Expiry Date – 28/6

Development Control – Delegated Officer Report

Application Number: AWDM/07735/19 Recommendation – Grant

Site: **45 South Street, Lancing**

Proposal: **Installation of 2no. air conditioning units to rear (east) elevation for Paydens Pharmacy.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21.6

Site and Surroundings

This application relates to a detached building with a chemist shop at ground floor and a flat over. To the rear is a timber yard in the ownership of the site but let out separately. South and to the rear are residential premises. To the north is ground floor retail with residential over.

The site is within Lancing Town Centre, in a secondary shopping frontage and Block 4. The site is not in a conservation area and is not listed.

Proposal

Permission is sought to add two air conditioning units to the rear wall to ensure medications are kept within a temperature range.

The application has been revised since first submitted to lower the air con units.

Relevant Planning History

L/178/99 – single storey rear extension to provide enlarged shop area. Granted 15.12.99

Consultations

Health: '*The existing boundary fence/wall will act as a barrier if the units are lowered, further reducing the noise. As long as the top of the unit is no higher than 6ft this should be ok. Noise levels from the units are not excessive and I don't expect them to be audible in the neighbouring garden. Lowered position much better.'*

Representations

One objection from No. 6 Ingleside Crescent:

Unsightly and visible from garden. Noisy and potential to disturb sleep and use of garden

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15 and 34.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a shop with the town centre. For consideration is the impact of the proposals on the appearance of the area and noise to neighbours.

Noise

The units are to be sited on the back wall of a deep single storey rear extension. The extension backs on to an open timber yard which is surrounded by a wall and fencing.

The units have been re sited lower down the wall so that the top is 1830mm above ground level. This minimises noise exposure as it is moved further from the first floor flat and also contained by the boundary walls for other neighbours. The noise output is not expected to result in nuisance to neighbours.

Appearance

Lowering the units will make them less visible to neighbours. The objector's boundary is 16 metres to the east. The timber yard is inbetween.

The units are not unsightly.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years

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? Yes.

Case Officer signed:	MOK	Date: 26.6.19
Authorised and signed by:	Peter Barnett	Date: 27 June 2019