RICS

Commercial Ltd

1.0 Introduction

This application is for the extension of the roof space, with dormers, to provide single occupancy en-suite bedrooms.

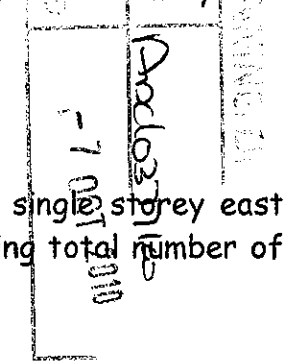
2.0 Site location

Elreg House Care Home is situated in a predominately residential area on the outskirts of Shoreham-By-Sea. It is one dwelling away from the corner of Rosslyn Avenue with its abundance of allotments and green spaces. Most of the neighbouring properties are of one or two storeys and are private dwelling houses.

Rosslyn Road is ideally served by 3 of Brighton & Hove buses routes (2,2A & 20) with stops nearby on Buckingham Road and Eastern Avenue for any visitors not wishing to travel by car. The existing site, however, has ample parking already which is never used to its full capacity. Any visitors wishing to travel by train are ideally served by Shoreham-By-Sea train station approx 2min walk away.

3.0 Planning history

Planning Permission was sought and approved under ADC/0008/10 for the 'Enlarged replacement single storey east side/rear extension to provide enlarges dining room and bedrooms with en suite facilities (increasing total number of bedrooms from 19 to 21).



4.0 Planning policy

This application has been designed whilst examining the local context and characteristics of the site in order to prepare plans that take into account local as well as national planning policies. Particular attention has been paid to delivering sustainable development

In regards to local and national planning policies the proposal is designed to enhance the character and appearance of the neighborhood and has taken into consideration the relationship with dwellings along Rosslyn Road and Rosslyn Avenue.

The new development would provide an acceptable outlook to residents whose properties overlook Elreg House as the application seeks to improve the appearance of the uneven roofline. The additional dormers mirror those that exist and have been kept to a minimal size, with the side dormer having obscured glazing.

The proposal demonstrates a high standard of sustainable development in regards to the use of water, energy and materials.

5.0 Overall sustainability

Natural environment

The proposal will not alter any current landscaping, and therefore should not disturb the local wildlife and insects. The existing hedges and trees act as a natural security feature and provide an acceptable outlook to neighbouring properties.

Pollution

The development will not give rise to any contamination or atmospheric pollution in accordance with local polices

Local community safety

There is no direct access into the rear garden area.

Energy

The new roof extension will be insulated to current building regulations requirements. All light fittings will be low energy and where possible on push timers.

Waste

The existing site provides a dedicated store area with sufficient space for more refuse/recycling space due to the increase in floor area. Construction waste will be kept to a minimum in line with the Waste Minimsation Statement.

Water conservation

The building has been designed to minimise water use, by specifying water saving fixtures and fittings. These include aerated/flow regulated taps and low volume dual flush toilets.

6.0 Background information on Elreg House

Introduction

Elreg house is family owned and is affiliated to two other homes located in Hove. The home is currently registered for 21 residents, providing residential care for the Elderly mentally infirm with the minimum age of 65 years, specialising in Dementia care, and Alzheimer's. Elreg House usually maintains 100% occupancy with regular enquiries from people wanting to live here and therefore is why extra accommodation is required.

Ample parking space is provided at the front of the house. The rear garden is secure, large and very sunny and has both a grassed and patio area. Inside there is a split dining area, providing two rooms for meal times with one overlooking the garden. There is also a large communal lounge for the residents to relax in; this too has a view of the garden.

Bedrooms are on ground level, with three located on the first floor. All bedrooms are furnished comfortably and adequately. Although only some existing rooms are en-suite, all rooms are provided with a hand basin. All rooms both

7.0 National minimum care standards applicable to the design/operation of the proposal

STANDARD 19

19.1 The location and layout of the home is suitable for its stated purpose; it is accessible, safe and well-maintained; meets service users' individual and collective needs in a comfortable and homely way and has been designed with reference to relevant guidance.

STANDARD 20

20.1 In all newly built homes and first time registrations the home provides sitting, recreational and dining space (referred to collectively as communal space) apart from service users' private accommodation and excluding corridors and entrance hall amounting to at least 4.1sq meters for each service user.

STANDARD 23

23.1 The home provides accommodation for each service user which meets minimum space as follows:

23.2 In all new build, extensions and first time registrations, all places are provided in single rooms with a minimum of 12sq meters usable floor-space (excluding en-suite facilities).

STANDARD 27

27.1 Staffing numbers and skill mix of qualified/unqualified staff are appropriate to the assessed needs of the service users, the size, layout and purpose of the home, at all times.