

DELEGATED APPLICATION REPORT

Ward: Tilehurst

App Ref: 230762

Address: 6 Chapel Hill, Tilehurst, Reading, RG31 5DG

Proposals: Single storey rear extension, enlargement of roof, external alterations including new fenestration, reconfiguration of car parking and other landscaping works to facilitate expansion of dental practice

Case Officer: Mr David Brett

Applicant: Gentle Dental 4U Ltd

Date received (valid from): 02/06/2023

Target Decision date: 27/09/2023, extension of time on decision agreed with agent from 28/07/2023

1. INTRODUCTION

The proposal site consists of an existing dental and similar medical services clinic. On site vehicle is providing within the site as existing. The building was formerly a semi-detached pair of bungalows (4 and 6 Chapel Hill), that now form one planning unit. This section of Chapel Hill, close to School Road, is a busy highway and is close to Park Lane Primary School and a parade of shops to the south of the site along School Road. The surrounding area is considered predominantly residential with a mix of two storey detached and semi-detached houses and terraced rows.

The proposal site is not listed or located within a Conservation Area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a single storey rear extension, enlargement of roof, external alterations including new fenestration, reconfiguration of car parking and other landscaping works to facilitate expansion of dental practice.

Plans considered:

- Application Letter dated 11/03/2022
- Covering Letter – 770 dated 02/06/2023
- Site Location Plan – 770-02-00
- Block Plan As Existing – 770-02-01
- ~~- Block Plan As Proposed – 770-02-11~~
- Ground Floor Plan As Existing – 770-03-00
- ~~- Ground Floor Plan As Proposed – 770-03-10~~
- Front Elevation and Streetscene As Existing – 770-05-00
- Elevations As Existing – 770-05-01
- ~~- Front Elevation and Streetscene As Proposed – 770-05-10~~
- ~~- Elevations As Proposed – 770-05-11~~

Received on 02/06/2023

- Preliminary Bat Roost Assessment prepared by Chase Ecological Consultancy – CE4293
- ~~- Front Elevation and Streetscene As Proposed – 770-05-10 Rev B~~
- Schedule of External Materials

Received on 13/07/2023

- Transport Tech Note prepared by MVJ Transport Ltd – P1245
- Planning Note
- ~~- Proposed Site Plan~~
- Chapel Hill Street Scene
- Proposed Side Elevations
- Proposed Ground Floor Plan

- Sheffield Cycle Shelter – BXMW/SEF
Received on 10/09/2023

- Proposed Site Plan
Received on 15/09/2023

3. RELEVANT PLANNING HISTORY

4 Chapel Hill

100528/FUL - Erection of new rear extension with side entrance and access ramp, new waste storage enclosure, demolition of existing garage for additional car parking spaces, new cycle stand and external AC condenser installation to the rear – Application Permitted on 10/06/2010

051312/FUL - Single storey front extension – Application Permitted on 23/01/2006

920279/FUL - Conversion of existing bungalow into new doctors surgery. – Application Refused on 24/09/1992. Appeal Allowed.

6 Chapel Hill

221731/APC - Application for approval of details reserved by condition 4 (Method Statement) of Application 200184 – Conditions Discharged on 25/01/2023

200184/FUL – Single storey extension – Application Permitted on 05/03/2020

100220/FUL - Single storey rear extension to existing dental surgery. Relocation of front boundary wall and creation of additional car parking spaces. Installation of new A/C condensers. – Application Withdrawn on 30/04/2010

010733/FUL - Change of use to dental surgery – Application Permitted on 11/12/2001

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

25a Chapel Hill, Tilehurst, Reading, RG31 5BT – Response received on 25/07/2023

- Concerns regarding an increase in on street vehicle parking arising from the development, compromising highway safety.

2 Chapel Hill, Tilehurst, Reading, RG31 5DG – No response received.

2a Chapel Hill, Tilehurst, Reading, RG31 5DG – No response received.

4 Chapel Hill, Tilehurst, Reading, RG31 5DG – No response received.

6 Chapel Hill, Tilehurst, Reading, RG31 5DG – No response received.

8-10 Chapel Hill, Tilehurst, Reading, RG31 5DG – No response received.

