

Recommendation Report for Planning Permission

REF NO: Y/70/25/PL

LOCATION: Avisford Medical Centre
North End Road
Yapton
BN18 0DU

PROPOSAL: Two proposed single storey extensions to provide an additional consultation room and a purpose-built staff room. This application may affect the setting of listed buildings, affects the character and appearance of the Main Road/Church Road Yapton Conservation Area and is in CIL zone 2 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks two single storey extensions to provide an additional consultation room and a purpose-built staff room.
SITE CHARACTERISTICS	The site is medical centre within a two storey building with existing single storey extensions. The building is set well back from the road and has a car park to the south west.
CHARACTER OF LOCALITY	The site is in a predominantly residential area. The area has a historic character.

RELEVANT SITE HISTORY

Y/53/95	Single storey extension to form new nursing staff office and nurses interview room & entrance lobby	ApproveConditionally 18-01-96
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Planning history noted.

REPRESENTATIONS

Yapton Parish Council - No response received.

Conservation Area Advisory Panel - No objection. The extensions are modest in scale and given that the site is largely concealed from public viewpoints, it is considered that there will be a neutral impact on the character or appearance of the conservation area.

No representations were received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

NHS SUSSEX - Support. As part of the new housing impact, the NHS was requested to provide a strategy and infrastructure for the local population. The GP site capacity increase is part of that strategic capacity addition to aid local GP access. We strongly support this premises capacity increase application - it aligns to both council housing plans and NHS capacity support.

CONSERVATION OFFICER - The development would have no impact on the setting of nearby listed buildings or Non-Designated Heritage Assets (NDHAs) due to its position, scale, and existing screening. The application is considered to not cause harm to the significance of the heritage assets or their setting

ADC DRAINAGE ENGINEERS - No objection.

SOUTHERN WATER - No objection.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Main Road/Church Road Yapton Conservation
Tree Preservation Order (TPO/Y/5/18)
Lidsey Treatment Catchment
Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
INFSP1	INF SP1 Infrastructure provision and implementation
HWBSP1	HWB SP1 Health and Wellbeing
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity

[Yapton Neighbourhood Development Plan 2011-2031 Policy BB1](#)

Yapton Neighbourhood Development Plan 2011-2031 Policy BB1	Built-up Area Boundary
Yapton Neighbourhood Development Plan 2011-2031 Policy E4	Minimising the environmental impact of development
Yapton Neighbourhood Development Plan 2011-	Retention and enhancement of biodiversity

2031 Policy E5

Yapton Neighbourhood Development Plan 2011-2031 Policy E8 Conservation Areas and Areas of Character

Yapton Neighbourhood Development Plan 2011-2031 Policy H4 Quality and Design

Yapton Neighbourhood Development Plan 2011-2031 Policy KS1 Maintaining existing health and pharmacy services

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD2	Conservation Areas

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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 seeks an extension to an existing medical centre building would not impact the character or appearance of the Yapton Conservation 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.

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

This application proposes two small single storey extensions to an existing medical centre within the built up area boundary. The principle of development is therefore acceptable, subject to compliance with other development plan policies.

Yapton Neighbourhood Plan (YNP) policy KS1 supports development for the improvement of health services, including Yew Tree Surgery, subject to the following criteria: there would be no harm to the amenity of neighbouring properties; the surrounding environment would not be adversely affected; an appropriate level of car parking would be provided; there would be no unacceptable impact on the highway; and the proposal would be located within or immediately adjacent to the built up area boundary. It has been established the site is within the built up area boundary. The remaining criteria will be discussed below

DESIGN AND VISUAL AMENITY

The proposal is for two small extensions. The first would be adjacent to the entrance to the surgery, and project approx. 3m from the existing building. The extension would be approx. 4.5m wide and would have a flat roof with a roof lantern. The extension would remain subservient to the existing building, in accordance with ALP policy D DM4. The second extension would measure approx. 2.7m by 2.2m and would infill an area to the rear of the surgery, to form a new consultation room. The extensions would be finished with brickwork to match the existing building, helping the additions to integrate in accordance with ALP policies D DM1 and D DM4.

The surgery is set back from the highway and is well screened, and neither extension will be easily visible from the public realm, with the exception of the public right of way (PROW) behind the surgery. When compared with the host building, the extensions are appropriately scaled, subservient, and visually sympathetic. Fenestration is provided to the new rooms and is visually consistent with the existing fenestration on the host building.

The proposals would not result in harm to the character or visual amenity of the area, and are sympathetic to the surrounding area, in accordance with ALP policies D DM1 and D DM4 and YNDP policy H4.

HERITAGE

The site is within the Main Road/Church Road, Yapton Conservation Area. The conservation area is characterised by a closely knit pattern of development focused on Main Road and the southern end of Church Road. It contains a wide variety of building ages and styles. A distinctive contrast between road-fronted development and large residences, such as Dyers Croft and Berri Court, set within their own grounds contributes to the area's special character. The area retains attractive flint boundary walls and mature landscaping, including substantial trees and tree groups. There is a listed building, Yew Tree House, located to the north of the site, and two locally listed buildings, West Pound and East Pound Cottages to the rear.

