Expires 26/1/07.

Development Control – Delegated Officer Report

Application Number: ADC/0433/06 **Recommendation - Application Permitted**

Site: **Ball Tree Surgery Western Road North Sompting West Sussex**

Proposal: **6 air-conditioning units (on south, west and north elevations)**

The Application

The property consists of a large modern two storey brick building utilised as a doctor's surgery (D1 Use Class). The main reception area is to the southern side of the building and parking areas are provided on the western and southern sides. Access to the property is from Western Road North, over a driveway utilised by both the surgery and the Ball Tree Croft to the north.

The application proposes to install 6 air-conditioning units on the building. Three of the units are to be located on the western rear elevation, two on the southern elevation and one unit on the northern elevation. The units themselves vary slightly in size. The largest units measuring 835mm in height by 900mm in width and 300mm in depth are to be located on the southern and western elevations (three units). Two units measuring 650mm in height, 830mm in width and 320mm in depth are to be located on the western elevation. The final unit measures 578mm in height, 790mm in width and 315mm in depth and will be located on the northern elevation of the building.

The air-conditioning units are to control the temperature throughout the surgery.

Consultations and Representations

Consultations/Comments
The Sompting Parish Council has no objection to the proposal.

The Environmental Health officer has no objection to the proposal noting that due to the distance of the units from adjoining residential development, noise from the units should not cause any undue impacts. It was recommended however, that a condition be imposed to ensure that the untis are turned off from 22:00 through to 7:00 hours.

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, ACS4
West Sussex Structure Plan: DEV 1

Planning Assessment

The key planning considerations of this application are the impact of the air conditioning units on the visual amenity of the surrounding area and their impact on adjoining residential amenity.

The proposed units will be visually obvious on the building. It is noted, however, that the applicants have, where possible, tried to reduce the visual impact of the units. One of the units is to be located behind the waste disposal/bin area, two of the units are to be located behind garden beds and no units are to be located on the front of the building (eastern elevation). Given the location of the units and the use of the building as a surgery, the units are not considered to have such a detrimental visual impact on the building as to warrant refusal.

As noted above the Environmental Health officer has advised that the noise from the units should not cause any adverse impacts, given the distance from the units to the closest residential development. It was noted however, that the units should be turned off from 22:00 hours through to 7:00 hours. The applicant has noted that turning off the units during these hours would not be a problem and as such a condition should be included in any approval to ensure the units are not used between the hours of 22:00 and 7:00 hours.

The proposed units are not considered to have a significant detrimental visual impact on the surrounding area and provided they are not operated through the night, will not have a detrimental impact on the adjoining residential amenity. The units should be approved.

Recommendation

APPROVE for reason that:-

1PPi '...would not detract from the local urban environment...the relevant policies of the ADLP (AG1, ACS4) and....'

Conditions

1. C1Ci
2. The air conditioning units hereby approved shall only be operated between the hours of 7.00am and 10.00pm

R as per C14L

Case Officer [redacted] .....

Date: 22/1/07.