12 Chapel Hill, Tilehurst, Reading, RG31 5DG – No response received.

9 Chapel Hill, Tilehurst, Reading, RG31 5BT – No response received.

23 Chapel Hill, Tilehurst, Reading, RG31 5BT – No response received.

25b Chapel Hill, Tilehurst, Reading, RG31 5BT – No response received.

27 Chapel Hill, Tilehurst, Reading, RG31 5BT – No response received.

29 Chapel Hill, Tilehurst, Reading, RG31 5BT – No response received.

37 Chapel Hill, Tilehurst, Reading, RG31 5BT – No response received.

7 Downing Road, Tilehurst, Reading, RG31 5BA – No response received.

9 Downing Road, Tilehurst, Reading, RG31 5BA – No response received.

11 Downing Road, Tilehurst, Reading, RG31 5BA – No response received.

13 Downing Road, Tilehurst, Reading, RG31 5BA – No response received.

19 Downing Road, Tilehurst, Reading, RG31 5BA – No response received.

21 Downing Road, Tilehurst, Reading, RG31 5BA – No response received.

23 Downing Road, Tilehurst, Reading, RG31 5BA – No response received.
25 Downing Road, Tilehurst, Reading, RG31 5BA – No response received.

Reading Borough Council, Transport – Response received on 21/07/2023

- In accordance with the Councils current Councils standards 2 parking spaces would be required for each consulting room plus 1 for each practitioner, based on 1 practitioner for each consulting room, a total of 18 parking spaces would be required. Submitted block plan (below) identifies 10 parking spaces for visitors and 4 parking spaces for staff.
- The proposed total provision therefore falls short of the Councils current standards, and Transport would not support an application that would result in an increase of on street parking where on street parking is currently not regulated.
- Cycle parking spaces have not been illustrated in plans and should be provided in accordance with the Councils Parking Standards and Design SPD.
- Details of bin storage and collection have also not been provided.

Reading Borough Council, Environmental Protection – Response received on 20/07/2023

- Concerns regarding:
 - o Noise arising from development
 - o Construction and Demolition phase

Reading Borough Council, Ecology – Response received on 20/07/2023

- The Bat Survey report (Chase Ecology, July 2023, ref: CE4293) concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

A site notice was sent to the applicant and agent to display on site. No consultation responses have been received for this application.

5. EQUALITY ACT 2010

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019).

The '*National Planning Policy framework*' ("NPPF") 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan, 2019) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC1 Presumption in Favour of Sustainable Development
CC2 Sustainable Design and Construction
CC7 Design and the Public Realm

CC8 Safeguarding Amenity
EN12 Biodiversity and the Green Network
TR1 Achieving the Transport Strategy
TR3 Traffic, Access and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging
OU1 New and Existing Community Facilities

Other guidance

Revised Parking Standards and Design SPD (2011)

7. APPRAISAL

7.1 Land Use Principles

The principle of improving the health facilities is supported by Policy OU1 of the Reading Borough Local Plan (2019). The principle of the provided development is therefore acceptable provided the development satisfies the other Policy requirements of the Reading Borough Local Plan (2019).

7.2 Design and Access

In accordance with Policy CC7 of the Reading Borough Local Plan (2019); *“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including: -*

- *Layout: urban structure and urban grain;*
- *Landscape;*
- *Density and mix;*
- *Scale: height and massing; and*
- *Architectural detail and materials*

As existing, the proposal site consists of a semi-detached bungalow. The appearance of the semi-detached bungalow is that of a residential building that has been converted to facilitate two health uses within the building. The area around the main building within the site consists of hard standing for vehicle parking, with minimal vegetation to the periphery of the side or to the frontage of the main building. The existing building has been extended to the side to facilitate the existing health uses at the site. The extensions have resulted in the somewhat unbalancing of the semi-detached pair due to the different roof formations to the extensions.

In contrast to the wider surrounding area, the semi-detached pair is considered an outlier in a locality dominated by two storey residential development. Only one other semi-detached bungalow lies to the west of the proposal site (16 and 18 Chapel Hill).

