Development Control – Delegated Officer Report

Application Number: AWDM/0165/13 **Recommendation – Approve**

Site: **Thakeham House East Of 193 Upper Shoreham Road Shoreham-By-Sea West Sussex**

Proposal: **Application for a minor material amendment to planning permission AWDM/1090/11 to replace a window in the ground-floor front (south) elevation of the building with a door (serving the ancillary pharmacy) plus rain canopy over rear (north) fire exit**

Date of site visit: 15.03.13

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises an area of land within the north-west corner of the Southlands Hospital site comprising Thakeham House, and part of the adjacent internal access road and car park. Thakeham House, a 2-storey brick-built building with second-floor accommodation in the roof served by dormers, was most recently used as a staff training centre in connection with Southlands Hospital. It is one of the original infirmary buildings at the Southlands Hospital site and dates from 1906.

To the north, the site boundary is defined by a distinctive brick and flint wall (1.8 metres high) which runs along the length of the Hospital site onto Upper Shoreham Road. There are semi-detached and detached bungalows on the opposite side of Upper Shoreham Road occupying slightly raised ground. To the west the site adjoins a residential development site currently under construction by Crest Nicholson (formerly part of the wider Southlands Hospital site). Adjoining to the east is Beeding House, within the operational Hospital grounds.

Planning permission was granted in March 2012 under AWDM/1090/11 for the conversion and extension of Thakeham House to provide a new health centre (Class D1) for Northbourne Medical Centre comprising a GP surgery and ancillary retail pharmacy. All pre-commencement conditions have been agreed and the approved scheme (AWDM/1090/11) is currently being implemented.

Permission is sought to insert an entrance door to the pharmacy in the south (front) elevation in place of an existing window. An existing fire escape door in the west side of the building will be partially blocked-up and a window inserted. In addition, a rain canopy is proposed over the fire escape door in the rear (north) elevation.

The change to the front elevation is sought by the pharmacy company (Paydens) for the following reason:-

"……..the preferred option is to have the main pharmacy entrance at the front of the building. The main reason for this is customer flow in the pharmacy and the need for us to keep pharmacy-only medicines behind a counter when they are being offered for sale. The consulting room, which is being used to a greater extent in the pharmacy, is better placed on the side of the pharmacy allowing direct access from both the dispensary and the shop floor. It also has the benefit of natural light."

Consultations: None – the proposed alterations relate solely to elevation treatment and have no implications for the scope of the development as approved.

Representations:

Relevant Planning Policies

South East Plan (2009): SP3, CC1, CC6, T4, T5, BE1, BE6, S2, SCT1
Saved Adur District Local Plan (1996): AG1, ACS4
NPPF (2012)

Planning Assessment

Principle

The original proposal AWDM/1090/11 was approved on the basis that it would provide improved healthcare facilities to the surrounding community, for which there is likely to be increased demand locally, and would safeguard the retention of a local 'heritage asset'. It was considered that the architectural composition of the proposed extension and detailed design was of a high standard and responded sympathetically to the important elements of the historic character of the building. It was considered that the proposed development could take place without adversely affecting the amenities of existing and future residential occupiers and without detraction from highway safety.

The proposed amendments consist of elevation alterations which do not affect the scope of the approved scheme in terms of the overall amount or intensity of development. The retail pharmacy is ancillary to the primary use of the medical centre (Class D1) and the balance of uses would not be affected by the proposed amendment providing the internal door linking the pharmacy and medical centre is retained as shown on the submitted drawings. This could be safeguarded as a condition of planning permission. On this basis, the relevant considerations are the effects of the proposed alterations on the character and appearance of the building and the surrounding area, and the effects on the amenities of neighbouring residents. There would be no adverse implications for highway safety.

Visual amenity

The introduction of the proposed door into the south elevation (in place of the existing window) is not ideal as it will unbalance the symmetrical appearance of the existing fenestration on the most important elevation of the building (notwithstanding that it faces into the Southlands Hospital site – and unusually for the front of a building – not the public highway).

