 is likely to be infrequent.

Impact on the setting of the listed building

The design of the building is considered to respect the setting of the listed building. It will have a hipped tiled roof and white rendered walls and its modest size (7.2m wide, 4.5m deep and 4.2m high) means that it will be a subservient outbuilding which will not detract from the main nursing home. It will be located towards the rear of the building and will be partly screened by mature trees to the south, none of which are affected by the proposal. Consequently, it will not have a significant visual impact on the wider area.

Recommendation

APPROVE for reason that:-

1PPi (amended) The proposed development would not detract from the local environment or the setting of the listed building and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB11, AH7, AH10)

Subject to:

1. C1Ci
2. C12Ai Amended "walls and roof of the proposed building and the proposed retaining wall and paving has been....." Reason – In the interests of preserving the setting of the listed building having regard to Policy AB11 of the Adur District Local Plan
3. No development shall be carried out unless and until details of the design and appearance of the proposed windows and doors have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
   Reason - In the interests of preserving the setting of the listed building having regard to Policy AB11 of the Adur District Local Plan
4. The building shall only be used as a laundry incidental to the nursing home at Rectory House.
   Reason – To protect the residential amenities of the locality having regard to policy AH7 of the Adur District Local Plan
5. All windows and doors of the laundry building hereby approved shall be kept closed at all times when the washing and drying machines are in use.
   Reason - To protect the residential amenities of the locality having regard to policy AH7 of the Adur District Local Plan
6. The tumble driers to be fitted and operated within the laundry hereby approved shall be condensing units only, in accordance with details to be submitted to and approved in writing by the local planning authority
   Reason - To avoid vented steam or noise in the interests of protecting the residential amenities of the locality having regard to policy AH7 of the Adur District Local Plan
7. C18A Policy AH7
8. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Drg. No. AL-001(Site Location Plan & Block Plan) date stamped received 4 January 2010
   Drg. No. AL-002 (Proposed Site Plan) date stamped received 4 January 2010
   Plans and Elevations as Proposed date stamped received 22 February 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Office: [redacted]

Date: 23/2/10 [redacted] 23/2

