Expiry Date - 10/11/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1122/25 **Recommendation – APPROVE**

Site: **St Lawrence Surgery 77 - 79 St Lawrence Avenue Worthing West Sussex**

Proposal: **Erection of canopy to link main building and annexe**

Date of site visit: 09.10.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a large, detached building used as a GP surgery, located on the corner of St Lawrence Avenue and Rectory Road. The immediate vicinity of the site is predominantly residential in character although a commercial/ shopping parade lies in close-by South Street to the south of the site.

A TPO (No.30 of 1998) relates to a number of established trees across the site.

Proposal

The application seeks permission for an open-sided rain canopy over an existing access ramp on the north side of the main surgery building linking to the entrance to 2no new consulting rooms within a recently permitted detached annexe building sited to the north of it.

The proposed canopy will consist of clear polycarbonate sheet roofing supported on timber beams and galvanised posts. It will be fitted to the fascia at eaves height on the main building (2.7m high) with a shallow fall eastwards. It will sit just above the eaves of the new annexe due to the difference in height of the buildings.

It is understood that the new consulting rooms cannot proceed without the provision of adequate weather protection for patients over the pedestrian ramp/path linking the main surgery building and the new annexe.

Relevant Planning History:

AWDM/0771/25 Demolition of outbuilding and construction of detached building with two consulting rooms and waiting area. Permitted 12.08.2025

Consultations:

Adur and Worthing Councils

The **EHO (Public Health)** has no adverse comments on the proposal.

Representations:

2 representations have been received from the occupier of neighbouring 6 St Lawrence Mews: -

Initial comment
Objection - owing to height adjoining boundary with potential to negatively affect receipt of light to property.

Further Comment
Whilst my preference would be for no further development I appreciate there may be NHS (and other) requirements [for the development]. On that basis I can live with the walkway as set out in the application.

A representation in support of the proposal has been received from the National Annexe Planning Consultancy (NAPC).

Officer Comment: *The representation from NAPC appears to misconstrue the nature of the current application in assuming the approved 'annexe' is for residential accommodation.*

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SP3, DM5, DM8
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to proposal which support the delivery of improved primary health care to the local community in accordance with LP policies SP3 and DM8.

The key considerations are the effects of the proposed development on the visual and residential amenities of the locality.

Residential Amenity

The recently approved annexe building (8.41m x 4.45m) will replace an existing detached store (former garage) in a similar location, sited close to the eastern site boundary with 5 and 6 St Lawrence Mews, part of a terraced complex of 2-storey houses on slightly lower ground. The new annexe building is sited opposite the west elevation of No.6. The existing single-storey

east ‘wing’ of the main surgery building sits opposite the boundary with No.5, extending alongside part of the dwelling and most of the rear garden.

The approved scheme retains a 3.4m deep gap between the north side of the main building and the south elevation of the new annexe within which is an existing ramped access leading from a door in the north elevation of the east wing. This will also provide access from the main surgery to the new annexe via an entrance on its west side. The canopy is proposed over the ramp and the footpath extending northward between the annexe and the main surgery building.

A GF window in the west elevation of No.5 is sited directly opposite and facing the existing gap between the buildings. Another GF window sited further south in the same elevation is opposite the existing ‘east wing’.

Both windows at No.5 serve a kitchen/dining room. The proposed canopy will be sited 0.4m from the common boundary and will sit partially in front of the window at No.5 whilst retaining a gap of about 1m between the end of the canopy and the southern elevation of the annexe. A new ‘hit and miss’ screen fence (1.8m high) will be erected at the eastern end of the ramp to safeguard against loss of privacy. At an overall separation distance of approximately 2.2m the canopy and screen will have some impact on the outlook from the nearest window and the receipt of light to it. However, bearing in mind the room in question has a dual aspect with a window/door facing onto the garden to the south, it is considered the impact will not be severe. The ‘hit and miss’ fence has been agreed in discussions between the surgery and neighbours at Nos.5 and 6.

The nearest window at No.6 also serves a habitable room. The new annexe building will be sited directly opposite this window (as does the store building currently). The canopy and screen will be visible in angled views to the southwest but will not significantly worsen the receipt of light to or outlook from this window compared to the existing situation, or as approved under AWDM/0771/25.

Visual Amenity

The proposed canopy will have an ancillary lightweight construction, set back a good distance from St Lawrence Avenue. It will have no significant impact, if any, on the street scene.

The canopy will not be sited any closer to the existing cherry tree (not subject to a TPO) shown on the plans as being retained than the new annexe building. [A condition of AWDM/0771/25 requires tree protection measures and any special foundations to be agreed prior to commencement.]

Recommendation

APPROVE subject to Conditions: -

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated
4. Erect and retain privacy screen

Informative

Pro-Active No Amendment

Is recommendation contrary to letter(s) of representation? N – Objection withdrawn

Case Officer:	Jo Morin	Date: 28.10.2025
Authorised by:	Peter Barnett	Date: 28 October 2025