expires 25/12

Development Control – Delegated Officer Report

Application Number: ADC/0514/08 **Recommendation - Application Permitted**

Site: **Kingfisher Surgery 19 Culver Road Lancing West Sussex**

Proposal: **Retention of temporary portable building at rear (renewal of L/146/05)**

The Application

This application seeks consent to renew a temporary permission that was initially granted in 2002 and has been renewed annually since. The last application, L/146/05, granted consent until 31 March 2006 and this application seeks retrospective consent to continue siting the building for a further three years until 2011.

The portacabin measures 3m by 7m and is located at the rear of the surgery at 19 Culver Road. It is used as administrative offices for the surgery. Recently, the surgery expanded into the attached bungalow (no.21) and now occupies a pair of bungalows in Culver Road. Parking has been provided in the rear garden of no.21. It was understood at the time of the application for the change of use of the bungalow (ADC/0170/07) that the portacabin would no longer be needed as a result of the expansion into the bungalow. However, the current application is supported by a letter from the Practice Manager stating that they are hoping to relocate to a new health centre in Western Road North, Sompting in 2011. In the meantime the portacabin is likely to continue to be needed by the surgery.

Consultations and Representations

Lancing Parish Council – No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, NE11, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, ACS4

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy NE11 supports the provision of new or improved community facilities where they meet the identified needs of local communities.

Policy ACS4 of the Local Plan permits the development of facilities for health practitioners subject to there being an acceptable effect on residential amenity and parking.

Visual amenity and character

The portacabin cannot be seen from Culver Road but is visible from the car park for the Orchard Surgery Health Centre to the south. However, it is a modest structure which is sited in the corner of the rear parking area of Kingfisher Surgery and its continued presence until 2011 is not considered to result in serious detrimental visual harm to the area.

Residential amenity

The portacabin is sited close to the boundary with 17 Culver Road, a residential property. However, it is partly screened by another outbuilding behind the portacabin and by vegetation on the boundary. No objections have been received from any neighbouring resident and it is considered that a further 3 year permission would not result in harm to residential amenity.

Access and Parking

The portacabin does not intrude upon the parking spaces at the rear of the surgery and there are no parking or access concerns as a result of this proposal.

Recommendation

APPROVE for reason that :-

4PP (amended) Although the building detracts from the appearance of the site, having regard to the relevant policies of the Adur District Local Plan (AG1, ACS4) and the West Sussex Structure Plan (LOC1, NE11, DEV1), and on the understanding that the surgery is to relocate to new premises in 2011, a further temporary permission is considered acceptable in the circumstances.

Subject to

1. C1Di 31 December 2011
   Reason – To enable the LPA to review the special circumstances.... and to retain control...paying regard to policy ACS4 of the Adur District Local Plan and NE11 of the West Sussex Structure Plan

Case Officer. P. Barnett Date... 1/12/08

1/12