The single-storey extensions are minor in scale, subservient to the host building, and contained within the existing site. They would match the modern design and materials of the surgery. The front extension, set well back from North End Road and screened by mature vegetation and boundary treatments, would

not be visible in key views or affect the character of the conservation area. It would not result in overdevelopment and would have no impact on the setting of nearby listed buildings or Non-Designated Heritage Assets (NDHAs) due to its position, scale, and existing screening.

The infill extension would be visible from the public footpath, but views are limited by its narrowness, flint walls, and existing built form. The extension would not require removal of the flint wall, and, given its low height, infill nature, and matching materials, it would not alter these views or harm the character and appearance of this element of the conservation area. It would also not be visible in wider key views and would have no impact on the setting of nearby listed buildings or NDHAs due to its position and existing screening.

The proposals would not harm the significance of nearby designated or non-designated heritage assets, in accordance with ALP policies HER DM1, HER DM2 and HER DM3 and the NPPF.

NEIGHBOURING RESIDENTIAL AMENITY

The south-western extension is not near any residential properties and will not negatively impact neighbouring occupants through overbearing, overshadowing, or loss of privacy.

The rear extension will be adjacent to a residential rear garden, separated by a PROW. It is an infill extension between two existing protrusions. Part of the roof structure for the infill extension already exists; the proposal includes a new section of flat roof. This flat roof is significantly lower than the existing roof height in this area and will not result in overbearing or overshadowing impacts. As the new fenestration is at ground floor level and separated by the PROW, there are no concerns regarding loss of privacy for the occupants of the adjacent dwelling.

The proposal is in accordance with ALP Policies D DM1, D DM4 and QE SP1, and with YNP Policy KS1.

DRAINAGE

The site is in Flood Zone 1, but is within the Lidsey Treatment Catchment Area and there is an area at risk of surface water flooding to the rear of the site (1 in 30 year and 1 in 1000 year events). A flood risk assessment has been submitted which concludes that the flood risk profile for the parts of the site where development is proposed is low. Given that the proposal is for minor extensions to an existing building, where the use of the building as a medical centre is established, this is considered acceptable.

The site is within the Lidsey Treatment Catchments, where the design for surface water disposal which accompanies new developments is of particular importance. ADC's drainage engineers have been consulted on the proposals, and raise no objection to the proposed design.

The proposals are acceptable in terms of flood risk, and would not increase flood risk elsewhere, in accordance with W DM1, W DM3 and the NPPF.

TREES

ALP policy ENV DM4 relates to the protection of trees. The application is accompanied by an arboricultural statement, which identifies the trees present on the site. One of these, at the southern edge of the car park, is protected by a tree preservation order, TPO/Y/5/18. The development is located well away from this protected tree and will not impact it. The extension to the front of the medical centre would encroach onto the RPA of a walnut tree in a neighbouring garden. However, this tree is not subject to a TPO and is not under the applicant's ownership.

The proposals do not result in harm to protected trees and are in accordance with ALP policy ENV DM4.

TRANSPORT AND PARKING

ALP policy T SP1 states that development should provide safe access to the highway network, encourage sustainable travel and provide sufficient parking. The proposed development comprises two minor extensions to the existing medical facility and will not generate a significant increase in traffic movements to and from the site.

The Arun Parking Standards set out the requirements for parking provision in relation to development. For a development of this approximate size, one space per 30 sqm of floorspace is required. This equates to just under two spaces. No new parking spaces or cycle parking spaces are proposed as part of the development, and a site-specific traffic assessment has been provided with the application, which demonstrates that the existing provision of 22 car parking spaces is sufficient for the parking demand generated by a facility of its size and type. The assessment also found that the need for cycle parking was negligible. On this basis, the impact of the proposals on parking and highway is acceptable, and the proposal are in accordance with ALP policy T SP1.

ECOLOGY AND BIODIVERSITY

ALP policy ENV DM5 requires developments to achieve a biodiversity net gain. The submitted Biodiversity Enhancement Strategy specifies ecological enhancement measures which will be implemented to achieve this, which include, the installation of two bee bricks on the front extension, a bird box on the rear extension, and the installation of a bat box and insect box on a mature tree within the site. These measures are acceptable and have been secured via condition. The development is in accordance with ALP policy ENV DM5.

SUMMARY

The proposal is in accordance with the relevant development plan policies, and 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

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 NE_EX_01
- Site/Block Plan NE_P_0
- Proposed Ground Floor Plan NE_P_02
- Proposed Roof Plan NE_P_03
- Proposed East, South and South-West Elevations NE_P_04
- Proposed West and North Elevations and Sections NE_P_05

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 The materials and finishes of the external walls of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 Prior to first use of any part of the development, the biodiversity enhancement measures detailed in the Biodiversity Enhancement Statement (ref. C-RSA-001-001-001) shall be implemented in accordance with the submitted details and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 and ENV DM5.

- 5 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is de-minimis as the development does not impact an onsite priority habitat and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero and less than then 5 metres in length of onsite linear habitat.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 6 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.