However, the submitted drawings suggest the detailed design of the proposed door would be to a high standard, consisting of a panel door with fanlight, being of similar proportions and with a moulded surround detailed to match a moulding detail on the centrally-positioned main front entrance. No details of the materials or finishes have been provided as part of this application, but a condition of planning permission could require the materials, finishes and profiles of the mouldings to match the existing. The proposed moulding detail is not as flamboyant as the main entrance in that it does not include the columns and curved head. In consequence it would appear sympathetic to the character and appearance of the building but without visually competing with the more important status of the main entrance to the building.

The insertion of the proposed door in this important elevation is disappointing compared to the more discreet alternative of a door in the side elevation. However, the door is required by the pharmacy for operational reasons. The re-use of this attractive building is welcomed and will safeguard the retention of a local heritage asset into the future. On balance, although the proposed door is considered less satisfactory that the approved scheme, this is outweighed by the overall benefit to the community that will arise from the improved healthcare facilities.

The proposed door canopy on the rear (north) elevation would be 1.8m wide and 1.55m deep positioned in the recess of the approved extension. It would consist of a toughened-glass, shallow (virtually flat), mono-pitched roof supported by 2 posts above a low dwarf wall. Its simple design would be in keeping with the status of a fire exit on a secondary elevation. It would not be visible from the street owing to the lower ground level of the site together with the tall wall along Upper Shoreham Road.

Residential amenity

There would be no adverse effect on the amenities of adjoining occupiers. If anything the position of the proposed new door on the front of the building (instead of the west side) may result in less activity in proximity to the pair of new three-storey townhouses within the residential development site to the west (not yet built).

Recommendation

APPROVE for the reason:-

The principle of the proposed replacement healthcare care facility on this site accords with saved policy SC4 of the Adur District Local Plan. The sustainable re-use and adaptation of this building which will safeguard the retention of a local ‘heritage asset’ into the future is welcomed. Although the position of the proposed door to the pharmacy is considered less satisfactory than the scheme approved under AWDM/1090/11, this is outweighed by the

overall benefit to the community that will arise from the development of improved healthcare facilities. Subject to conditions of planning permission it is considered the proposed development can take place without adversely impacting on the amenities of existing and future residential occupiers and without detraction from highway safety. The proposed development does not therefore conflict with saved policies AG1 and SC4 of Adur District Local Plan, policies SP3, CC1, CC6, T4, T5, BE1, BE6, S2, SCT1 of the South East Plan or the NPPF.

Subject to Conditions:-

1. Standard 3 yr time limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans, except where approved under a condition of this permission:-
   DRWG NO: 1382/01/A Location Plan Received 13.02.1013
   DRWG NO: 1384 Site Plan as Existing (showing vehicle access to other Hospital site areas) approved under AWDM/1090/11.
   DRWG NO: 1382/05/F Site Plan as Proposed (showing vehicle access to other Hospital site areas) approved under AWDM/1090/11.
   DRWG NO: Topographical Survey approved under AWDM/1090/11.
   DRWG NO: 1382/07/V Site Plan as Proposed Received 13.02.2013
   DRWG NO: 1382/08/A Cross Section through the Site (North-South) approved under AWDM/1090/11.
   DRWG NO: 1382/10 Existing Floor Plans approved under AWDM/1090/11
   DRWG NO: Existing Elevations approved under AWDM/1090/11.
   DRWG NO: 1382/22/D South Elevation as Proposed Received 13.02.2013.
   DWRG NO: 1382/23/B East Elevation as Proposed approved under AWDM/1090/11.
   DRWG NO: 1382/24/E North Elevation as Proposed Received 13.02.2013.
   DRWG NO: 1382/25/B West Elevation as Proposed Received 13.02.2013.
   DRWG NO: 1382/49/E Proposed Ground Floor Plan Received 13.02.2013.
   DRWG NO: 1382/31 Proposed First Floor Plan approved under AWDM/1090/11.
   DRWG NO: 1382/32 Proposed Second Floor Plan approved under AWDM/1090/11.
   DRWG NO: SP1319:001 REV A Ground Floor Plan Indicating Proposed Layout (Pharmacy) Received 13.02.2013.
   DRWG NO: 1382/93 Canopy over Fire Exit Door (ED03) as Proposed Received 13.02.2013.
3. Prior to first occupation the proposed walls and fences, including the proposed alterations to the boundary wall fronting Upper Shoreham Road, retaining walls within the site, gates barriers and means of controlling access to the car park shall be implemented in accordance with the details agreed by letter on 10.01.2013 under

AWDM/1090/11, or as otherwise agreed in writing by the Local Planning Authority.

