Development Control – Delegated Officer Report

Application expiry: 26.04.07.

Application Number: ADC/0084/07 Recommendation - Permit

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

Proposal: **3 air-conditioning units (retrospective) and installation of external compressor/suction unit on north-west side (in proposed enclosure)**

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

Chief Environmental Health Officer - Visited premises on the 08/03/07 to view and listen to the air con units. No adverse comments. Compressors not yet in place but I would expect a more robust enclosure than that already is there. The plastic storage facility will provide little attenuation. No objections but I would like to reassess the situation when compressor in place.

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

Third Parties

The occupiers of Flat 6, The Vinery to the east, overlooking the site, moved to the current premises because it appeared to be quiet after the stress of living in a noisy neighbourhood with frequent interruptions during the night. They are concerned that the installations would be near their bedroom window and would cause disturbance.

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): DEV1, CH4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4 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 and on the residential amenity of the locality.

Policy DEV1 of the Structure Plan requires that development be of high quality taking into account the need to integrate with and, where possible, enhance adjoining land-uses and minimise potential conflicts between land-uses and activities.

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 applicant states that the units have been installed for a period of two years, and no complains have arisen based on the noise that they produce.

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.

The air conditioning units are not in-keeping with the age of the Listed Building but are seen only from the rear walled garden of the property. They are not visible 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.

The E.H.O. has said verbally that the wooden construction of the box would be substantial enough to prevent there being any noise disturbance to any of the surrounding residential properties.

Recommendation

APPROVE for reason that :-
The proposed development would not detract from the local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would preserve or enhance the character or appearance of the Conservation Area and the character of the

Listed Building, its setting and any features of special architectural or historic interest which it possesses. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB4, AB7, AB9) and the Adopted West Sussex Structure Plan 2001-16 (DEV1, 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. C17A – amended.
   The ~~use~~ air-conditioning units hereby permitted shall not be ~~carried on~~ used until the compressor and pump storage unit has been sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
   Reason: *In the interest of amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: [signature]
Date: 10/04/07

[signature] 10/4

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

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