

DELEGATED APPLICATION REPORT

Address: 65 Park Lane

Application No: 220847/FUL

Proposal: Demolition of existing rear conservatory, office outbuilding and covered walkway and erection of a single storey rear and side extension with 4 wall-mounted AC units

Applicant: Dental Wellness Holdings Ltd

Target Decision date: 15/08/22

Case officer: Connie Davis

1. Site description and Surrounding Area

The application site relates to a detached bungalow located on the eastern side of Park Lane. The building is used as an orthodontist and dental practice. The surrounding area comprises of residential dwellings, with the application site itself being a former residential unit. The site has an existing rear conservatory which is connected to a detached office building by a walkway.

The site is not Listed, nor in a Conservation Area.

2. The Proposal

The proposal comprises of a single storey rear extension with 4 external, wall mounted, air conditioning units on the southern side elevation of the extension. The extension will facilitate 3 additional treatment rooms for patients.

The extension measures a depth of 7.2m, maximum height of 3.5m and width of 10m. It would have a hipped roof with materials to generally match the main property.

3. Consultation

Internal Consultation

Transport - Objection

Environmental Protection - No objections, subject to condition

External Consultation

Adjoining neighbours were consulted on the application by letter on 20/06/22. A site notice was also displayed.

1 letter of representation has been received relating to the following matters:

- Concern that the expanding business will generate additional traffic and concern for pedestrians and motorists

Officer comment: This will be discussed within the 'Transport' section of the report

4. Plans and Documents Considered

108 Rev A - Proposed Site Plan Rev

Cycle Shelter picture

Letter from Park Lane Orthodontics dated 17th August 2022

Parish Hall Information for Long Term Hirers
Park Lane Orthodontics Poster

Received 24th August 2022

007 Rev 0 - Front (East) Existing Elevation
004 Rev 0 - Side (North) Existing Elevation
006 Rev 0 - Side (South) Existing Elevation
005 Rev 0 - Rear (West) Existing Elevation
002 Rev 0 - First Floor Existing Plan
001 Rev 0 - Ground Floor Existing Plan
003 Rev 0 - Existing Roof Plan
000 Rev 0 - Location Plan
107 Rev 0 - Front (East) Proposed Elevation
104 Rev 0 - Side (North) Proposed Elevation
106 Rev 0 - Side (South) Proposed Elevation
105 Rev 0 - Rear (West) Proposed Elevation
102 Rev 0 - First Floor Proposed Plan
101 Rev B 0 Ground Floor Proposed Plan
103 Rev 0 - Proposed Roof Plan

Received 20th June 2022

Application Form
CIL Form
Design & Access Statement

Received 9th June 2022

5. Relevant Planning History

130053 - Variation of condition 2 of consent 00/01413/FUL to allow five staff members to work from the premises - Application Permitted

100829 - Operation of the development permitted by 03/00842/VARIAT (being the variation of condition 2 of consent 00/01413/FUL to allow five staff members to work from the premises as permitted under reference 00/01413/ FUL for the use of the entire ground floor for an orthodontist surgery) without complying with Conditions 3 and 4 of the 03/00842/VARIAT permission - Application Withdrawn

100173 - Operation of the development permitted by 03/00842/VARIAT (being the variation of condition 2 of consent 00/01413/FUL to allow five staff members to work from the premises as permitted under reference 00/01413/ FUL for the use of the entire ground floor for an orthodontist surgery) without complying with Conditions 3 and 4 of the 03/00842/VARIAT permission - Application Permitted

100119 - Change of use of garage to ancillary office accommodation and construction of covered 'pergola' link between existing dental surgery and proposed office accommodation - Application Permitted

061214 - New front wall. New porch. Replacement of existing door in the rear elevation with window. New windows - Application Permitted

051324 - Change of use of first-floor from ancillary residential accommodation to ancillary storage for existing dental surgery (D1) - Application Permitted

991202 - Use of the entire ground floor for an orthodontist surgery - Application Permitted

980066 - Erection of conservatory to rear of property (Retrospective) - Application Permitted

980702 - Change of use of ground floor front rooms from residential to orthodontist surgery - Application Permitted

920293 - Single storey rear extension to bungalow and replacement garage (detached) - Application Permitted

920518 - Change of use to dwelling house, rear extension, replacement detached garage and loft conversion - Application Permitted

6. Discussion with applicant/ agent

The agent was advised that a S106 agreement would be required to overcome Transport/ parking concerns with the application. The agent has not communicated with the Local Planning Authority for a number of months on this matter, so the decision has been taken to determine the application based on the information to date, and the absence of a legal agreement.

