Development Control – Delegated Officer Report

Application expiry: 02.01.06

Application Number: ADC/0419/06 Recommendation - Permit

Site: **Sussex MS Treatment Centre Croft Avenue Southwick West Sussex**

Proposal: **Retention of portable building (M.S treatment centre) (renewal of SW/65/00) and extension of building on west side (including enlargement of site boundary)**

The Application

The application relates to the Sussex M.S. Treatment Centre located in the north-west corner of Southwick recreation ground. The pre-fabricated building was originally given a temporary permission in 1993 (SW/59/93) and was renewed until 2008 (SW/65/00). The proposal is for the retention of the existing portable building renewal of SW/65/00 and extension of the building on the west side, including enlargement of the site boundary.

Consultations and Representations

Consultations/Comments

The Councils Environmental Health Officer has no objection to the proposals.

The Parks Services Manager has no problems with granting permission.

The Councils Estates Surveyor supports the principle of the scheme to extend the building and would grant a lease for the extended site subject to planning consent being granted.

Third Parties

The owner of the adjacent dwelling to the east (The Bungalow) has no objection to the proposed extension.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AR1, ACS4, AT12.

Planning Assessment

The relevant concern is the effect that the proposed building extension will have on the amount of recreational space available to the public and on the amenity of surrounding dwellings.

Policy AR1 requires that public open space owned by Adur District Council shall be retained for public recreational purposes. Policy ACS4 states that proposals relating to health practitioners will be permitted subject to the effect on the amenity of surrounding dwellings and there being adequate parking facilities and access to the public highway in accordance with Policy AT12.

The site of the proposed extension is within the area designated as Public Open Space and would not usually be allowed for development, however it is considered that there are compelling circumstances for granting a temporary permission for this development for the provision of additional health facility space which would be of benefit to the community.

The proposed extension would follow the building lines of the existing structure and would be 8.0m wide, by 10.2m in depth, by 3.0m in height. It would infill land adjacent to the site on the west which abuts a path which bounds the Adur District Council depot building to the west. Part of the proposed area appears to have been used for parking of ADC vehicles.

There is ample car parking space in front of the existing building to cater for the increased amount of people that would be expected to use the additional facilities. The ADC depot has enough parking space for its vehicles in front of its building and no objection has been made to the proposals on grounds of loss of parking. The proposed extension would be accessible by wheelchairs and larger parking bays are available in the car park.

The proposed structure would be the same construction as the existing building it is considered that it would not have an adverse impact on the visual amenity of the area. The implementation of the proposal would enable the current occupier to repaint the existing structure to match the proposals and to upgrade the roof insulation and felting which would increase the buildings energy efficiency.

The proposed extension would not have an adverse impact on the outlook, privacy or amount of daylight available to the adjacent dwelling to the east (The Bungalow).

Recommendation

1. C1Di amended. extension
   The building, and works hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31st December 2013.
   Reason: *To enable the Local Planning Authority to review the special circumstances under which this permission is granted and to retain control over a building which, owing to its construction materials, is likely to deteriorate.*

2. C12Ei R ... AGI & ADL ... DEV1

CASE OFFICER: [redacted] R 21.12.06