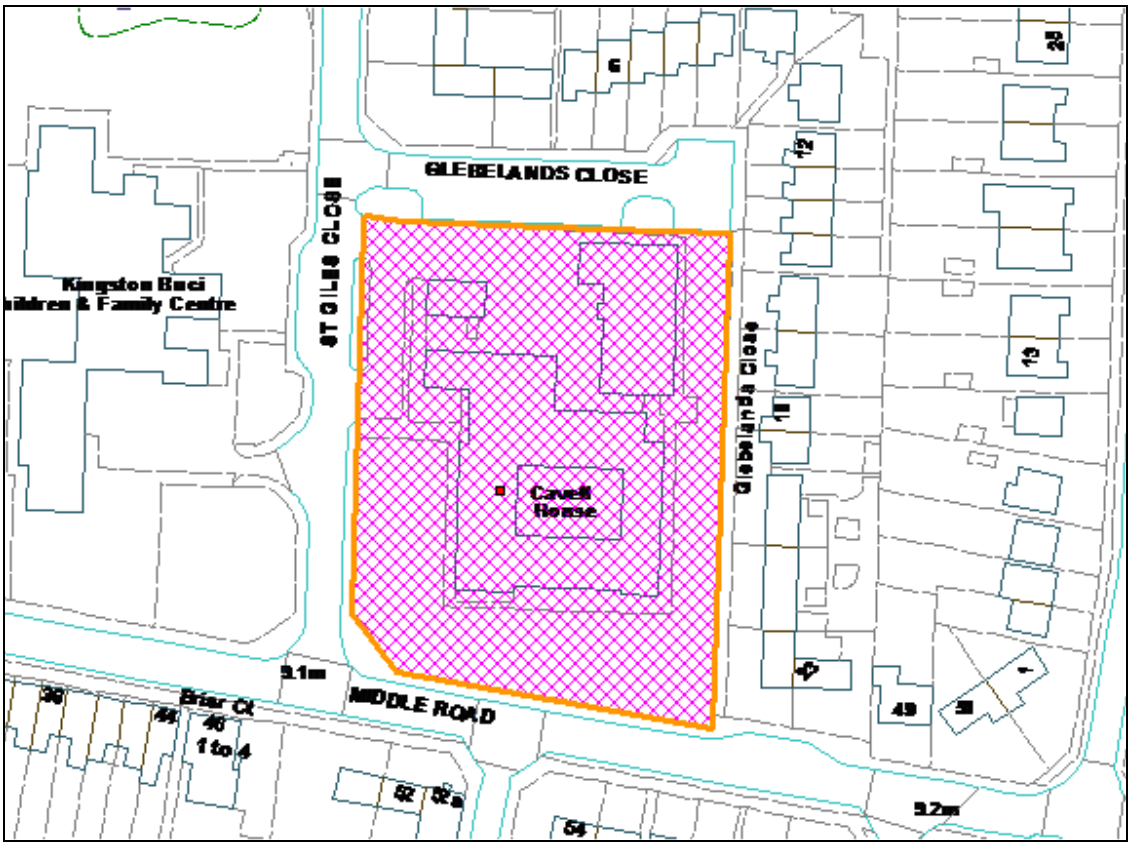
Application Number: AWDM/0046/16 **Recommendation – APPROVE**

Site: **Cavell House, Middle Road, Shoreham-By-Sea**

Proposal: **Demolition of existing care home and replacement with new 60-bedroom care home with associated parking and landscaping.**

Applicant: Larch Life Ltd c/o Orchard Ward: St Mary's
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application property is a 46 bed care home located between Middle Road, Glebelands Close and St Giles Close. It is currently arranged around a central courtyard with a two storey building on the west side and single storey buildings on the other sides. There is reasonable separation between the buildings and the site boundaries, although a single storey building does currently abut the northern boundary.

The site is surrounded by residential properties to the north, east and south comprising a mix of bungalows and houses. To the west there is a single storey building in use as a children/family centre and by Northbrook College.

The application is proposing to demolish all existing buildings on the site and construct a new 60 bed care home. The new building will again be arranged around a central courtyard and will be two storeys on all sides. The new accommodation will enable residents to have improved bedroom sizes with ensuite accommodation as well as new and improved ancillary facilities. An improved parking and turning area is proposed at the north end of the site.