7. Relevant Planning Guidance

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). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
EN14 Trees, Hedges and Woodland
EN16 Pollution and Water Resources
EN17 Noise Generating Equipment
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

Supplementary Planning Documents

Revised Parking Standards and Design (2011)

9. Appraisal

a) Principle of development

There are no in principle objections or concerns with extending the building. The extension would facilitate the provision of additional healthcare space on site which is supported under policy OU1 of the Local Plan. However, this is subject to other material considerations, as outlined below.

The extension would project to the same depth as the existing conservatory and covered walkway (the walkway connects the conservatory to detached office).

b) Design and impact of the proposal on the surrounding area

Whilst the extension would project to a depth of just over 7m, it would be the same depth of the existing conservatory and covered walkway (the walkway connects the conservatory to detached office). As such, the general same footprint of development is proposed. Given the existing context at the site, the scale of the extension is considered acceptable.

c) Impact on neighbouring amenity

The extension would be set 1.7m off boundary with 67 Park Lane. It would also be set off 4.7m from the side elevation of no 63, not including the garage which is not a habitable space. These separation distances are considered adequate to ensure that access to natural light and ensuring the proposal is not overbearing.

However, had the scheme been acceptable overall a condition would have been attached ensuring a noise assessment were submitted to confirm that the 4 air conditioning units would not result in adverse noise disturbance to neighbours.

Subject to condition, the proposal would be considered acceptable in relation to policies CC8, EN16 and EN17 of the Reading Borough Local Plan (2019).

d) Transport Matters

From images of the site, there appear to be 5 parking spaces on site. In accordance with The Council's current Parking Standards and Design SPD, 2 parking spaces per consulting room would be required. Plans indicate that three additional consulting rooms are planned, which would translate into an additional 6 parking spaces.

There is currently no room on site to accommodate the required additional parking, this would, therefore, result in on street parking on Park Lane (which is currently unrestricted) and the surrounding area, which Transport would not support.

Cycle storage has previously been permitted at the rear of the site; this would also need to be relocated and increased to accommodate the extra level of staff and patients visiting the site. It is unclear how this can be provided given the limited space available and the increased parking required. Cycle storage is proposed near the disabled parking bay, but this could prove not easily accessible if all parking spaces are occupied.

Over the course of the application, the applicant advised that the business has an agreement with St Joseph's Church, Tilehurst, to use the Church car park during working hours as overspill parking. However, this is not currently a permanent arrangement. In order to overcome the shortfall of parking, a S106 agreement to secure the parking arrangement with the Church indefinitely would be required. This has not been forthcoming, and therefore the proposal is not acceptable from a parking and highway perspective. The proposal is therefore contrary to policies TR1 and TR3 of the Local Plan (2019).

e) Natural Environment Matters

There are no protected trees on site. However, there is a tree and bush located on the site boundary with no. 63 Park Lane. The applicant has confirmed that they do not intend to prune any trees or bushes as the proposed extension follows the line of existing outbuildings and paving so the existing tree and bushes will remain in-situ without alteration. Based on this, it was not considered necessary to consult the Natural Environment Officer and the proposal acceptable in relation to Policy EN14 of the Reading Borough Local Plan (2019).

10. Recommendation: REFUSE planning permission for the following reasons:

1. The proposed layout fails to demonstrate that it complies with the Local Planning Authority's standards in respect of vehicle and cycle parking. In terms of vehicle parking this could result in on-street parking/reversing movements on Park Lane, adversely affecting road safety and the flow of traffic. With regard to cycle parking insufficient information has been submitted to demonstrate that adequate cycle parking could be provided. Therefore, the proposal is in conflict with local plan policies TR1, TR3 and TR5 of the Reading Borough Local Plan 2019.

Informatives

1. Pre-app
2. Positive and Proactive