Expiry Date – 14/9

Development Control – Delegated Officer Report

Application Number: AWDM/0953/18 Recommendation – Grant

Site: Craigweil Dental Practice, Grand Avenue, Lancing

Proposal: Single storey side extension to existing dental surgery to form new entrance with disabled access, additional dental surgery spaces, enhanced reception, with patient waiting area and toilet facilities

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 7/9

Site and Surroundings

This application relates to a detached building on the north side of Crabtree Lane at its junction with Grand Avenue and opposite Monks Recreation Ground in the heart of Lancing. The building has a first floor flat with separate access from Crabtree Lane and the ground floor is in use as a dental practice access off of Grand Avenue. The existing practice has two surgery rooms and a hygienists room.

Built as one house this property is brick and rendered under a green pantile roof. It has been extended to the rear with a flat roofed two storey extension and a further ground floor rear extension. There are 2/3 parking spaces at the rear and a brick store suitable for cycle parking storage.

The site is not in a conservation area and is not listed. It sits opposite the shops on Crabtree Lane which is a busy bus route. It is within walking distance of Lancing district centre and the railway station.

Proposal

A single storey side extension is proposed to create two additional dental surgeries, a new enlarged waiting area and two WC's. Ramped access and a canopied entrance are also shown.

The side extension has differing widths and heights. It has been revised since first submitted to reduce the height of the parapet on the front element. It now has a maximum height of 3.35 metres. It extends almost to the side pavement boundary at its widest and extends almost the full length of the extended side wall.

Relevant Planning History

L/165/05 – Single storey side/rear extension. Granted 7.11.05

L/10/05 – Change of use of first floor flat to additional dental surgery. Granted 10.03.05

Consultations

Highway Authority –

'This planning application is for a single storey side extension of 62m^2 to the existing dental surgery to form a new entrance with disabled access, additional dental surgery spaces, enhanced reception, with patient waiting area and toilet facilities.

The proposals are not considered to significantly increase trips to or from the property given the size and nature of the changes. A proportion of the floorspace is associated with providing enhanced facilities (new entrance, enhanced reception and waiting area and toilet facilities) rather than an intensification of use. A new surgery space is proposed and therefore trips may increase slightly but these are not considered to be significant nor warrant a reason for refusal.

The two existing car parking spaces accessed from Grand Avenue are retained and the applicant is proposing a new cycle parking store. Further details of the cycle parking store should be secured via condition.'

Representations

Lancing Parish Council: No objection.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2, 15 and 33.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a local community facility within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area, neighbour amenity and the local highway network.

Highway Network

The proposed site has two or three off street parking spaces at the rear which are not affected by this proposal. Cycle parking is also shown. Crabtree Lane is a busy bus route and the site is easily accessible to Lancing town centre with other bus routes and the rail station. The addition of two additional dental surgeries is not expected to have a significant effect on highway movements.

Community Facility

The retention and enhancement of a community facility is the key tenet of policy 33 of the newly adopted Adur Local Plan. This surgery is in the heart of a residential area and will provide improved facilities for local residents.

Design/Neighbours

The existing surgery has a hedge along its front and side boundaries. The hedge on the Grand Avenue frontage will be lost for the length of the side extension. The new extension and ramp will extend almost up to the back edge of the pavement. The bulk of the extension has been reduced with the reduction in the height of the parapet wall. As this extension is to enlarge an existing community facility its prominence on this corner site is acceptable.

The extensions are shown to be finished in painted render and brick. These materials are already in use on the existing building.

The extension will not affect any neighbour. The reduced height ensures first floor windows are unobstructed.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. Car and cycle parking retained

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 14.9.18
Authorised and signed by:	Peter Barnett	Date: 17 September 2018