4. The use hereby permitted shall not be commenced until the parking spaces and access facilities, including the pedestrian access facilities, shown on the plans have been provided, surfaced and marked out in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than for their designated use.
5. The use of the development hereby permitted shall not be commenced until the secure, covered provision for parking of cycles has been made in accordance with a detailed construction plan to be submitted to and approved in writing by the Local Planning Authority. Such provision shall thereafter be retained at all times for its designated use.
6. The use of the development thereby permitted shall not be commenced until the new section of internal access road and reconfigured car parking spaces within the main Hospital grounds have been provided, surfaced and marked out in accordance with a detailed construction plan to be submitted to and approved in writing by the local planning authority. The access and parking facilities so provided shall thereafter be retained at all times for their designated use.
7. The development shall be carried out in accordance with the Construction Method Statement approved by letter on 10.01.2013 under AWDM/1090/11 unless otherwise approved in writing by the Local Planning Authority.
8. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be undertaken between the hours of 8.00 am and 6.00 pm on Monday to Friday and between the hours of 8.00 am and 1.00 pm on Saturdays.
9. The hard and soft landscaping scheme approved by letter on 10.01.2013 under AWDM/1090/11 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the building.
10. At all times during the development the existing trees identified for retention in the approved landscaping scheme referred to condition 9 of this permission shall be protected in accordance with the arboricultural method statement and tree protection plan agreed on 10.01.2013 under AWDM/1/090/11 unless otherwise approved in writing by the Local Planning Authority.
11. The development shall be carried out in accordance with the schedule and samples of materials agreed by letter on 10.01.2013 under AWDM/1090/11 unless otherwise agreed in writing by the Local Planning Authority.

12. The development shall be carried out in accordance with the specifications and details of the new and replacement windows agreed by letter on 10.01.2013 under AWDM/1090/11 unless otherwise approved in writing by the Local Planning Authority.
13. The development shall be carried out in accordance with the architectural detailing including the decorative banding, eaves, faux chimneys and conservation rooflights agreed by letter on 10.01.2013 under AWDM/1090/11 unless otherwise agreed in writing by the Local Planning Authority.
14. The development shall not be occupied or the use commence until details of the external lighting of the building, parking and circulation areas have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the siting, design and lighting intensity of the individual luminaires. Thereafter, the external lighting of the building, parking and circulation areas shall only be carried out in accordance with the details as agreed.
15. The development shall not be occupied or the use commence until the draft Green Travel Plan has been approved to the satisfaction of the Highway Authority, and shall thereafter be implemented in accordance with the requirements of the agreed details.
16. The design and construction of the proposed ramped access to the site from Upper Shoreham Road, and access to the building and parking areas for disabled people shall be carried out in accordance with the details agreed by letter on 10.01.2013 unless otherwise approved in writing by the Local Planning Authority.
17. No arrival or reception of deliveries to the medical centre hereby permitted (including the ancillary pharmacy) shall take place on the site except between the hours of 7.00 am and 6.30 pm on Mondays to Saturdays.
18. The means of controlling vehicle access to the emergency access route on the west side of the building agreed by letter on 10.01.2013 under AWDM/1090/11 shall be implemented prior to the commencement of use of the building and shall thereafter be retained for the purpose of controlling vehicular access to the west side of the building.
19. Prior to commencement of use of the building details of all externally-sited plant (including any electrical sub-station, air-handling units/compressors/ductwork etc.) together with details of noise emissions and attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, any external plant shall only be installed in accordance with the approved details and the acoustic attenuation measures as agreed.
20. The external door to the pharmacy shall consist of a 4-panel door of the design shown on Drawing No:1382/22/D. The detailed design and materials of the fanlight and decorative mouldings surrounding the door shall match those existing on the original main front entrance door (excluding the columns and curved head).
21. The internal door linking the pharmacy and the medical centre shall be retained at all times.

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.

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

Case Officer: Jo Morin Date: 15 March 2013

Authorised by: PD Date: 15.3.13