Development Control – Delegated Officer Report

Application expiry: 26.04.07

Application Number: ADC/0083/07 Recommendation - Permit

Site: **St Marys House St Marys Road Shoreham-by-Sea West Sussex**

Proposal: **3 air-conditioning units (retrospective); installation of external compressor/suction unit on north-west side and alteration of internal partition (application for listed building consent)**

The Application

The application relates to the dentist's surgery located on the ground floor of St. Mary's House a part C18, part C19 Grade II listed building.

The application is for three exterior mounted air conditioning units on the east and west elevations (retrospective), and the proposed installation of an external compressor/suction unit on the north-west side of the building, and alteration to an internal partition wall.

There is no relevant planning history attached to the building.

Consultations and Representations

Consultations/Comments

County Planning Officer (Design & Conservation) - The mechanical units and storage are as we agreed on site.

Third Parties

The occupier of Flat 6, The Vinery to the east is concerned about potential disturbance to neighbours from the installation and suggests that it be done on the other side of the roof (facing the post office).

Contributors

ADCAG – The enclosure is unsightly and we consider that a well designed enclosure would solve the acoustic and aesthetic problem.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): CH5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AB7, AB9, AB11.

Planning Assessment

The concerns of the application are the effect that the air conditioning units have and the compressor/pump will have on the character and setting of the listed building.

Policy CH5 of the Structure plan states that development should not be permitted unless statutorily listed buildings of special architectural or historic interest, and their settings, will be preserved and, where, possible, enhanced.

Policy AB7 of the Local Plan requires that development should not adversely affect the character of Listed Buildings, and in policy AB9 it refers to materials being used being typical of the locality and alterations should not affect the internal or external appearance of the building.

The air conditioning units subject to the application are located, one on the east facing wall of the extended C19 part of the building 2.0m above ground level. The second is located on the west facing wall of the same section approximately 2.5m above ground level, and the third is placed on the west facing wall of a more modern built rear exit porch 1.0m above ground level.

The location of the air conditioning units are at the rear of the property, which itself is set back from the road by approximately 11.0m, and they are not visible from any part of St. Mary's Road or the Church yard opposite.

Although air conditioning units are not in-keeping with the age of the building seen only from the rear walled garden of the property, and are unseen from surrounding properties or public areas in the conservation area, and it is considered that a refusal on the basis of it being detrimental to the character of the Listed Building would be unwarranted.

The proposed storage box for the compressor/pump would be 1.8m wide, by 1.2m deep, by 1.2m high (fractionally larger that the plastic storage unit currently there) built in timber with full sound insulation and would be acceptable, based on the details being provided prior to construction. A small hole in the fabric of the building will be required to allow the relevant connections between the pump and the machinery housed inside the surgery.

No details of the replacement partition have been supplied but again provided the design and materials are agreed prior to installation it would not have an adverse effect on the character of the building.

Recommendation

APPROVE for reason that :-
The proposal would preserve the character of the listed building, its setting and any features of special architectural or historic interest which it possesses. It would also preserve or enhance the character or appearance of the Conservation Area and would accord with the relevant policies of the Adur

District Local Plan (AB4-5) and the adopted West Sussex Structure Plan 2201-16 (CH4-5)

1. C1Ci.
2. No construction of the storage box or internal partition shall be carried out unless and until the design and materials to be used have been submitted to and approved in writing by the Local planning Authority.
   Reason: *To conserve the character and appearance of the area and to comply with policy AB5 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*
3. ~~C19D~~
3 4. C19E
4 5. C19G

Case Officer: [illegible]
Date: 05/04/07

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Head of Planning and Community: Peter Daniels
Date: 16 4 07

Chair of the Planning and Regulatory Committee: A.J. Mills
Date: 16/04/07