Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0450/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Mr Kenneth Foxwell
31 St Botolph's Road
Worthing
West Sussex
BN11 4JS

PROPOSAL: Change of Use of 7 Wykeham Road from Class C3 Dwelling house to Class C2 Care Home, to become part of Melrose Care, 9-11 Wykeham Road, including link extension between buildings and alterations to facilitate the use.

LOCATION : 7 Wykeham Road Worthing

DATE REGISTERED 12th May 2008

APPLICANT : Mrs Louise Bruce

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2380-04-P3, 2380-05-P8, 2380-06-P4, 2380-07-P4, 2829-100 and Travel Plan, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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Dated : 17th June 2008

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

2. The additional care home bed spaces hereby permitted shall not be occupied until all of the additional amenity space shown on the submitted plans has been provided to the written satisfaction of the Local Planning Authority.

   Reason: To ensure future occupiers enjoy adequate outdoor amenity space.

3. Notwithstanding the submitted plans, no development shall commence unless and until a scheme for cycle storage has been submitted to and approved in writing by the Local Planning Authority and the development shall not be built other than in accordance with any such approval and retained thereafter.

   Reason: To ensure satisfactory cycle facilities and to minimise car travel in accordance with West Sussex Structure Plan Policies DEV1, DEV4 and DEV5.

4. No part of 7 Wykeham Road shall be occupied unless and until the access and car parking arrangements set out in the approved plans have been implemented in full and these shall be retained thereafter.

   Reason: To ensure safe, efficient and visually acceptable access and parking in accordance with West Sussex Structure Plan Policies CH4, DEV1, DEV4 and DEV5.

5. The bay tree and two conifer trees in the forecourt of 7 Wykeham Road and hedge in the forecourt of 9-11 Wykeham Road shown as retained on the submitted drawings shall not be subsequently felled, lopped, topped or pruned without the express consent in writing of the Local Planning Authority. In addition no occupation of any part of 7 Wykeham Road shall take place unless and until a scheme for buffer landscaping between the front elevation of 7 Wykeham Road and the parking/circulation area shown on the approved drawings and the hard landscaping of the forecourt has been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter.

   Reason: To safeguard the visual amenity and to preserve the character and appearance of the Conservation Area in accordance with West Sussex Structure Plan Policy CH4.

6. The use hereby permitted shall not operate other in full accordance with the Travel Plan submitted by email on the 2nd June 2008.

   Reason: To minimise the need for and impact of car travel and parking in accordance with West Sussex Structure Plan Policies DEV4 and DEV5.

7. The development shall not commence unless and until details of refuse storage have been submitted to and approved by the Local Planning Authority and the development shall not be built other than in accordance with any such approval and the refuse storage facilities shall be retained thereafter.

   Reason: To ensure satisfactory refuse storage facilities and in the interests of visual amenity in accordance with West Sussex Structure Plan Policy DEV4.

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8. Notwithstanding the submitted drawings the development shall not commence unless and until details of the following have been submitted to and approved by the Local Planning Authority:

a) details of new pedestrian gate adjacent to Nos. 9-11 Wykeham Road;
b) architectural details and finishes of the link building.

In addition, the new conservatory dwarf wall shall match the existing render finish on the rear of No. 7 Wykeham Road; the replacement front boundary wall to Nos. 9-11 Wykeham Road shall match the existing adjacent brick and flint wall and no external windows or doors of No. 7 Wykeham Road shall be replaced other than by a timber door/window, which matches the proportions, pattern, profile and opening and details of the existing doors/windows.

Reason: In the interest of visual amenity and to preserve the character and appearance of the Conservation Area in accordance with West Sussex Structure Plan Policy CH4.

INFORMATIVES

1. Whilst there is some concern over the number and concentration of care homes in this part of Worthing, the conversion of a family home is supported by Development Plan Policy as there was evident demand and the facility enjoyed locational advantages as well as improving outdoor amenity space provision for residents of the existing home. Accordingly, the principle was considered acceptable. The link building and rear conservatory had been modified to improve the design and minimise impact to the Conservation Area and the parking and access arrangements had been altered to retain a green frontage and avoid undue prominence. The proposed in and out access improved highway safety and adequate sightlines were achieved. The development was accordingly considered acceptable.

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H10 - Loss of Existing Dwellings
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

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Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy
NE1 - Level of residential and employment development

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.