

DATE: 20/10/2009

FROM: Liam Riddy

TO: Arun District Council
FAO: Janice Chapman

SUBJECT: BR/222/09

Ashton Manor Nursing Home, 104 Aldwick Road, Bognor Regis

Side and rear extension to provide further accommodation

CONSULTATION DATE: 29/9/2009

RECOMMENDATION:

Advice		Modification		More Information	
Objection		No Objection	X	Refusal	

S106 contribution: £ N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN).

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit was carried out on 19/10/2009 by WSCC.

The proposal is for the extension to an existing nursing home with access onto Aldwick Road via an existing access point. The proposed extension would give a total floor space of 962sqm to provide 28 rooms and 21 fulltime equivalent employees, no additional parking is proposed.

The property is anticipated to result in a greater demand for parking in this location, however it is not expected that this intensification would give rise to a highway safety issue. Nursing homes are not normally associated with significant traffic volumes; however the LPA may wish to consider the impact of these proposals on parking in Aldwick Road which currently operates with no restrictions. The applicant is required, however, to provide cycle parking at the site for staff and visitors to discourage the use of a private car where possible, and this is secured by condition below.

In summary, WSCC has no highway objection regarding this application, subject to the following condition:

Cycle parking

The extension, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority. These spaces shall thereafter be retained at all times for their designated use.

Reason – To provide alternative travel options to the use of the car in accordance with WSCC published parking standards.

Liam Riddy
Local Development