

DELEGATED REPORT

Ward: Tilehurst

App No.: 200184

Address: 4-6 Chapel Hill, Tilehurst, Reading, RG31 5DG

Proposal: Single storey extension

Applicant: Gentle Dental Care

Deadline: 31/03/2020

RECOMMENDATION:

Application Permitted

1. INTRODUCTION

- 1.1 Site is an existing dental and similar medical services clinic with on site parking. Once two bungalows (see history below) they now comprise one planning unit. This part of Chapel Hill is quite a busy road lying next to Park Lane Primary School and close to the junction with School Road. The area is mainly in residential use. Terraced housing back on to the site in Downing Road with a c2 metre high boundary between the sites.

2. PROPOSAL

- 2.1 The proposal is for a single storey flat roofed extension to the rear filling a gap between the existing surgery and the boundary with houses behind. The rooms are shown to serve a store, a room for scanner or X Ray machine and an administration office. The existing surgery measures 151 sq.m and the proposed just under 49 sq.m. No parking is proposed to be lost or added as no additional staff or patients intended.
- 2.2 Submitted Plans and Documentation:
GD1 - Location & block Plan
GD2 - Existing Plans & Elevations
GD3 - Proposed Plans & Elevations
- 2.3 Extension measures 2.6 metres high to eaves with external brick walls. No additional windows shown apart from 5 lantern roof lights over connecting corridor and scanner and office room.
- 2.4 Community Infrastructure levy (CIL):
In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. Proposed use and floor area requires no CIL payment.

3. PLANNING HISTORY

No4

920279 (92/00603/FUL) Conversion of existing bungalow into new doctors surgery. Refused 24/9/1992. Allowed by appeal.

051312 (05/01347/FUL) Single Storey side extension - Granted 23/1/2006

100528 (10/00829/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. Granted 10/6/2010

No6

010733 (01/01190/FUL) Change of use to dental surgery. Granted 11/12/2001

4. CONSULTATIONS

4.1 Public

19 Downing Road Tilehurst, Reading, Berkshire
13 Downing Road, Tilehurst, Reading, Berkshire, RG31 5BA
25B Chapel Hill, Tilehurst, Reading, Berkshire, RG31 5BT
29 Chapel Hill, Tilehurst, Reading, RG31 5BT
15 Downing Road, Tilehurst, Reading, RG31 5BA
8-10 Chapel Hill, Tilehurst, Reading, RG31 5DG
27 Chapel Hill, Tilehurst, Reading, RG31 5BT
17 Downing Road, Tilehurst, Reading, RG31 5BA
21 Downing Road, Tilehurst, Reading, RG31 5BA
2a Chapel Hill, Tilehurst, Reading, RG31 5DG

No written comments received. One neighbour sought clarification on the proposal. r

5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 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) which states at Paragraph 11 "Plans and decisions should apply a presumption in favour of sustainable development".

5.2 The Reading Borough Local Plan was adopted in November 2019 and fully replaces the Core Strategy, the Sites and Detailed Policies Document and the Reading Central Area Action Plan. The relevant policies are:

CC1: Presumption in Favour of Sustainable Development
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
EN17: Noise Generating Equipment
OU1: New and Existing Community Facilities
TR3: Access, Traffic and Highway Related Matters

6. APPRAISAL

The main matters to be considered are:

- Principle of development
- Design considerations and effect on character
- Impact on residential amenity
- Transport
- Equalities impact

Principle of development

The principle of improving the facilities at this existing surgery is supported by Policy OU1 subject to matters relevant to other planning policies being satisfactorily addressed.

Design considerations and effect on character

As the small extension has been designed to have minimal impact on the neighbouring properties its appearance is simple and utilitarian and thereby in keeping with the main building. It will not harm the character and appearance of the site or the area and complies with Policy CC7.

Impact on residential amenity

The low flat roof will be just visible from adjacent residential properties in Downing Road above the boundary fence so will not have a visual impact. No windows are proposed in the elevations so no overlooking or loss of privacy will occur. No details of any mechanical plant is shown but given the use it would be reasonable to impose a condition that requires, in the event that new plant is needed, that details are approved to ensure neighbours are not unreasonably impacted by noise or fumes. Therefore, it is considered that the proposal can comply with Policy CC8 and EN17.

Transport

The intended use of the extended building will not lead to an increase in patient or staff numbers and therefore there are no transport objections raised. However, given the location on a busy road next to a school it is important that the construction process is managed to discourage contractors from parking on the road or plant and materials being stored on the pavement causing obstructions to traffic and pedestrians. Therefore, a pre-commencement condition to secure details of how the development phase will be managed would meet the tests set out in Circular 11/95 and the applicant's agent has agreed to it. The relevant Policy is TR3.

Equalities impact

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups 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.

7. CONCLUSION

- 7.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 policies and found acceptable. Conditions added for a CMS required given the busy road and one needing a noise assessment should any extraction machinery be added.

Case Officer: Julie Williams