Development Management – Delegated Officer Report

Application Number: AWDM/1126/22 **Recommendation: Approve**

Site: **Mount Hermon Rest Home, 85 - 87 Brighton Road, Lancing**

Proposal: **Demolition of the existing care home and associated buildings at 85-87 Brighton Road along with the dwelling at 89 Brighton Road and the erection of a new three storey plus basement (C2 use)care home, associated parking and residents gardens. Application to Vary Condition 1 (Approved plans) of AWDM/1217/20 to include PV panels and protective guarding to roof**

Date of Site Visit: 20 July 2022

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The site is approximately 0.26 hectares in size and formerly comprised the Mount Hermon care home at 85-87 Brighton Road as well as the buildings at 87A and 89 Brighton Road. These have been demolished following the grant of planning permission AWDM/1217/20 for the construction of a three storey contemporary building to provide a new 66-bedroom care home (Use Class C2).

This application seeks approval for amendments to the approved plans, comprising the addition of PV panels and protective guarding to the roof. The panels will contribute towards the development meeting its required BREEAM Very Good rating.

Planning History:

AWDM/1749/14 – Demolition of flats (Nos. 87A and B) and construction of two-storey extension (13 additional bedrooms) to nursing home at Nos. 85/87 Brighton Road

AWDM/0916/17 - Application for minor material amendment to approved application AWDM/1749/14 (for demolition of flats (Nos. 87A and B) and construction of two-storey extension) including construction of dormer windows to front roofslope, lift shaft extension at rear and new design for stair enclosure to side.

AWDM/1217/20 - Demolition of the existing care home and associated buildings at 85-87 Brighton Road along with the dwelling at 89 Brighton Road and the erection of

a new three storey plus basement (C2 use)care home, associated parking and residents gardens.

Consultations:

West Sussex County Council: The Highways Authority raise no objection to the above changes as it would not raise any Highway safety or capacity concerns.

LLFA: We have no comments to submit with regards to this matter. Please consult the District Drainage Engineer

Adur and Worthing Councils: PSH: No comment; **Public Health**: No adverse comments

Technical Services: No comment

Southern Water: No objections to the above variation of condition 01. The comments in our response dated 05/10/2020 remain unchanged and valid for the additional details.

Lancing Parish Council: No objections

Representations

2 letters received from the occupiers of 22A and 24 Chester Avenue:

- No information has been given on the size and additional height of the panels. [we are concerned about midwinter loss of light to our panels]
- What is the nature of the surrounding cage structure? This is a residential area and potentially will look like an industrial eyesore in this location.
- We have plentiful seagulls with accompanying noise and poo strikes, the possibility of seagulls nesting under the panels could well increase this. Please confirm appropriate netting will be in place.
- We would appreciate a detailed plan with dimensions and confirmation that this change will not result in further loss of sunlight [increased shading] to our garden and property and panels.
- Do they not have a sloping roof on which they can place the panels unobtrusively?
- I note the original plans already downgraded the finish on the rear of the building which is our view we would appreciate consideration to the aesthetics for neighbouring residents.

Relevant Planning Policies

Adur Local Plan 2017 Policies 9, 15, 18, 28, 30, 33, 34, 35, 36
Sustainable Energy SPD (August 2019)
Lancing Vision 2012
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

Permission has been granted for the construction of the new care home so the principle is established on this site. The main consideration is the visual impact of the proposed panels and guarding.

Visual amenity

The proposed panels are to be sited on the flat roof at the rear of the building. The building is three storeys high and the panels are shown raised slightly to face south. They will sit approximately 300mm above the roof and will be relatively unobtrusive. They will be positioned in 6 rows of 6 panels plus a row of 1 single panel.

For safety, a guard rail is proposed around the edge of the flat roof for protection during maintenance of the panels. The rail will be 1.1m tall above the roof and will be set in from the roof edge and set back from the front of the building. While the flat elevation drawing shows the rail as being visible from the south (front) it will be set back by over 8.5m and will not be a prominent or intrusive feature.

Residential amenity

The panels and rail will be visible from the houses that adjoin the site, particularly those at the rear. However, in the context of the overall development, the proposal is not considered to cause harm to amenity.

Recommendation

APPROVE, subject to completion of a Deed of Variation and the conditions below:

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Access
5. Access closure
6. Cycle parking

7. Vehicle parking and turning
8. CMP as approved
9. Travel Plan
10. Provision of fire hydrant
11. Contaminated land
12. Details of acoustic and ventilation design
13. Foul and surface water drainage details to be submitted and approved
14. Independent assessment to be carried out to ensure building meets BREEAM Very Good rating/ minimum 10% predicted energy demand from renewable sources to be secured as per submitted details
15. Drainage details to be agreed
16. Acoustic protection and ventilation details to be submitted and agreed
17. Landscaping
18. Boundary treatment
19. Ecology enhancement measures

Is recommendation contrary to letter(s) of representation Y

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.

Case Officer: Peter Barnett Date: 5 May 2023

Authorised by: Gary Peck Date: 5 May 2023