Expiry Date - 02/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0377/10 **Recommendation – Permit Application**

Site: **58 Rosslyn Road Shoreham-by-Sea West Sussex BN43 6WP**

Proposal: **Extension of pitched roof (including front, rear and west side dormers) to form additional single-occupancy ensuite bedrooms (increasing number of bedrooms from 21 to 24)**

The Application

The application site is a residential care home which is located within a detached chalet-style bungalow on the south side of Rosslyn Road within the residential built-up area of Shoreham. Permission was granted earlier in the year for the demolition of part of the care home consisting of 5 bedrooms and ancillary storage, and the erection of an extension comprised of 7 bedrooms and additional dining room space, to the east of the existing main home (ADC/0008/10). That extension is currently under construction and will increase the number of bedrooms at the property to 21.

The building has been modified and extended over the years since the original change of use from a residential property to a care home in 1962 (173/62). Currently the building has a relatively conventional main front section with a tiled hipped west side extension, and tiled hipped east side projection. The two tiled additions have different eaves heights to that of the original building. The property has five small roof dormers, four of which are small tiled hip-roof dormers (two in the south roof plane, one to the east and one on the north), one additional flat roofed dormer is located in the north roof slope.

Permission is sought to extend the main roof to the west to form a uniform roof plane. Three pitched roof dormer windows are proposed for the north (front) roofslope to replace two existing dormers, with a new obscure glazed dormer in the west (side) roofslope and two additional dormers on the south (rear). The rooms within the roofspace on the first floor are currently twin rooms and the proposal seeks to increase the amount of accommodation available to provide three additional rooms so that all residents have single rooms with private en suite facilities. The western end of the building would have its roof height raised by 2.4m to 8m, but this would not increase the overall ridge height of the building. The roof would extend westwards and form a covered way over the entrance to the home and is to be brought forward slightly in the centre of the roof to form a single roof plane and continuous eaves line.

To the west of the application site are 56 and 56A Rosslyn Road, a semi-detached pair of dwellings.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no objection. The proposal is for the extension to an existing rest home from 21 to 24 bedrooms. No increase in staff levels is proposed, and no additional off-street parking is to be allocated to the site. From an inspection of the plans alone the provision of 8 off-street spaces would be sufficient for the proposed level of use at the site, and any impact upon on-street parking would be expected to be minimal and not have an adverse effect on highway safety in this location. No anticipated highway safety implications.

Adur District Council: The Environmental Health Officer has no adverse comments.

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH10, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AG1 of the Local Plan requires development not to detract from the existing urban local environment.

Policy AH10 of the local plan relates to changes of use and conversions of dwellinghouses to residential care, nursing and other types of home. It states that permission will be granted provided that the buildings are within the built-up area with good access to community and public transport facilities; the

building is large and detached and has an extensive curtilage with adequate amenity space in the order of 10 square metres per resident; and sufficient separation from neighbouring dwellings; and access and car parking provision is acceptable under Policy AT12 (not a 'saved' policy). With regards to existing residential care/nursing homes, extensions will only be permitted where they comply fully with policy AH7.

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, the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area.

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 acceptable.

Visual amenity

The existing property has previously been subject to a number of piecemeal developments to extend and increase the building footprint and, as a result, increase the number of residents within the care home.

The current appearance of the building is sprawling with varying roof ridge and eaves heights. The consolidation and extension of the roofspace will give a more uniform appearance to the front elevation and will not detract from the appearance of the building. The footprint of the building is not increasing as a result of this proposal and the overall scale of the extension is considered to be acceptable.

Residential amenity

The extension to the roof will not adversely affect the residential amenities of neighbouring occupiers. To the west, 56A Rosslyn Road has a blank side gable and will not suffer any loss of light or outlook. The proposed west facing dormer is to be obscure glazed and will not cause any loss of privacy. At the rear, the nearest dwellings are 43m away and unaffected by the proposed south facing dormers. There is also a tree and hedge screen on the southern boundary of the site.

Access and parking

The additional three bedrooms will not result in an increase in staff levels and no highway safety or parking problems are anticipated. The County Council has no objection to the proposal.

Recommendation

Approve for the reason that:-

1PPii

1. C1Ci
2. C12Eii
3. C18Civ (amended) – The dormer window in the west elevation of the extension shall…
4. The development hereby permitted shall be carried out in accordance with the following approved plans date stamped received 7 October 2010:
   Dwg Nos. 003 (Proposed Elevations), 004 (Proposed Floor and Roof Plans), 005 (Location and Block Plans)
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Peter Barnett Date 24 November 2010