Development Management - Delegated Officer Report

Application Number: AWDM/0192/17 Recommendation – Approve

Site: Ball Tree Dental Care, 43 Busticle Lane, Sompting

Proposal: Retrospective application for timber cabin outbuilding in the rear garden for staff use

Date of site visit: Seen previously (9/1/17)

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The Ball Tree Dental Practice operates out of a semi-detached property, formerly in use as a dwelling. It was granted a Certificate of Lawfulness last year for the use of the first floor as a surgery following the original grant of permission to use the ground floor in 1988.

This application seeks retrospective permission to retain a timber shed sited at the end of the rear garden which has been on site since 2008. The shed measures 7.3m long, 3m wide and 3.1m high with a pitched roof. It is used as a staff room, with toilet and changing room.

Relevant site history

AWDM/0100/16 - Application for a Lawful Development Certificate for the existing use of the first floor as two dental surgeries with de-contamination room and office (D1) use - approved

S/53/88 - Change of use from dwellinghouse to dental surgery – approved

Consultations

Adur & Worthing Councils: The **Environmental Health** Officer has no objections or comments.

Sompting Parish Council: No objection provided it is not used for the storage of personal data

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading a commercial property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the site and its surroundings.

Visual amenity

The rear garden slopes to the rear and the shed is screened to a large extent by existing trees and hedges. At the rear the shed backs onto a parking area/garage compound for flats at Millfield. The shed has a domestic scale and is not unduly obtrusive or overbearing.

Residential amenity

The shed has a domestic scale and its form does not cause harm to the amenities of neighbouring residential occupiers, being located at the end of the garden furthest from the houses. It appears to have a quiet use associated with the dental practice and the Council is not aware of any noise complaints.

Its retention is considered to be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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

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.

Case Officer: Peter Barnett Date: 9 March 2017

Authorised by: Gary Peck Date: 9 March 2017