Expiry Date - 04/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0171/12 **Recommendation – APPROVE**

Site: **Kingfisher Surgery 19 - 21 Culver Road Lancing West Sussex**

Proposal: **Retention of temporary portable building at rear (renewal of ADC/0514/08)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application seeks consent to renew a temporary permission that was initially granted in 2002 and has been renewed regularly since, the last time being December 2008 (ADC/0514/08). This application seeks consent to once again renew the temporary permission. The applicants have explained that they have been trying to relocate to new premises for the last four years but NHS funding for new build surgeries has been withdrawn. It is likely that they will need to continue to work at the existing site for the foreseeable future. As they are short of space the portacabin is needed and used as a study space for trainees, for storage, meetings and office work.

The portacabin measures 3m by 7m and is located at the rear of the surgery at 19 Culver Road. The surgery has previously expanded into the attached bungalow (no.21) and now occupies a pair of bungalows in Culver Road. Parking for 10 cars has been provided in the rear garden of no.21.

Relevant Planning History

ADC/0170/07 – Change of use of No.21 from dwelling to surgery with additional car parking

Consultations

Lancing Parish Council: No objection

Representations

No representations received

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, ACS4

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Planning Assessment

Visual amenity

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 for a further 3 years is not considered to result in serious detrimental visual harm to the area.

Residential amenity

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. 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.

Accessibility 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 the reason:-
Although the building detracts from the appearance of the site it is not prominent in the street scene and, having regard to the relevant policies of the Adur District Local Plan (AG1, ACS4) and current financial circumstances which make relocation to a new surgery unlikely in the near future, a further temporary permission is considered acceptable.

Subject to Conditions:-
1. 3 year temporary permission

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett Date: 8 March 2012

Authorised and signed by: [redacted] Date: 8/3/12