

PLANNING STATEMENT

App No.: 211117/FUL

Address: 22 Long Barn Lane, Reading

INTRODUCTION:

The site is an existing doctors' surgery bounded to the west by an industrial building (garage), to the east by residential properties, and fronting Longbarn Lane.

There is existing onsite parking to the front of the surgery.

PROPOSAL:

Permission is sought for a first- floor side extension towards the industrial garage to accommodate a room for medical equipment and loft conversion to house administrative staff within the roof space.

There are no windows or extensions proposed towards the residential property at Number 24. The loft conversion is over the original building thus maintaining the same separation distance, roof style and height towards Number 24 as previously approved.

PLANNING HISTORY:

171134FUL - First floor east side extension to accommodate a consulting room. Permitted 14/09/2017 and implemented.

170069FUL - Two storey rear extensions, internal alterations to install a platform lift and associated car parking. Permitted 22/02/2017 and being implemented

162273/PRE-APP - Two-storey rear extension to provide rooms for consultant, common room, disabled WC and staff WC -total floor area 46 sqm

84/TP/813 - Conversion and extension to house to form doctors. Permitted 1984

RELEVANT PLANNING POLICY AND GUIDANCE

Relevant Planning Policy

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

Reading Borough Local Plan 2019.

Policy CC7 (Design and the Public Realm)

Policy TR5 (Car/Cycle Parking)

Policy OU1 (additional and Existing Community Facilities)

Policy EN16 (Pollution and Water Resources)

PolicyCC9 (Infrastructure)

Policy CC8 (Safeguarding Amenity)

Policy TR3 (Access, Traffic and Highway-Related Matters)

Main considerations

i. The Principle of Development

The principle for the extensions is considered to accord with policy CS31 that seeks to promote 'new, extended or improved community facilities, particularly where this lies on a single site'. The extension is to an existing facility.

ii. Character and Design

The existing building is residential in character and relates well to the residential properties to the east side of the site. The design of the first- floor extension to the west towards the industrial garage roof is well integrated to the host building with matching materials. The loft conversion is within the existing roof space with some modification to the roof, similar to other residential roof modifications in the vicinity. The additions would introduce a built form that is not considered to depart from the appearance of the existing building and residential character of the area. And therefore accords with policies CS7 and CS31.

iii. Amenity

The design proposal does not cause loss of light, overbearing effect or overlooking onto residential property number 24 or to the industrial garage towards the west.

iv. Parking

The extensions are to accommodate existing staff and there is no increase in staff to warrant additional parking. The application is considered to accord with Policy TR5 of the RBLP 2019.