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| APPLICATION NUMBER: | LW/07/0598 | ITEM NUMBER: | 3 |
| APPLICANTS NAME(S): | Mrs Z Nanji & Dr T Osman | PARISH / WARD: | Seaford / Seaford Central |
| PROPOSAL: | Planning Application for Erection of a three storey extension (revised scheme to planning approval LW/04/1065) | | |
| SITE ADDRESS: | Freshford Cottage Nursing Home, Dane Road, Seaford, East Sussex, BN25 1DU | | |
| GRID REF: | TQ 4799 | | |



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a nursing home which occupies a backland position behind residential development fronting Dane Road. Access to the site is off Dane Road between two properties, 'Dane Mere' and 'Stonesthrow'. The nursing home has 18 bedrooms.

1.2 It is proposed to erect an extension to the building which would have three storeys of floorspace, although the upper storey would be contained within the tiled roof. The extension would provide 29 bedrooms, together with ancillary facilities such as hairdressers, physio space, laundry room, staff room etc. The extension would be finished with part rendered, part brickwork walls, with roof tiles to match those of the existing building.

1.3 Ten parking spaces would be available at the front of the building.

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

3. PLANNING HISTORY

LW/04/1065 - Three storey extension - **Approved**

LW/03/2141 - Erection of a detached nursing home (19 beds) to be used as an extension to existing – **Not determined**

LW/99/1549 - Two storey side extension (with basement) - **Approved**

LW/98/0622 - Two storey extension (with basement) to accommodate 15 single bedrooms & associated facilities & lounge/dining hall - **Refused**

LW/94/0010 - Two storey extension (plus basement). - **Refused**

LW/91/0684 - Proposed two storey extension (plus basement) - **Refused**

LW/87/1654 - Alterations and additions to form nursing home. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Object: Out of character, overdevelopment, too large, too dense, wrong scale.

Southern Water Plc – Raise concerns that the existing drainage network has inadequate capacity to provide foul and surface water disposal to service the proposed development. Southern Water suggest that, if permission is granted, conditions are imposed which require details of the foul and surface water drainage arrangements to be agreed with the Council before work starts.

Environment Agency – No objection.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Four letters of objection from local residents received. The main grounds of objection are that overshadowing, overlooking and loss of privacy would be caused to properties fronting Dane Road, the narrow access between properties is inadequate, there would be extra noise and disturbance from increased use of the access, the extension would be over dominant and would affect the outlook, and that the proposal should be considered with the application to redevelop the nearby 'Beachcomber' site recently received by the Council.

6. PLANNING CONSIDERATIONS

6.1 Planning permission has previously been granted for a four storey extension to the existing nursing home, following approximately the same footprint as the extension now proposed. Permission LW/04/1065 for such an extension is extant and could still be implemented (subject to compliance with conditions). The current applicant has commented that the approved scheme has been revised so that the storeys have been reduced from 4 to 3, elevations have been revised, the internal layout has been revised to meet the National Care Standards and present needs, and the layout shows more amenity space for the residents and better disabled access.

6.2 Residents fronting Dane Road, who back onto the site, would look onto an extension 8m high, but only 4m high to eaves. The ridge height would be lower than the existing building. The same elevation in the previously approved extension was some 9.5m high to the ridge and 5m to eaves. No undue overlooking would result from the proposed extension to the Dane Road properties as the upper floor is served only by rooflights. Taking these factors into account, it is considered that the proposed extension would have less impact on the occupants of properties fronting Dane Road than the previously approved extension.

6.3 The west side of the extension would face The Salts Recreation Ground and would be in clear public view. As the levels of the site are lower on that side, more of the extension (including part of the lower ground floor) would be visible. Again, however, the height would be lower than the existing building. There would be windows so that residents can enjoy the view across the Recreation Ground, and the walls would be part rendered and part brickwork. It is considered that the design and appearance of the extension would be acceptable as viewed from the Recreation Ground.

6.4 The Town Council's concerns about the scale etc of the development are noted, but it is considered that the proposal is acceptable in these respects. This is particularly the case since permission has previously been granted for a larger extension on the site, the permission for which is still 'live'.

6.5 Overall the proposal would provide additional bedspaces in a nursing home environment which could be regarded as helping to meet a community

need in the town. The development would, it is considered, be acceptable in terms of its design and appearance and impact on those properties in Dane Road which back onto it.

6.6 The proposal is considered to be acceptable.

7. RECOMMENDATION

That planning permission be granted.

The application is subject to the following conditions:

1. Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to [Policy ST3](#) of the Lewes District Local Plan.

2. Development shall not begin until details of finished floor levels in relation to the existing ground levels have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with these details.

Reason: In the interest of residential amenity and the character of the locality having regard to [Policy ST3](#) of the Lewes District Local Plan.

3. The land indicated on the approved plans for the parking and turning of vehicles for the development hereby permitted shall be laid out prior to the first occupation/use of the development and thereafter kept available for that purpose only.

Reason: To ensure adequate off-street parking provision having regard to [Policy ST3](#) of the Lewes District Local Plan.

4. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to [Policy ST3](#) of the Lewes District Local Plan.

This decision is based on the following submitted plans/documents:

| <u>PLAN TYPE</u> | <u>DATE RECEIVED</u> | <u>REFERENCE</u> |
|----------------------|----------------------|------------------|
| Location Plan | 10 May 2007 | 1:1250 |
| Proposed Floor Plans | 10 May 2007 | 2335/1001 |

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| Proposed Floor Plans | 10 May 2007 | 2335/1002 |
| Proposed Elevations | 10 May 2007 | 2335/1003 |
| Proposed Elevations | 10 May 2007 | 2335/1005 |
| Proposed Floor Plans | 10 May 2007 | 2335/1006 |

Summary of reasons for decision and any relevant development plan policies/proposal:

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policy ST3 of the Lewes District Local Plan.