expires 25/9

Development Control – Delegated Officer Report

Application Number: ADC/0292/09 **Recommendation – Permit Application**

Site: **104 Sompting Road Lancing West Sussex BN15 9LQ**

Proposal: **Conversion of garage to staff room for dental surgery and new east side door to dental surgery (retaining existing door for access to firstfloor flat)** (Retrospective)

The Application

The application site is located on the north side of Sompting Road. A detached chalet bungalow with a flat roof dormer on the eastern roof slope. There is currently a dental surgery at ground floor and a residential flat in the roof space occupied by the principal dentist. Permission was granted in February 2007 (ADC/0010/07) for the change of use from a single dwelling. The dental surgery is divided into three treatment rooms, a staff kitchen, sterilisation and x-ray room, disabled toilet and reception/waiting area. There is space for the parking of two cars on the driveway.

Retrospective permission is sought to amend the current permission. The approved plans showed a single, shared entrance to the dentist surgery and flat via an entrance hall. This door remains with access to the entrance hall leading to the flat above and also with internal access to the surgery. However permission is sought for an additional, separate entrance which is for the surgery only with access into the reception area.

The previous approval also showed an existing detached single garage set back to the side of the property to be used as parking for the first floor flat. Condition 3 of ADC/0010/07 stated that the 3 car parking spaces shall be retained. The previous plans showed the garage to be parking for the flat above. The garage has been converted into a staff room with a kitchen and eating area, the garage door has been replaced with a window and door.

Consultations and Representations

Adur District Council: - The Environmental Health Officer has no adverse comments to make.

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Council Local Plan 1993-2006 (ADC 1996) (saved policies): AG1,AH9, ACS4 and 'Supplementary Planning Guidance' comprising: Development Control Standard No. 4 'Flat Conversions'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

The previously approved application ADC/0010/07 accepted the principle of the change of use from residential to dentist's surgery with an ancillary residential flat above. The Local Plan states that dentists provide an essential community service and the need for new or improved premises must be recognised. Policy AGS4 states that the District Planning authority will permit the development of facilities for doctors, dentists and other health practitioners, subject to amenity and parking and access arrangements.

The issue for consideration in this case is the impact of the existing separate entrance door to the dental surgery and conversion of the garage to a staff room.

Residential Amenity

The separate entrance to the flat will not have any adverse impact on the residential amenities of the occupiers of the adjacent properties. The flat will continue to be used by the owner/occupier of the dentist surgery as stated in Condition 5 of ADC/0010/07 this and the other conditions attached to the previous permission will still apply.

The existing detached garage building is set back adjacent to the boundary with the next door residential property. There are nine staff employed and not all staff will be using this facility at one time. The entrance is to the front of the building from the existing driveway and there is a window to the rear. It is not considered that the change of use of this building will result in any noise and disturbance to the occupiers of the adjacent property.

Visual Amenity

The external changes include an additional entrance door to the flat and the replacement of the existing garage door with a door and window. There is not adverse impact on the visual amenities of the locality as a result of these alterations.

Parking and Access

The conversion of the garage results in a loss of a parking space for the residential flat. It is not considered that this is such to warrant a refusal in this case. There is space for two cars on the driveway for staff and the garage was not used for parking as it was not required. The applicant has stated that the two parking spaces are sufficient and most staff and patients live locally. There are hooks for padlocking cycles to the side of the building for use of staff and patients. It is not considered that the loss of the parking space within the garage will increase pressure for on street parking in this case and be

detrimental to highway safety in this case. A condition is attached to ensure that the remaining off street parking spaces are retained.

Recommendation

APPROVE for reason that :-

The conversion of garage to staff room and new east side door to dental surgery does not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH9 and ASC4)

1. The existing 2 on site car parking spaces shall and cycle hooks shall be retained and made available during surgery opening hours.
   Reason: - To ensure adequate parking clear of the highway.

2. The residential flat at first floor level shall only be occupied by the owner/occupier of the dental surgery.
   Reason: - In the interests of Residential amenity and to comply with policies AH9 and ACS4 of the Adur District Local Plan.

3. The staff room hereby permitted shall only be used by staff employed at the dentists surgery during surgery hours only.
   Reason: - To protect the residential amenities of the area and to comply with policy AH9 of the Adur District Local Plan.

Case Officer... [redacted] .....Date....27/8/09

PB 27/8/09