Development Management - Delegated Officer Report

Application Number: AWDM/1396/23 Recommendation – Temporary Approval

Site: Kingfisher Family Practice, 19 - 21 Culver Road, Lancing

Proposal: Retention of temporary portable building at rear (renewal of AWDM/0255/15) and proposed additional temporary portable building at the rear.

Date of site visit: Visited site previously. Assessment made from Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application seeks consent to renew a temporary permission that was initially granted in 2002 and has been renewed regularly since, the last time being April 2015 (AWDM/0255/15). This application seeks consent to once again renew the temporary permission but also to install an additional portacabin. The applicants have explained that the new portacabin would house newly-recruited urgent care medical professional staff (paramedics and advanced nurses). The other cabin houses the pharmacy team. There is insufficient space for these essential services in the main building.

The portacabins are 20m2 and are located at the rear of the surgery at 19 Culver Road. The surgery has previously expanded into the attached bungalow (no.21) and now occupies a pair of bungalows in Culver Road. Parking has been provided in the rear garden of no.21.

Relevant site history

ADC/0170/07 – Change of use of No.21 from dwelling to surgery with additional car parking

AWDM/0171/12 - Retention of temporary portable building at rear (renewal of ADC/0514/08)

AWDM/0255/15 - Retention of temporary portable building at rear (renewal of AWDM/0171/12)

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The siting of an additional temporary building for use by medical professional staff is not anticipated to give rise to a significant material intensification of movements to or from the site, over what the site currently generates as existing.

The proposed siting of the temporary building looks to encroach into the existing parking area to rear. However, this would not appear to impact upon the available parking provision or turning arrangements.

Lancing Parish Council: Support

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 33
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

Policy 33 of the Local Plan protects and supports improvements to social and community facilities, including healthcare facilities.

Visual amenity

The portacabins will not be seen from Culver Road but will be visible from the car park for the Orchard Surgery Health Centre to the south. However, they are modest structures which are sited in the corner of the rear parking area of Kingfisher Surgery and their presence is not considered to result in serious detrimental visual harm to the area.

Residential amenity

The portacabins are sited close to the boundary with 17 Culver Road, a residential property. However, they are partly screened by another outbuilding to the east of the portacabin and by vegetation on the boundary. No objections have been received from any neighbouring resident and it is considered that temporary permission would not result in harm to residential amenity.

Parking

The additional portacabin will reduce the amount of car parking slightly but the car park is not laid out with formal spaces and WSCC Highways are satisfied that it will have no significant impact upon the available parking provision or turning arrangements.

Recommendation

APPROVE

Subject to Conditions:-

1. Temporary for 5 years
2. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 6 December 2023

Authorised by: Gary Peck Date: 6 December 2023