

PLANNING APPLICATION REPORT**REF NO:** BR/222/09/**LOCATION:** Ashton Manor Nursing Home
104 Aldwick Road
Bognor Regis**PROPOSAL:** Side and rear extension to residential nursing home on ground, first and second floor**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The ground floor area measures approximately 11m in width, 6.8m in depth. The first floor area measures approximately 11m in width, 4.3m (maximum) in depth. The second floor area measures approximately 15m in width, 9m (maximum) in depth with a maximum height of 9m.
SITE AREA	Approximately 810 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has wall + hedging approximately 1.8m in height, rear boundary has close boarded fencing + entrance gates approximately 2m in height, east and west side boundaries close boarded fencing approximately 1.5m-1.8m in height.
SITE CHARACTERISTICS	Two storey detached property currently a Nursing Home which has previously been extended. The property has cream painted walls with a flat roof and white window frames.
CHARACTER OF LOCALITY	Main road comprising residential and commercial properties. Oakleigh Court flats to east of property, residential property to the west No 108.

RELEVANT SITE HISTORY

BR/339/88	Extension to existing rest home	Refused 10-08-1988 Appeal: Allowed 05 04 1989
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BR/408/89	Alterations and Extensions to ground floor to provide 3 No bedrooms with en-suite toilets	Refused 29-08-1989
BR/479/89	Alterations and extensions to ground floor to provide 3 No bedrooms with en-suite toilets	Approve Cond 25-10-1989
BR/638/89	Extension to form matrons accommodation	Approve Cond 28-02-1990
BR/126/90	Extension to form first floor Clinic Room and Care Room	Approve Cond 08-05-1990
BR/226/92	Extension to dining room and utility room (Minor amendments to original application BR/479/89)	Approve 16-10-1992
BR/290/93/CLE	Application for Certificate of Lawfulness for existing use as a rest home	Approve 11-02-1994
BR/120/94	Ground floor lounge and dining room extension, first floor bedroom extension and alterations to elevations and layout approved under BR/339/88.	Approve Cond 13-07-1994
BR/106/97	Fire Escape Stairs	Approve Cond 13-06-1997
BR/266/97	Revision to side extension roof (amendment to BR/120/94)	Approve Cond 20-01-1998
BR/705/68	New laundry for nursing home	Approve 03-12-1968

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No Objection to original and substitute plans.

Comments on Representations received:

None

CONSULTATIONS

WSSC Local Development Divis.

West Sussex Health Authority

Consultations responses received:

COunty Highways

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 962 sqm

to provide 28 rooms and 21 full time 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 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 a cycle parking condition.

Comments on Consultation responses:

Noted. If approved, a condition will be imposed regarding cycle parking.

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary
Class B Road

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV20	Rest and Nursing Homes

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Ashton Manor Nursing Home which is a detached property has two storeys to the front and three storeys on the side elevations and has previously been extended.

The application seeks to extend the property on the rear west side elevation to provide a lounge on the ground floor with first and second floor accommodation which will provide for six additional bedrooms on the first and second floor, bathroom and wc on the ground floor, disabled bathroom on the first floor and wet bathroom to the second floor. The existing lift which is not suitable for disabled access and does not extend to the second floor is to be replaced and the new lift will serve the second floor. The internal alterations will provide for a central corridor and means of escape staircase extended to second floor level.

The extension maintains the appearance of the existing building keeping the height and pitch of the existing roof and the materials will match the existing.

The rear amenity area of the residential property to the west No 108 is sited approximately 5m from the rear of the existing building. The main part of the property is set forward of the proposed extension. The existing building has windows along the west side elevation so the additional two windows at first floor level and two windows at second floor level are not considered to create any adverse overlooking or loss of privacy. Notwithstanding this, the site is in a town centre location where amenity standards are lower than looser knit developed areas such as suburban residential estates. However, it is considered that the extension may create some overshadowing to the rear garden area of No 108 in the late afternoon but this is not of a significant level to warrant a refusal in this type of location.

The extension will not be visible from the front in Aldwick Road but will be visible to the rear from the access road which serves properties in Richmond Avenue and Aldwick Road. However, it is not considered to be obtrusive or out of character with the surrounding residential area.

It is therefore recommended that the application be approved, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The extension hereby approved shall not be occupied until provision for secure covered cycle parking spaces have been provided within the site in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that adequate and satisfactory provision is made for the storage of cycles within the site in accordance with Policy GEN7 of the Arun District Local Plan.

- 4 This permission relates to the plans as submitted and amended by substitute plans dated 1st October 2009: Drg Nos. 4218.P1, 4218.P7, 4218.P2, 4218.P3, 4218.P4, 4218.P5 and 4218.P6.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 5 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV20

NATIONAL POLICIES: PPS1 PPS3

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.