Development Management – Delegated Officer Report

Application Number: AWDM/0422/23 Recommendation: Approve

Site: Windmill Dental Practice, 202 Old Shoreham Road, Southwick

Proposal: Proposed roof conversion and rear (South) facing dormer with roof lights to the front (North) elevation.

Date of Site Visit: 29 March 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a mid terrace building in use as a dental practice. It is proposed to construct a large dormer on the rear roofslope measuring 5.2m wide. Two rooflights are proposed for the front roofslope. The roofspace is to be converted into a staff room and office, enabling 3no. surgeries to be provided within the ground and first floor (an increase of 1).

Planning History:

None

Consultations:

Adur & Worthing Councils: Public Health: Please can the following condition be attached to any permission granted in order to protect residential amenity in the adjacent property:

- Construction work shall not commence until a scheme for protecting the residential units above and adjacent to the commercial unit, which is the subject of this application, has been submitted to and approved by the local planning authority. All works which form part of the scheme shall be completed before the development opens for business. The scheme shall be designed to achieve a minimum airborne sound insulation value of 48dB (DnTw+Ctr dB) for walls. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and achieve the specified criteria. Should this test show that the criteria has not been complied with and notwithstanding the development hereby approved, a further scheme of

attenuation works capable of achieving the criteria shall be submitted to and agreed by the Local Planning Authority and completed within 3 months of the installation and thereafter retained.

I assume the hours of use are remaining as per existing ?

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 34
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The dental practice is established and sits within a terrace of houses. At the rear there is a garage compound and the rear dormer will be visible from this area, as well as glimpsed from the access to the compound, off Southwick Street. While large, there is another similar-sized dormer at the western end of the terrace as well asd at the rear of houses in Southwick Street. It is not considered that it will be out of character or unduly harmful therefore.

The front rooflights will not be out of keeping either as there are existing rooflights on a property further west.

Residential amenity

The proposal will increase the number of treatment rooms at the dental practice and introduce activity into the roofspace, potentially increasing the risk of noise disturbance to neighbouring residents. The EHO has recommended that a noise protection scheme is implemented as part of the works and a suitable condition is to be added to this effect.

The rear dormer will face towards the garage compound and rear gardens beyond. There are several existing dormers in the area and overlooking of gardens is commonplace. Insufficient harm is considered to be caused to residential amenity to warrant refusal on this ground.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Construction work shall not commence until a scheme for protecting the residential units adjacent to the commercial unit, which is the subject of this application, has been submitted to and approved by the local planning authority. All works which form part of the scheme shall be completed before the development opens for business. The scheme shall be designed to achieve a minimum airborne sound insulation value of 48dB (DnTw+Ctr dB) for walls. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and achieve the specified criteria. Should this test show that the criteria has not been complied with and notwithstanding the development hereby approved, a further scheme of attenuation works capable of achieving the criteria shall be submitted to and agreed by the Local Planning Authority and completed within 3 months of the installation and thereafter retained.

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: 10 May 2023

Authorised by: Gary Peck Date: 10 May 2023