Development Management - Delegated Officer Report

Application Number: AWDM/0515/17 Recommendation – Approve

Site: Ball Tree Dental Care, 43 Busticle Lane, Sompting

Proposal: Single-storey extension to north elevation to enlarge existing reception and waiting area and provision of WC.

Date of site visit: 9 January 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission is sought for a single storey rear extension to an existing dental practice. The extension measures 3.5m deep, 7.1m wide and 3m high with a false pitched roof. It will provide an improved waiting area/reception and WC.

Relevant site history

AWDM/1890/16 – Single storey rear extension and associated works - withdrawn

Consultations

West Sussex County Council: The **Highway** Officer has no objection. A study of the plans and application form demonstrates that there are no proposed alterations that would affect the existing access and parking arrangements. Therefore, the Local Highway Authority does not wish to raise any objection to this proposal.

Adur & Worthing Councils: The **Environmental Health** Officer has no objection.

Sompting Parish Council: Support

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading a commercial property 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 site and its surroundings.

Visual amenity

The extension has been reduced from the previous submission to a more acceptable size which complies with the DC Standard for residential extensions (the practice is located within a former dwelling). It will not cause visual harm.

Residential amenity

The depth of the extension complies with the Council's standard for extensions and, while located on the boundary with the attached dwelling, it will not cause serious harm by way of loss of light or outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

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

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: 11 May 2017

Authorised by: Gary Peck Date: 11 May 2017