The development proposes a single storey side extension and alterations to the external appearance of the semi-detached pair of 4 and 6 Chapel Hill. These alterations include the raising of the ridge height, the addition of three gables, and alterations to the fenestration. The purpose of the development is to improve the existing facilities at the site to meet future requirements. The development is to allow for the increase in capacity from 4 to 6 surgeries, provide improvements to the waiting areas and staff areas. A single storey rear extension is also proposed to facilitate an additional surgery and store / scanning room.

The extensions and alterations will change the character and appearance of the semi-detached bungalow by shifting the bulk of the development to the west-most side of the building, which features a large gable providing the entrance to the patient waiting room and reception. The design is considered to refresh the existing semi-detached bungalow, which results in a more cohesive design. In terms of height and massing, the ridge of the dwelling would be lower than the height of the existing chimney stacks. The development would therefore remain single storey and appear as single storey. Existing and proposed street scene elevations have provided which demonstrate that the development would sit comfortably within the existing site and amongst between 2 and 10 Chapel Hill.

Overall, the proposed development is considered to improve the visual appearance of 4 and 6 Chapel Hill through a more cohesive design. The development is therefore considered in accordance with Policy CC7 of the Reading Borough Local Plan (2019). It is noted that an existing detached garage to the side of the main building is to be demolished to make way for additional on-site vehicle parking. The removal of the garage is considered to be acceptable.

7.3 Safeguarding Amenity

In accordance with Policy CC8 of the Reading Borough Local Plan (2019); *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook;*
- *Noise and disturbance;”*

Concerns have been raised by the Environmental Protection Team regarding noise generating equipment. Of course, with a building designed for this purpose there will inevitably be noise generating equipment and planting proposed. The details of which are to be secured via condition to any approval of this application.

Overall, the development would not give rise to harmful levels of noise and disturbance to neighbouring residents. The development is therefore considered in accordance with Policy CC8 of the Reading Borough Local Plan. Concerns have been raised through the consultation for this application regarding pressures on vehicle parking and highway safety within the locality. These concerns will be addressed in section 7.4 of this report.

7.4 Transport

As per the response from Transport Development Control (see section 4 of this report), concerns were raised regarding the expansion of the health facility and the impact that this would have on existing highway vehicle parking pressures and highway safety. These concerns were echoed by neighbouring residents within the consultation for this application.

During the course of the application, further information was provided to demonstrate that the level of on-site vehicle parking is acceptable. Tracking diagrams were also provided, demonstrating that the vehicle parking spaces can be safely accessed within the site. A further revision was required to the plans, as there was not enough space proposed in front of the proposed cycle bays to allow for suitable access. The revised plans illustrated the removal of some proposed vegetation, with the remaining proposed vegetation moved back towards the main building to allow for suitable access to cycles.

The revised details and additional information has been reviewed by Transport Development Control and is considered to have overcome the previous on site vehicle parking and highway safety concerns. Therefore, subject to conditions relating to securing the vehicle and cycle parking, the development is considered in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan.

7.5 Ecology

Due to the development proposed to the existing roof of 4 and 6 Chapel Hill, it was considered reasonable to request that a preliminary bat survey be carried out. A Preliminary Bat Survey Report prepared by Chase Ecological Consultancy has been submitted and that there are negligible habitat features on site likely to be used by roosting bats and that no further surveys are required.

The findings from the Preliminary Bat Survey Report have been agreed by Reading Borough Council's Ecology consultant. Therefore, the development is considered in accordance with Policy EN12 of the Reading Borough Local Plan (2019).

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Site Location Plan – 770-02-00

Received on 02/06/2023

- Schedule of External Materials

Received on 13/07/2023

- Chapel Hill Street Scene
- Proposed Side Elevations
- Proposed Ground Floor Plan
- Sheffield Cycle Shelter – BXMW/SEF

Received on 10/09/2023

- Proposed Site Plan

Received on 15/09/2023

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

DC1: Vehicle Parking (As Specified)

The development hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

DC3: Vehicular Access (As Specified)

No building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

DC5: Cycle Parking (As Specified)

No building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019.

N2: Mechanical Plant (Noise Assessment Required)

No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014+A1:2019 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

C1: Hours Of Construction/Demolition

No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

C4: No Bonfires

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

IF3: Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall