

PLANNING APPLICATION REPORT

REF NO: R/243/10/

LOCATION: Darlington Court
The Leas
Off Station Road Rustington

PROPOSAL: Extension to existing nursing home to provide 14 additional bedrooms, residents lounge, sanitary facilities and storage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves the construction of an L-shaped two storey extension which will join the south-east and south-west elevations of the existing building together, producing a four-sided building surrounding a central atrium. A two-storey projection housing a lounge will be added to the southern corner of the building. Single-storey flat roof extensions will be added to the south-east and south-west elevations of the building to accommodate a fire escape stairways and a lift.
SITE AREA	Approximately 5970 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	A medium sized tree and some shrubbery close to the existing building will be removed to accommodate the proposal.
BOUNDARY TREATMENT	The site is enclosed by a mixture of 1.8 metre high timber featherboard fencing which is stepped up to approximately 2.2 metres in places through being mounted on a brick plinth wall. There is also additional coniferous hedging of 3-4 metres in height on the southern and western site boundaries.
SITE CHARACTERISTICS	The site is occupied by a free-standing purpose built two-storey care home which is arranged around a central area with an open corner to the southern end. The roof is tiled and hipped with a number of gable ends formed on outward facing slopes. The elevation walls are red/brown brick with painted render finishing above ground floor window heads. This is substituted for brickwork in gable ends.
CHARACTER OF LOCALITY	The site is located at the end of a cul-de-sac which is lined by terraced 2½ storey dwellings. To the south are residential dwellings, predominantly semi-detached

bungalows, which line Angmering Way and are on land which is slightly raised from the care home site. To the west is a large superstore and to the north is the A259 dual carriageway.

RELEVANT SITE HISTORY

R/106/04/	Outline application for two storey extension to existing Nursing Home to provide 14 No additional bedrooms, resident's lounges, sanitary facilities and storage.	Approve Cond 25-06-2004
R/208/04/	Approval of Reserved Matters following Outline Permission R/106/04/ for a two storey extension to existing nursing home to provide 14 no. additional bedrooms, resident's lounges, sanitary facilities and storage	Approve 01-11-2004

Outline permission and approval of reserved matters for a similar extension at the site was granted under applications R/106/04/ and R/208/04/ respectively. These permissions have now lapsed.

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

WSSC Local Development Divis.

Environmental Health

Consultations responses received:

COUNCIL'S ENVIRONMENTAL HEALTH DEPARTMENT:

No comment.

COUNTY HIGHWAYS:

The application proposes an appropriate level of parking for the development and, therefore, is not anticipated to have an adverse affect upon on-street parking in this location. Furthermore, any increase in vehicle movements as a result of the proposal would not be anticipated to raise a highway safety issue.

The site is also situated in a sustainable location and encourages the use of public transport to and from the site for staff and visitors.

No anticipated highway safety implications.

ARCHAEOLOGY:

The application site was formerly part of the Darlington Mushroom Laboratories, where an archaeological investigation in the 1990s resulted in the recording of part of a Roman settlement, in advance of redevelopment of the site and the concomitant removal of buried ancient remains.

No further archaeological investigation and recording is necessary on this site in respect of the current proposals.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Permitted Development Restriction: R/47/94 - Cond. 5: No further windows constructed without prior approval from LPA.

DEVELOPMENT PLAN POLICIES

South East Plan:

[SEPT4](#)
[SEPCC5](#)

Parking
Supporting an Ageing Population

Arun District Local Plan:

[GEN2](#)
[GEN7](#)
[DEV20](#)

Built-up Area Boundary
The Form of New Development
Rest and Nursing Homes

PLANNING POLICY GUIDANCE

PPS1
PPG13

Delivering Sustainable Development
Transport

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

The proposed extension, although two-storeys in height, is set towards the interior of the site and, due to the orientation of the existing building, will be screened from view from surrounding streets by the building itself as well as surrounding buildings. It is also considered that the increase in the capacity of the care home, by 14 units, and resultant increase in occupiers and staff, will not result in an unacceptable intensification of use as existing facilities, including parking, will be able to absorb the increased usage. It is therefore considered that the proposal will not have a negative impact upon the character and appearance of the surrounding area. It should also be noted that a similar extension was approved under planning application reference R/208/04.

It is considered that the proposal will relate sympathetically towards the existing building in terms of design and scale. The height of the extension will be no greater than that of the existing building and it will be smaller in other dimensions, therefore ensuring that a visually subservient association to the existing building is maintained. Further the design, by replicating that of the existing building, will ensure that there is a smooth transition between the original building and the extension and it will produce an overall visually integrated appearance.

The proposed extension will be positioned away from site boundaries, and will be comparable in height and mass to surrounding buildings. Although the proposal will bring the built area of the site further towards properties to the south, the southernmost part of the extension will be, at closest, some 24 metres from these properties. It is therefore considered that it will not appear overbearing towards neighbouring properties nor will it bring about unacceptable levels of overshadowing. Further, ground floor windows of the proposed extension will have views towards neighbouring properties interrupted by existing site boundary treatment. First floor windows on the eastern elevation will look towards an elevation wall of a property on The Leas, however the view will be of an elevation wall containing only one window, which is obscure glazed and serves a bathroom and, therefore, views offered would not be intrusive.

It is therefore recommended that the application is 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 This permission relates to the following approved plans:-

1007/PL01;
1007/PL02;
1007/PL03;
1007/PL04;
1007/PL05;
1007/PL06;
1007/PL07;
1007/PL08 - Rev: A;
1007/PL09 - Rev: A;

1007/PL10;
1007/PL11;

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

- 3 The materials and finishes of the external walls and roof of the extension 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.

- 4 The rooms of the extension shall not be occupied until the parking spaces shown on the submitted plan 1007/PL06 have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

- 5 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

SOUTH EAST PLAN: T4, CC5

LOCAL PLAN: GEN2, GEN7, DEV20

NATIONAL POLICIES: PPS1, PPG13

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.