

Recommendation Report for Planning Permission

REF NO: AW/414/21/PL

LOCATION: 2-8 the Precinct
Aldwick
PO21 5SB

PROPOSAL: Move main entrance door along glass wall, remove second door and reduce glazing. This application is in CIL Zone 4 (zero rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to move the main entrance door along the glass wall, remove the second door and reduce glazing towards the ends of the south west and south east elevations.
BOUNDARY TREATMENT	None to front. Small green areas featuring trees and bushes to the south, fronting the road.
SITE CHARACTERISTICS	The premises is a ground floor unit, currently used as a GP Surgery. It is situated in a terrace row of commercial properties with residential above.
CHARACTER OF LOCALITY	The character of locality is suburban. The site is a local shopping precinct with residential flats above, and public car parks and playing fields to the rear. The surrounding area is predominantly residential.

RELEVANT SITE HISTORY

AW/126/00/	Change of use to doctors surgery with rear single storey flat roof extension with links to unit 6 and new window to rear office in unit 6	ApproveConditionally 11-08-00
AW/42/00/	Change of use to doctors surgery with single storey rear flat roof extension	ApproveConditionally 07-04-00
AW/255/00/	Construct roof over existing yard and replace fence with wall.	ApproveConditionally 25-01-01
AW/162/01/	Change of use to doctors surgery, linking to existing surgery and raising existing flat roof of rear extension and new rear windows.	ApproveConditionally 28-09-01

AW/45/05/	Change of use to doctors surgery with internal link doors to existing adjacent surgery. Removal of existing shop doors and rear shutter doors and new window and door to north elevation	ApproveConditionally 14-04-05
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AW/194/09/	Change of use to doctors surgery	ApproveConditionally 26-11-09
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Relevant planning history noted.

REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would not have a materially adverse impact on the residential amenities of nearby properties nor would it have a significant adverse impact upon the established character of the surrounding area.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Guidelines set by the Arun Design Guide are additionally considered.

Aldwick does not have a Neighbourhood Plan but instead has a Design Statement. Being an alteration to the external appearance, the proposal is considered to comply with this statement.

DESIGN AND VISUAL AMENITY

The proposal is located to the front and side (south west/south east) elevation of the property, and will be visible from the street scene.

As the proposal only requests external alterations to the surgery, the height and footprint of the structure will be retained. The main entrance door will be moved along the glass wall, by around 2.4m to the south east, so that it lines up with an existing wall. The second door and part of the glazing to the south west,

and a window to the south east, will be removed and replaced with smaller windows, which will retain the same height as the existing glazing. These works will allow for a new surgery room to be constructed in a current waiting room. The proposal will minimally alter the appearance of the building and will have no adverse impact on visual amenity. The works are not considered to have a detrimental effect on the composition of the street, with no change being made to the building line of the premises, and is in keeping with the character of the area. Although able to be seen from the street, the alteration does not give rise to visual intrusion and integrates well with the existing.

The proposal complies with the Arun Design Guide in that the proposal responds to and compliments the existing character and appearance of the premises.

The proposal is subservient to the design of the original building and the materials used match that of the existing. The alterations proposed will have little impact on design and visual amenity.

Although able to be viewed from the street, the works proposed are in keeping with the local character of the area and have minimal impact on visual amenity. The proposal is in accord with D DM1 and D DM4 of the Arun Local Plan, and with guidelines set by the Aldwick Design Statement.

RESIDENTIAL AMENITY

As the alterations proposed do not result in any change to the footprint or height of the buildings, the proposal is not considered to result in adverse overbearing or overshadowing of neighbouring properties. The works comply with D DM4 and are not considered to result in any harm to residential amenity.

The existing glass wall to the front of the building will be minimally altered, with the change in location of the main entrance door having no impact on residential amenity. The works will significantly alter the features to the end of the premises, with the removal of a door and glazing reduction. However, the replacement windows will be much smaller than the existing, and result in reduced visibility in and out of the building. They will have a minimal impact on neighbouring amenities and pose little risk of overlooking, overshadowing or overbearing.

The proposal is considered to pose minimal impact to residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL Liable.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
 - Location Plan Dwg No L01
 - Block Plan Dwg No B01
 - Existing South West and South East Elevation Dwg No A101
 - Proposed South West and South East Elevations Dwg No A102
 - Existing Ground Floor Plan Dwg No A103
 - Proposed Floor Plan Dwg No A104
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.