expiry 25/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0170/07 Recommendation - Permit

Site: **21 Culver Road Lancing West Sussex BN15 9AX**

Proposal: **Change of use of No.21 from dwelling to doctors surgery with single-storey rear extension and rooms in roof (with front and rear dormers and rooflights) to both No's 19/21 with additional car parking**

The Application

Permission is sought for extensions and alterations associated with the use of No.19/21 as a Doctor's surgery. The existing surgery (no.19) is the eastern half of a pair of semi-detached bungalows on the south side of Culver Road. The attached bungalow is currently vacant and change of use is sought.

The proposals include a rear infill extension between the rear projections of both No's 19/21, two rear dormers (one each at No. 19 & 21) and one front dormer (at No.21), all 2.0m wide, 1.4m high, 2.1m deep. The existing front car park at No. 19 would be extended to the front of No.21 with the access being moved to a central position. The rear of no.21 would be made into car parking spaces for 7 cars and accessed from the side of No.21. The existing garage would be demolished and the portable building at the rear of No.19 would be removed.

The site has two extant applications (L/137/05 & L/22/06) for similar changes of use of No.21 to a doctor's surgery with ancillary office space and alterations, including front and rear dormers.

Consultations and Representations

Chief Environmental Health Officer - No objection.

WSCC- Highways & Transport - From the comments made in respect of the earlier applications (L/137/05 _ L/22/06) there was an appreciation that both No's 19/21 could be used for similar or the same purposes [i.e. within Class D1]. It was recognised that whilst parking did not meet current standards, but given the location and proximity to additional nearby public car parks and that it is easily accessible on foot, by bicycle, train and bus no highways objection is raised on this occasion. It is recommended that a 'Staff Travel Plan' is prepared and submitted to WSCC for approval and that 8 cycle spaces be provided.

Lancing Parish Council - No objection.

Third parties.

Third Parties Lancing Library have no objections as pedestrian right of way is not sought via the library car park.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, ACS4, AT12.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The use of No.21 as a doctor's surgery (Class D1) was previously considered and approved under L/137/05 & L/22/06. Under the more recent of the two applications, the expansion of the surgery into both premises was considered and granted permission with associated conditions.

The main concern relates to the intensification of use of the site and the introduction of parking spaces at the rear of both properties and the enlargement of the parking area at the front.

Policy ASC4 states that development of facilities for doctors will be permitted subject to the effect on amenity of surrounding dwellings and that on-site car parking arrangements and access to the public highway is acceptable.

The existing access on the east side of the hard-standing at the front of No.19 would be stopped up and a centrally located access would allow for access to the larger parking area of 7 cars. Pedestrian visibility is available in line with WSCC Highways comments and provided a low boundary treatment is kept adjacent to the foot path that the details of the front car park are considered acceptable.

There is concern that the introduction of 7 parking spaces into the rear garden of the properties and the increased activity associated with the intensification of use of the drive would represent a source of nuisance and noise that would be out of keeping within the surrounding residential amenities of the occupiers of No.23 to the west. However it was noted in conversation with the owner of this property that they have no objection to the proposals provided a suitable boundary fence is erected. This reiterates the owners written comments on the previous application (L/22/06).

The proposed infill rear extension and front and rear dormers are all considered to be acceptable in terms of their scale and design. The dormers impact on residential amenity would be limited.

Recommendation

APPROVE for reason that :-

The proposed development would help provide improved health care facilities. It is considered the resulting benefit to the community of improved facilities within an accessible location in the centre of Lancing would outweigh the effect on the amenities of neighbouring residential occupiers and the character of the surrounding area of the introduction of a staff parking area in the rear garden. The proposal would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7, ACS4, AT12) and the West Sussex Structure Plan 2001-16 (LOC1, NE11, CH1, DEV1, DEV4-5)

Subject to:-

1. C1Ci
2. C7Ci – amended
   The use of the enlarged surgery at No'19 & 21 shall not be carried on until a 2m high close-boarded fence has been erected along the western site boundary up to the north side building line with No.23 Culver Road in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
   Reason: *In the interests of amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
3. C12Ei
4. C16Ai – amended
   The premises shall be used only for a doctor's surgery and for no other purpose within Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order 2005 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).
   Reason: *In the interests of amenity and to comply with policy (ACS4 and AT12) of the Adur District Local Plan and (NE11, DEV5) of the West Sussex Structure Plan.*
5. C8Bi
6. C12Ei
7. C8Gi – amended
   The use hereby permitted shall not be commenced until provision for access and parking of cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking or vehicles and cycles incidental to the use of the development.
   Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*
8. C9Aii
9. C9Ci
10. C9F – amended
    The accesses and visibility splays shall be laid out to the widths and specification to be agreed with the Area Highway Engineer, WSCC

Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. No other work shall be carried out on the site until the above mentioned splays have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.
Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

11. C9Ki
12. The development hereby permitted shall not be commenced until details of the proposed pedestrian ramp have been submitted to and approved in writing by the Local Planning Authority.
Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*
13. The development hereby permitted shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority.
Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*
14. C9N
15. C9S

Case Officer: Matthe
Date: 12.06.07

CJ 12.06.07