Application Number: AWDM/0543/17 Recommendation – APPROVE

Site: Northbourne Medical Centre 193B Upper Shoreham Road Shoreham-By-Sea West Sussex

Proposal: Variation of condition 8 of AWDM/0703/16 to state the 3 air conditioning units hereby approved shall be installed in accordance with details provided in email from the applicant's agent dated 22nd May 2017. Daikin FFQ50XC compact cassette matched to a RXS5OL inverter outdoor condensing unit. They shall not be altered or replaced without prior consent from the Local Planning Authority.

Proposal, Site and Surroundings

Thakeham House, now Northbourne Medical Centre is a two storey brick built building with second floor accommodation in the roof served by dormers. Permission was granted in 2011 to extend the building in connection with its proposed re-use as a medical centre with ancillary pharmacy together with provision of car parking, cycle parking and new pedestrian access from Upper Shoreham Road, AWDM/1090/11.

In 2016 consent was granted for a single-storey extension to the north side of the pharmacy on the west side of the building. As part of that permission 3 no. air conditioning units were shown on the plans. A condition was attached requiring details of the A/C units to be submitted and approved.

This application seeks a variation of this condition to allow the specification of the a/c units as described above.

Relevant Planning History

AWDM/1090/11 Part two/part three-storey extension on north side and associated elevation alterations in connection with proposed use as medical centre, (class D1) with ancillary pharmacy, together with provision of 31 car parking spaces, cycle parking and new pedestrian access from Upper Shoreham Road. Approved.

AWDM/0703/16 Single-storey front extension to north elevation for pharmacy. Approved

Consultations: Environmental Health Officer: - The proposed units are Daikin FFQ50C compact cassette matched to RXS5OL inverter outdoor condensing unit. The distance at which the sound pressure tests were taken is 3.0m. – Based on this information it doesn't look like this will cause noise problems

Representations: - None received following notification of neighbouring residents.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996)(saved policies): AG1, ACS4

National Planning Policy Framework (2012)

Planning Assessment

Principle

The visual and residential amenity impact of the air conditioning units must be considered here.

Visual amenity

The application site is not located in the Southlands Conservation Area but Thakeham House is referred to in the Conservation Area Appraisal as an attractive character building that contributes positively to the townscape and the setting of the Southlands Conservation Area (the designation of which was based on the former Steyning Workhouse buildings). The Conservation Area Appraisal incorrectly identifies that the age of the building as dating from the 1930s. However, research undertaken as part of the Building Appraisal submitted with the proposals to use the building as a medical centre identified the building as dating from 1906, comprising one of the original Infirmary buildings on the site, which was built on land adjacent to the Steyning Workhouse.

The a/c units are located on the north side of the building, comprising the rear elevation. [The front of Thakeham House faces south with the rear backing onto Upper Shoreham Road.] However, the building itself is situated on lower ground compared to the adjacent public highway, and the site enclosed by close-boarded fencing and a brick and flint wall to the north. Consequently when viewed from Upper Shoreham Road only part of the flat roof of the extension is visible. The three A/C units will be screened from views from outside the site from this direction and will not therefore have a significant impact with regards to visual amenity. The a/c units would be sited on the ground and will be approximately 0.6m high x .08m wide x 0.3m deep. They are not inconsistent with the type of small-scale plant and equipment typically found at the rear of commercial or institutional premises and not considered overly obtrusive.

Residential amenity

The most affected residential properties would be the pair of new three-storey townhouses within the residential development site to the west. Details of noise emissions have been supplied by the applicant and the Environmental Health Officer considers these to be satisfactory. The amenities of the neighbouring dwellings will not be adversely affected.

Other Matters

It should be noted that procedurally an application to approve the details reserved by condition 8 of AWDM/0703/16 would have been more appropriate. However there was initially confusion about the consents in place for the air-conditioning units (based on Condition 19 of the original consent). However, when officers reviewed the history of the previous application AWDM/0703/16 it was apparent that consent

was in place for 3 units under that permission. The only outstanding matter related to the technical details. It seemed pragmatic in the circumstances to request substitute application forms and to re-advertise the change in description as the variation of condition 8 to agree the submitted details of the 3 no. a/c units. It is considered that neither the applicant nor third parties have been prejudiced by this alternative approach.

Recommendation

APPROVE

Subject to Conditions: -

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
DESIGN AND ACCESS STATEMENT		06.05.2016
LOCATION AND BLOCK PLAN	103	06.05.2016
EXISTING PLANS AND ELEVATIONS	104	06.05.2016
PROPOSED PLANS AND ELEVATIONS	105	06.05.2016

RXS Technical Data Sheet Received 12.04.2017

Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. No part of the development shall be first occupied until the covered and secure cycle parking spaces approved by email dated 25th April 2017 under condition 3 of AWDM/0703/16 have been provided. Spaces shall remain as such at all times unless otherwise approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

04. No construction work for the implementation of the development shall take place on site except between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 hours on Saturdays. No work shall take place on Sundays or Bank or Public Holidays.

Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

05. The Construction Management Plan approved by email dated 25th April 2017 under condition 5 of AWDM/0703/16 shall be implemented and adhered to throughout the entire construction period unless otherwise amended and agreed in writing by the LPA.

Reason: *In the interests of highway safety and the amenities of the area.*

06. No deliveries to the medical centre (including the pharmacy) shall take place except between the hours of 07.00 and 18.30 on Mondays to Saturdays.

Reason: *In the interests of highway safety and residential amenity.*

07. Work shall be carried out in accordance with the design detailing shown on approved drawing 105 received 5th May 2016 to include a timber door and timber sliding sash windows to match precisely the design, sub-divided proportions, profiles, opening method, heads and cills and set-back from the external wall face as those in the existing building. The face brick, parapet capping and decorative banding shall be carried out and completed to match that existing on the building.

Reason: *In the interests of visual amenity and to safeguard the character of the building having regard to saved policy AG1 of the Adur District Local Plan.*

08. The 3 Air Conditioning units shown on the approved drawing shall be carried out as detailed on the submitted application forms. The units shall be maintained regularly and shall not be replaced, unless like for like, without prior consent from the Local Planning Authority.

Reason: - In the interests of amenity and to ensure that there is no harmful environmental effect in accordance with saved Policy AH7 of the Adur District Local Plan.

Informatives / Notes to Applicant

01. 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.

02. Precautionary land contamination

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

Case Officer: Hannah Barker Date: 26th June 2017

Authorised by: Jo Morin Date: 26.06.2017