Application Number: AWDM/0703/16 Recommendation – APPROVE

Site: Thakeham House 193B Upper Shoreham Road Shoreham-By-Sea West Sussex

Proposal: Single storey front extension to north elevation for pharmacy at Northbourne Medical Centre.

Proposal, Site and Surroundings

The application site comprises an area of land (0.22 hectare) within the north-west corner of the Southlands Hospital site, comprising Thakeham House, and part of the adjacent internal access road and car park. To the north, the site boundary is defined by a distinctive brick and flint wall (1.8 metres high) which runs along the length of the Hospital site onto Upper Shoreham Road. There are semi-detached and detached bungalows on the opposite side of Upper Shoreham Road occupying slightly raised ground. To the west the site adjoins a large residential development formerly part of the wider Southlands Hospital site. Adjoining to the east is Beeding House within the operational Hospital grounds.

The northern site boundary demarcates a substantial difference in ground levels, with the application site 1 metre lower than the adjacent public highway. Ground levels slope down across the application site by a further 2 metres from north to south.

Thakeham House is a two storey brick built building with second floor accommodation in the roof served by dormers. Permission was granted in 2011 to extend the building in connection with its proposed re-use as a medical centre with ancillary pharmacy together with provision of car parking, cycle parking and new pedestrian access from Upper Shoreham Road, AWDM/1090/11. The extension works were to the north side and have since been completed and the building is functioning as a medical centre.

There is a pedestrian access from Upper Shoreham Road via the rear of the building. The main vehicular access is via the existing internal access road serving the residential development utilising the existing access from Upper Shoreham Road. The main entrance to Thakeham House is on the south side. As part of the proposals when the conversion and additions were added in 2011 proposals were made to alter the parking and access arrangements. The far western section of the existing internal access road was proposed to be stopped off in order to create a separate car park serving the new medical centre to the south side of Thakeham House comprising of 30 car parking spaces including 2 disabled bays plus an ambulance bay. Access to the new car park is controlled by barriers.

The current application seeks consent for an additional extension to the building. A single storey flat roof addition to the north west side of the building. This is to increase the floor space within the existing pharmacy. The extension is 9.2 metres wide and 4.7 metres in depth. With the flat roof it has a maximum height of 4.1 metres. A door is shown to the rear with windows to the rear and side. Existing external windows are to be blocked up where the extension is to be sited.

Relevant Planning History: As described above.

Consultations:

West Sussex County Council: The Highways Authority has advised that they have no objection subject to any conditions attached. WSCC has considered how this will impact the highway network and apart from any construction works which may need a management plan WSCC do not consider there to be any material capacity issues with this extension and raise no objection. Cycle storage if not already provided should be.

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area

Representations: - None received following notification of neighbouring residents.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996)(saved policies): AG1, ACS4
National Planning Policy Framework (2012)

Planning Assessment

Principle

The site (together with the rest of the Southlands Hospital site) is not identified for any particular use or development in the Local Plan. Saved policy ACS4 states that the development facilities for doctors, dentists and other health practitioners will be

permitted subject to the effect on the amenities of surrounding dwellings being acceptable and on-site parking arrangements and access to the public highway being acceptable (although policy AT12 referred in the policy text has not been 'saved').

The current application for the single storey extension must be considered in the context of the existing building as extended and altered as its current use as a medical centre and ancillary pharmacy. The main issues for consideration here are how the extension will affect the building from in relation to its architectural character and visual impact and also how the building will impact upon access and parking to the northern side of the building. Any impact upon the residential amenities of the adjacent dwellings must also be considered here.

Visual amenity

The application site is not located in the Southlands Conservation Area but Thakeham House is referred to in the Conservation Area Appraisal as an attractive character building that contributes positively to the townscape and the setting of the Southlands Conservation Area (the designation of which was based on the former Steyning Workhouse buildings). The Conservation Area Appraisal incorrectly identifies that the age of the building as dating from the 1930s. However, research undertaken as part of the Building Appraisal submitted with the proposals to use the building as a medical centre identified the building as dating from 1906, comprising one of the original Infirmary buildings on the site, which was built on land adjacent to the Steyning Workhouse.