Relevant Planning History

Various extensions approved previously

Consultations

West Sussex County Council: No objection from a transport/highways aspect subject to conditions requiring cycle parking for staff and visitors, vehicle parking and turning and a construction management plan

Lead Local Flood Authority: Development should not commence until final detailed surface water drainage designs for the site, based on sustainable drainage principles and an assessment of hydrological and hydro geological context of the development, have been approved in writing by the Local Planning Authority.

The drainage strategy should demonstrate that the surface water runoff generated up to and including the 100 year plus 30% for climate change critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

Adur & Worthing Councils: The ***Environmental Health*** officer has no objections.

The ***Engineer*** recommends that condition is imposed requiring details of surface water drainage to be approved prior to commencement.

Southern Water: Public sewers and water mains cross the site. Applicant is advised to contact Southern Water. Additional local infrastructure is required due to increase if flows into wastewater sewerage system. Details of drainage strategy and means of foul and surface water disposal are required to be submitted.

Environment Agency: To be reported

Representations

None received

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH10 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003)
West Sussex 'Guidance for Parking in New Residential Developments' and 'Residential Parking Demand Calculator' (WSCC 2010)
The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1 (WSCC 1999)
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The site is located within a residential part of the built-up area of Shoreham and there is no objection in principle to such development.

Saved policy AH10 relates to residential care and nursing homes and states that extensions to such buildings must comply with saved policy AH7 of the Local Plan. That policy 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.

Visual amenity

The new building will be more substantial than the existing, replacing the single storey elements with two storeys on all sides of the courtyard and bringing the building closer to Middle Road and St Giles Close. However, a distance of 8.5m will remain to Middle Road (compared with 15m as exists) and 8.1m to St Giles Close (compared with 17.5m)

so it will retain a sense of space around the building and will not appear too cramped or dominant in the street scene.

The building will also have a slightly higher ridge height (by 0.7m), but will be lower than the highest existing elements of the existing building such as the large chimney at the northern end and the 'box-like' addition to the main ridge. Its design is functional, with the elevations broken up by projecting two storey sections. The building will be finished in facing brick and tiles.

Overall, the proposal is considered to be an improvement on the existing building and will offer improved and modern living conditions for the residents of the care home.

Residential amenity

The new building will be approximately 3.5m further from residents in Glebelands Close to the east but it will be taller, replacing the existing single storey buildings with two storeys. There will be a separation distance of between 20-21m between the houses and bungalows in Glebelands Close and the new building and there is existing hedge screening between which will help soften the impact to some extent.

To the north, the building will be increasing in bulk from that currently on site and the two storey form will be brought closer (from 21m to 13m at its closest point). However, the building will be separated from the nearest houses by it own access road and by the road serving Glebelands Close itself, resulting in a distance of in excess of 26m between the new building and existing dwellings.

To the south, houses on the opposite side of Middle Road will be more than 22m away while to the west, there are no residential properties.

It is therefore considered that there will be no adverse impact on the residential amenities of neighbouring residents.

Accessibility and parking

The existing in and out access to the care home off St Giles Close will be retained and re-used. The development will increase the number of bedrooms by 12 from a 48 bed to a 60 bed care home. The additional movements generated from this increase have been considered by West Sussex Highways and it is anticipated that there will be only 1 to 2 extra trips in the morning and afternoon peak hours. WSCC are therefore satisfied that the additional trips from the net increase in bedrooms would not be severe in highway safety or capacity terms.

18 car parking spaces are to be provided, 4 of which will be disabled spaces, and this is considered to be acceptable.

Drainage

Both Southern Water and the Council's Drainage Engineer have requested further information about the means of foul and surface water drainage. The applicant has confirmed that they are happy to provide soakaways to accommodate surface water runoff and this can be controlled by condition. Similarly, the comments of Southern Water can also be addressed by condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. External materials
3. Drainage strategy to be agreed
4. Details of foul and surface water disposal to be agreed
5. Cycle parking
6. Vehicle parking and turning
7. Construction management plan
8. Hours of construction
9. Approved plans

Informatives:

WSCC Highways
Southern Water
Demolition Notice