

Recommendation Report for Planning Permission

REF NO: A/144/20/PL

LOCATION: Pound Place
Roundstone Lane
Angmering
BN16 4AL

PROPOSAL: Variation of condition 2 imposed under A/51/18/PL (APP/C3810/W/19/3220233) relating to substitute first floor plan, second floor plan, roof plan, proposed elevations, south & west elevations, north & east elevations & proposed elevations to accord with those approved under A/9/19/PL and increase in roof height (250mm) in lift shaft area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to vary condition 2 (the plans condition) of planning permission A/51/18/PL to alter the approved floor plans and elevations to provide additional resident accommodation at second floor, including the provision of dormer windows and additional rooflights, the provision of a 'Garden Room' accessed from a first floor lounge by enclosing part of an external terrace area revision to second floor staff/service accommodation and an increase in width to part of the elevation in the area of bedrooms F23 and F22 of over 1m and an increase in height of the roof in this area of more by just over 0.3m.

The 62 bed scheme granted planning permission, Ref. A/9/19/PL, included additional resident facilities at second floor level. This was not included in the 64 bed scheme granted permission under appeal, Ref. APP/C3810/W/19/3220233. This application has been submitted to vary the 64 bed scheme by way of adding the additional resident accommodation at second floor. The additional accommodation at second floor is to provide enhanced communal facilities. There is not an increase in bedroom numbers.

The proposal also seeks consent to increase the ridge height of the roof in the areas of the lift by 250mm.

The improved facilities include:

- A restaurant to be used by private family parties.
- .A health and wellbeing suite to encourage the residents to exercise and benefit from therapeutic sessions including yoga and massages, thereby increasing mobility and overall health.
- .An activity and hobbies suite, separate from that included on the first floor dementia unit.
- .A consulting room to enable doctors' appointments to be held in an environment other than the resident's bedroom.

- A hydrotherapy/spa suite.
- Given the growing taking up of IT by all aspects of society, an IT suite has been included to allow the residents to benefit from communicative technology such as Skype as a way of maintaining regular contact with their family and friends.
- Second floor staff/service accommodation has been revised to meet the specific requirements of the care home and staff.

The proposal does not alter the West elevation, adds 4 dormers and 2 rooflights to the south elevation, 2 dormers and 2 rooflights to the east elevation and 4 dormers and a rooflight to the north elevation. These openings were approved under A/9/19/PL.

TOPOGRAPHY

Predominantly flat.

TREES

A Tree Preservation Order has been issued covering the conifer trees to the boundaries of the application site and they are not affected by the proposal.

BOUNDARY TREATMENT

Trees/ hedging and fencing to site boundaries

SITE CHARACTERISTICS

Pound Place comprised a single residential property, two storeys in height (plus habitable accommodation within the roof) located within a large curtilage to the east of Roundstone Lane, Angmering. The property was set back from the highway by approximately 100m, with extensive mature trees and landscaping around the boundaries of the site. The site is currently occupied by contractors and works have begun to implement the previous permission.

CHARACTER OF LOCALITY

The site is located to the east of Roundstone Lane and is part of a larger site for the area to provide 600 homes to the east of Angmering. Sites to the north and south of the site were granted permission with a number of the properties already completed and occupied. To the west of Pound Place lies Bramley Green which has a mix of two and two and a half storey properties fronting Roundstone Lane. To the east is the Angmering By Pass road and the South Downs National Park beyond

RELEVANT SITE HISTORY

A/50/20/PL

Variation of condition 2 imposed under A/51/18/PL (APP/C3810/W/19/3220233) relating to inclusion of electricity substation & gas & electricity meter housing; alteration of internal paths; inclusion of cycle & motorcycle parking; alteration to car parking layout; inclusion of pedestrian crossing to internal roadway & amendment of bin store to include stand for generation housing.

ApproveConditionally
09-06-20

A/9/19/PL	Demolition of existing dwelling & erection of a 62 bedroom care home (C2 Residential Institution) with car park, landscaped gardens & access from Roundstone Lane (resubmission following A/51/18/PL).	ApproveConditionally 16-09-19
A/51/18/PL	Demolition of existing dwelling & erection of a 64 bedroom care home (C2 Residential Institution) with car park, landscaped gardens & access from Roundstone Lane. This application is a Departure from the Development Plan.	Refused 15-11-18
		Appeal: Allowed+Conditions 31-12-19

REPRESENTATIONS

Angmering Parish Council - No Objection
One Objection
- Concern regarding overlooking from second floor windows.
- Better cross section details required.

