

R/13/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Renewal of unimplemented planning permission R/8/01 for extension to doctors surgery to provide pharmacy The Westcourt Surgery 12 The Street Rustington
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	0.28 hectares approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None affected
BOUNDARY TREATMENT	Front boundary defined by tarmac car parking. West boundary kept by hedging approximately 2m in height. East and rear boundaries kept by close boarded fencing/brick wall approximately 1.8m in height
SITE CHARACTERISTICS	Single/two-storey purpose built building consisting of red brick and concrete tiled roof. Car parking to front of building
CHARACTER OF LOCALITY	Residential with properties of various design and style

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/310/81	Outline Medical centre with parking facilities	Approved Conditionally 02-12-1981
R/283/83	Approval of reserved matters R/310/81 erection of medical centre with parking facilities	Approved Conditionally 04-01-1984
R/190/91	Installation of 3 no velux rooflights and change of window to door and window	Approved Conditionally 15-01-1992
R/31/98	First floor extension of doctor's surgery	Approved Conditionally 17-06-1998
R/8/01	Extension to doctors surgery to provide pharmacy	Approved Conditionally 27-02-2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	No objection

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West Sussex Health Authority	Awaited
County Highways	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, DEV4, NE9, NE11 Arun District Local Plan: GEN7, GEN12, GEN17

PLANNING POLICY GUIDANCE

PPS1: Delivering Sustainable Development
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

<p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-</p> <p><i>"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."</i></p> <p>The proposal is considered to comply with relevant Development Plan policies in that it</p>
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R/13/06**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

would have no materially adverse effect on either the visual amenities of the locality or residential amenities of neighbouring properties.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This application is for a renewal of an unimplemented planning permission R/8/01, whereby the only consideration relating to the proposal is whether there has been a material change in planning circumstances.

Since the earlier decision both the West Sussex Structure Plan and the Arun District Local Plan have undergone changes. However, the policy changes within these documents are not considered material with regard to the determination of the renewal.

Further it is considered that the proposal would not be obtrusive in the street scene, and would not conflict with the established character of the residential area.

It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.



RUSTINGTON

R/13/06/

Renewal of unimplemented planning permission R/8/01 for extension to doctors surgery to provide pharmacy

The Westcourt Surgery
12 The Street
Rustington

RECOMMENDATION

Approve Conditions

- 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 materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 The pharmacy shall not be operated outside the normal surgery hours of the surgery.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, ~~DEV10~~ of the Arun District Local Plan.