The building is of two-storeys in red brick under a hipped roof of tiles with rooms in the roof served by dormer windows. The south-facing front of the building is particularly attractive, incorporating a central columned doorway flanked by feature bay windows on either side. It retains much of its original character, including the small-paned timber sliding sash windows (ground and first-floor), timber panelled entrance door and stone motif detailing of the front parapet feature. The north side of the building is relatively plain and more utilitarian in appearance. The proposed single storey extension is simplistic in form and limited in height and scale, it is 'tucked' into the rear of the site at lower ground level than the street and in a recess. The use of matching bricks and timber sliding sash windows is of paramount here to ensure the extension will complement the existing historic building design and materials. The decorative features and parapet capping shown on the submitted drawings have been replicated to further enhance this. Conditions are attached to ensure that the design detailing and materials are all implemented as shown on the submitted drawings.

The flat roof design is considered to be the most appropriate form of design here. It will appear subservient and will not compete in terms of design and scale with the main building. The bricks that have been used to complete the recent extension works appear to be slightly darker than the original brick. Yet it is considered that if the proposed extension is completed in these matching bricks then it would link in well with the existing building and result in a small scale addition that does not detract from the historic and architectural character of the building.

The visual impact of the proposed extension (and the existing 'bulk' of Thakeham House in general) is also lessened by the effect of the lower ground levels on the site. The site is enclosed by close boarded fencing and a brick and flint wall to the north. When viewed from Upper Shoreham Road only part of the flat roof will be visible. This is acceptable due to this being a secondary frontage despite it being adjacent to the highway.

The submitted plans show three air conditioning units to the northern side of the new extension (replacing those currently in place). No specification has been provided of their size or appearance and this will need to be addressed as a condition of planning permission.

Residential amenity

The most affected residential properties would be the pair of new three-storey townhouses within the residential development site to the west. The approved drawings show the main entrance to the new dwellings on the east side, together with various window openings. These are primarily secondary in nature, serving the entrance hall, ground-floor kitchen, and a bathroom and en-suite on the upper floors. Each floor of the dwelling includes a feature window in the south-east corner serving a ground-floor living room and bedrooms above, but in each case the main aspect from the habitable room is to the south. There is also a small second-floor balcony in the south east corner. It is not considered that the proposed extension will have any overbearing impact or result in any loss of light to the adjacent dwellings. The proposed side window which will face west will be mainly screened from the adjacent dwellings by the close boarded boundary fence. In the light of this and the adjacent windows not being the primary outlook it is not considered that obscure glazing is necessary in this case.

Details of noise emissions from the proposed replacement a/c units will need to be submitted to ensure the amenities of these dwellings are not adversely affected.

Accessibility and parking

The previous application AWDM/1090/11 accepted the principle of the use of the building as a medical centre with pharmacy. The parking and access facilities have been implemented as per the previous consent. There is pedestrian access to the site from Upper Shoreham Road as stated above. There is ramp access and steps, a pedestrian walk way is marked out on the tarmac leading to the front and main entrance to the building. The approved drawings AWDM/1090/11 show cycle spaces to be located at the site of the extension. At the time of visiting the site this space was being used for the parking of three vehicles. It is considered that the loss of these spaces is not a reason to resist this proposal. The main car park is to the south of the building. There will not be any additional staff employed as a result of the extension works. A condition is attached in relation to cycle parking provision as required by West Sussex County Council.

Recommendation

APPROVE

Subject to Conditions: -

1. Standard time limit
2. Design detailing as per approved plans, timber doors etc
3. Cycle parking provision
4. restriction of hours of construction.
5. Construction Method Statement
6. no deliveries to the medical centre…
8. approved drawings

Informative

1. Proactive amendments

Case Officer: Hannah Barker Date: 1st July 2016

Authorised by: Jo Morin Date: 01.07.2016