COMMENTS ON REPRESENTATIONS RECEIVED:

The built form at second floor and potential for overlooking is the same as approved under A/9/19/PL so it would not be reasonable to request further cross section details at this time.
No material harm would result from overlooking from first or second floor windows given the distance to boundaries, glazing type and lack of window openings in the second floor.

CONSULTATION RESPONSES RECEIVED:

- none

COMMENTS ON CONSULTATION RESPONSES:

- none

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

The relevant policies of Angmering Neighbourhood Plan have been taken into account.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that there would be no materially adverse effect on residential amenity or the visual amenities of the locality.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The site lies within the built up area boundary of the Local Plan where the principle of residential redevelopment is acceptable and in this particular case has already been approved under reference A/51/18/PL. The application only relates to the alterations listed in the description. All other matters relating to the permission remain unaltered

The key policy consideration in the determination of this application are;

Arun Local Plan 2011-2031.

D SP1 (Design), DDM1 (Aspects of Form and Design Quality), H DM2 (Independent Living and Care Homes) QE DM1 (Noise) and T SP1 (Transport and Development) of the Arun Local Plan 2011-2031. These policies seek to ensure that development:

- Minimises the impact on neighbouring land/residents.
- The design is adaptable and appropriate in design and scale.

Angmering Parish Neighbourhood Plan (ANP)

Policies HD5 (Built Form) and HD6 (Housing Layout and Design) seek to ensure that development by way of appearance and design are appropriate to their location.

VISUAL AMENITY AND DESIGN

The site is bounded by new residential development to the north and south comprising 2 storey semi-detached and detached dwellings. Given the nature of both the visual context of the site and the mainly 2 storey form of development approved and that the approved layout ensures the built form is located to

the rear of the site with space to site boundaries the alterations proposed as part of this development would not be readily visible or out of keeping . The minor increase in width of a small portion of the building and height of the lift shaft would not be visually perceptible and the addition of dormers and velux window would not be visually apparent or dominate the roof area. The approved development, tree screening and landscaping would provide a visual barrier and screen to the external alterations proposed. The main layout of the site and care home block position and appearance are unaffected by the proposal.

With regard to layout, the retained and proposed vegetation on the site boundaries will enhance the existing screening and will assist in providing a suitable backdrop to the changes proposed.

The minor alterations to the elevations and internal layout would appear visually integrated with the approved development and the 4 rooflights and dormer windows have been approved under A/9/19/PL.

RESIDENTIAL AMENITY

The approved building is orientated to run down the length of the site and is not altered by this proposal. Its position and the main access position into and within the site remain as approved. The internal layout changes do not materially increase the potential for overlooking towards properties to the south in Brougham Grove or North in Lambert Way. The tree hedge screening approved along the southern boundary under A/64/20/DOC is 4-4.5m high at time of planting and has a desired long term height of 7m and the most southerly window at first floor to the seating area is to be obscured stained glass (as previously approved) .It is not considered appropriate to condition retention of obscure glazing since it is unaltered from the previous approval. There are no additional windows facing south at second floor level. The recessed set back garden room area at first floor is 23m from the boundary with the nearest residential dwelling. There would be no material increase in loss of privacy or overlooking to adjacent residential properties.

The minor increase in height of the ridge height (250cm) in the areas of the lifts is unlikely to be visually perceptual and would have no adverse impact on residential amenity.

The proposal is therefore deemed to accord with policy DDM1(3) in that it has no adverse impact on the occupiers of nearby property.

CONCLUSION

The application is therefore recommended for approval subject to the following conditions

HUMAN RIGHTS ACT

The Council in making a decision, should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (Right to respect private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:
 1388?000 A Site Location Plan
 1388-P-124A Roof Plan
 1388-P-221A South and West Elevations
 1388-P-220A Proposed Elevations
 1388-P-223A Sectional Elevations
 1388_P-120 Rev.A First Floor Plan
 1388_P-121 Rev.A Second Floor Plan
 1388 001C Site layout plan;
 1388 002C Site layout block plan;
 1388 003D Information site plan
 1388 004 Bin store plan and elevations
 1388 101C Ground floor plan;
 AD18024 1.01 A Site survey Tree protection plan dated 5 April 2018
 68011-TRK-001A Large refuse vehicle swept path
 68011-TS-001 Access arrangements

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 2 **INFORMATIVE:** This permission relates to the variation of condition 2 of planning permission A/51/18/PL only. The applicant is advised and reminded that the planning conditions attached to the original planning permission number A/51/18//PL remain in force and must be complied with. This decision only relates to the variation of Condition 2 of that planning permission.
- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.