Development Management - Delegated Officer Report

Application Number: AWDM/0255/15 Recommendation – Temporary Approval

Site: Kingfisher Surgery, 19 - 21 Culver Road, Lancing West Sussex, BN15 9AX

Proposal: Retention of temporary portable building at rear (renewal of AWDM/0171/12)

Date of site visit: 18 March 2015

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 March 2012 (AWDM/0171/12). 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they have been trying to relocate to new premises for the last 7 years but NHS funding for new build surgeries has been withdrawn.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 site history

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

AWDM/0171/12 - Retention of temporary portable building at rear (renewal of ADC/0514/08)

Consultations

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

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

Planning Assessment

Principle

Saved 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

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

The portacabin is sited close to the boundary with 17 Culver Road, a residential property. However, it is partly screened by another outbuilding to the east of the portacabin and by vegetation on the boundary. No objections have been received from any neighbouring resident and it is considered that a further 5 year permission would not result in harm to residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Temporary for 5 years
2. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 21 April 2015

Authorised by: Gary Peck Date: 22 April 2015