Development Control – Delegated Officer Report

Application expiry:05.01.07.

Application Number: ADC/0426/06 Recommendation - Permit

Site: **9 - 11 Buckingham Road Shoreham-by-Sea West Sussex BN43 5UA**

Proposal: **Air-conditioning units at front (retrospective)**

The Application

The application relates to the Shoreham-by-Sea branch of the Royal British Legion located on the west side of Buckingham Road. The application is retrospective and is for two air-conditioning units at the front of the building.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer No comments.

Third Parties

Representation has been made by the Mr. Thorpe of 9-11 Buckingham Road, (the application address), who states that after consultation with one of the Councils Environmental Health Officers about the noise it was suggested that air conditioning be installed to alleviate these problems. Due to the design of the premises the only position for the refrigeration units was at the front. The units were kept at low level so they would not be too obtrusive and screens with climbing plants in them were placed in front to disguise the units.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AE5, AS1.

Planning Assessment

The main concerns will be the effect the proposals have on the visual and residential amenity of the area.

The two air-conditioning units have been installed approximately 1.1m off of ground level either side of the front door to No.9. They are 1.0m wide, 0.9m high and protrude 1.0m from the property.

At this height the air-conditioning units would usually be clearly visible from the street, however the applicant has installed trellis screening in front which prevent the units from having a harmful effect on the visual amenity of the area. The screens themselves are within a seating area set inside a low wall at the front of No.9 whereas the front of No.11 is open for parking. The screens do not detract from the character of the surrounding area.

The units do not have an effect on the residential amenity of the upper floor residential accommodation in the surrounding area.

Recommendation

APPROVE for reason that :-

The proposed development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1, AS1, AE5) and the West Sussex Structure Plan (LOC1, DEV1)

Trellis panels screening the air-conditioning units hereby approved shall be provided and retained at all times.

1. ~~Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking or re-enacting that Order with or without modification), the two trellis panels located adjacent to the approved air-conditioning units shall be maintained and not removed unless approved in writing by the Local Planning Authority.~~ Screening hereby approved retained ~~and, in the event that they~~

Reason: *In the interests of visual amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case officer [redacted]

Date: 22.12.06 [redacted] 2/1