Development Management - Delegated Officer Report

Application Number: AWDM/0948/16 Recommendation – Approve

Site: **Northbourne Medical Centre, Eastern Avenue Shoreham-By-Sea**

Proposal: **Screen walls to create new frontage to east elevation; increase in height of middle section of roof by 1.8m; glass canopy over existing entrance on east elevation; flat-roof canopy and 2m high wall to north and west elevation; air conditioning units; revisions to doors and fenestration to all elevations (all in connection with the use of the whole building as funeral directors permitted under AWDM//0428/16).**

Date of site visit: 1 July 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a single storey building located on the corner of Eastern Avenue and Upper Shoreham Road. It was previously in use as a medical centre but was vacated in 2014/15. Permission was granted earlier in the year for a change of use of the building to funeral directors and chapel of rest (AWDM/0428/16)

The building sits to the north of a primary school and scout hut. There are residential properties to the east and west with Buckingham Park directly opposite.

This application proposes (as described in the Design & Access Statement):

a. north east corner – screen wall curving round from north facade to enclose the corner of the building to make a landmark feature, create privacy from the road/public corner of the site and create an external enclosed space.

b. new glass canopy corner over the main entrance on the east elevation – this replaces an existing smaller flat roof canopy.

c. south east corner – screen wall curving round the south east corner of the building. This separates the walkway from cars, creates some privacy from Eastern Avenue and as with the other screen wall on the north east corner gives the building a new appearance.

d. new private enclosed area to the west end of the building with new flat canopy roof, the purpose being to allow operations such as transferring coffins from vehicle to building etc to be out of sight.

It also states:

the proposal includes a new roof over the main Reflection Area and Chapels in the building, with the ridge line being 1.8 metres higher than the existing.

The roof will be a metal standing seam coloured silver grey and it will increase the ridge height of a central section of the building. The wall height in that section will also correspondingly increase and it will be white rendered with dark stained timber boarding beneath the windows.

A new 2m high white rendered wall is also proposed around the west end of the building, set below the level of Upper Shoreham Road.

The new screen walls are also to be rendered with the main entrance wall rising to a height just below the eaves level of the building. The second wall will be a similar height, stepping down to 1m high.

The south facing gable walls are to have weatherboarding added and a number of windows are to be replaced.

The new glass canopy will be a maximum of 3.4m high above ground level (which drops from north to south). The canopy at the rear will be 3m high.

Relevant site history

As above.

Consultations

West Sussex County Council: The **Highway** Officer has no objection. Comments that vehicular access is via an existing entrance into the site's car park off Eastern Avenue, a 'C' classified road subject to a 30 mph speed restriction in this location. The proposed works will result in the loss of one car parking space and all motorcycle parking. From an inspection of the online documents and plans the proposed works do not appear to interfere with the existing access or the visibility upon exiting the site.

Adur & Worthing Councils: The **Environmental Health** officer has no objections.

Representations

1 letter of objection received:

- Flat roofs could result in seagulls assembling. Barriers needed to prevent this.
- Traffic safety issue at this busy junction

Relevant Planning Policies

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

Planning Assessment

Principle

The proposal comprises upgrading existing commercial premises located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the building and its surroundings.

Visual amenity

The existing building is unassuming with a functional design. It sits in a prominent position at a busy junction and opposite Buckingham Park. The proposal will result in a significant change to the building increasing its prominence and presence in the street. It sits at a lower level than the road but the alterations, in particular the increase in height of the central roof section and the use of zinc, will be deliberately noticeable. The applicants wish to give the building “a sense of place” and make it a landmark.

The different materials, from white render, timber cladding and zinc and tiled roofs could result in a rather confused appearance but, on balance, it is considered that the resulting building will not cause harm to the visual amenities of the area.

The proposal has been amended to reduce the height of the proposed screen wall on the eastern side so that is no higher than eaves level (as opposed to 4.5m as originally proposed). A closeboard fence on the northwest corner has also been replaced with a rendered wall and has been reduced in length. Air conditioning units have been moved off the north (front) of the building and sited behind the new wall in the unloading area.

Residential amenity

The building is relatively distant from residential properties. To the west, dwellings in Buckingham Close are almost 50m from the new unloading area and screen wall to the a/c units. To the east, dwellings in Eastern Avenue are on the opposite side of the road and are considered to be sufficiently distant to not be adversely affected by the proposal.

The application is supported by details of the noise levels of the proposed A/C units which demonstrate that they will not cause harm to the neighbouring properties.

The Council’s EHO has no objections to the proposal.

Parking and Access

The building has an existing car park which is to be slightly altered. However, 20 parking spaces will remain which is considered to be adequate for the use. Vehicular access remains unaltered. There is no highway safety objection.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Windows to preparation room to be obscure glazed

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 18 August 2016

Authorised by: Gary Peck Date: 18 August 2016