

DELEGATED APPLICATION REPORT - Application No: 152211/FUL

Address: 59A Hemdean Road

Proposal: Single storey front extension, roof lights and alterations to existing fenestration to provide conference room and enable internal reconfiguration to provide 3 consulting rooms.

Case officer: Matthew Burns

Site Description and Surrounding Area: Part two/part single storey doctor's surgery building located on the east side of Hemdean Road. The site is predominantly surrounded by residential dwellings.

Proposal:

The application seeks planning permission for a proposed single storey front extension, roof lights and alterations to existing fenestration to provide conference room and enable internal reconfiguration to provide 3 consulting rooms. The proposed single storey front extension would be 8m in width and 3.2m in depth.

Plans Considered:

Drawing no.s

3334/100 rev A

3334/102 rev A

3334/202 rev B

3334/101 rev A

3334/201 rev B

Received on 10th December 2015

3334/203

Received on 11th January 2016

Relevant Planning History:

06/00308/FUL - Internal and external alterations and change of use to enlarge existing pharmacy - Granted.

130399/ADV - 2 fascia signs, 1 projecting sign, new window vinyl and 2 panel signs - Granted.

Consultation Responses:

Natural Environment - No objection following submission of plan showing landscaping to be retained.

Transport - No objection.

Properties 34, 36, 49, 51, 53, 55, 59 and 61 Hemdean Road and 39-41, 43, 45, 47, 53 and 53a Oxford Road were notified of the application. No letters of representation have been received.

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.

Relevant Planning Policy and 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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) 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 National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (2008, Altered 2015)

CS7 Design and the Public Realm

CS31 Additional and Existing Community Facilities

CS34 Pollution and Water

CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document (2012, Altered 2015)

DM4 Safeguarding Amenity

DM12 Access, Traffic and Highway-Related Matters

Appraisal

Land use principles

The proposal will involve the extension to an existing community facility, and this principle accords with the broad intentions of policy CS31.

Design and impact on the character of the surrounding area

The proposed single storey front extension is modest in scale and whilst to the front of the building it would be set back behind the forward most point of the front elevation. The extension would incorporate bricks and window materials to match existing and whilst flat roof in design, the modest scale and infill nature of the extension is such that it is not considered to result in any significant adverse harm to the character of the host building or visual amenities of the street-scene.

The proposed front roof lights are modest in scale such that there is not considered to be any adverse harm to the visual amenities of the surrounding area.

Following submission of a plan the natural environment officer is satisfied that part of the existing front hedgerow can be retained following construction of the extension and there are no landscape objections to the proposed development.

(Policies CS7 and CS38)

Amenity

The proposed modest extension to form conference room and reconfiguration to create additional consulting rooms at the existing surgery premises is not considered to result in any significant loss of amenity or disturbance to surrounding occupiers.

(Policies DM4 and CS34)

Transport

The proposal would result in a net increase of 3 additional consulting rooms at the surgery. There is a large car park located at the rear of the site which currently accommodates 45 standard parking spaces and 5 disabled spaces.

The site is located within the Zone 3, the Secondary Core Area but on the periphery of Zone 2, Primary Core Area which directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading. Parking provision for GP surgeries is calculated at 1.5 spaces per consulting room / treatment room plus 1 space per GP / medical person required in each room. There are currently 14 consulting rooms and 2 treatments rooms at the surgery which would be increased to 19 consulting rooms as part of the proposal which at a requirement of 2.5 spaces per room would equate to 47.5 spaces and can be provided within the existing car park provision.

Transport has raised no objection to the proposed development.

(Policy DM 12)

RECOMMENDATION:

GRANT Planning Permission

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The permission relates only to the following plans and drawings:

Drawing no.s

3334/100 rev A

3334/102 rev A

3334/202 rev B

3334/101 rev A

3334/201 rev B

Received on 10th December 2015

3334/203

Received on 11th January 2016

Reason: to clarify which plans have been approved and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development shall match those used on the existing building.

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character of the area, in accordance Policy CS7 of the Core Strategy 2008.

4. The hedgerow to the front of the extension hereby approved shall be reinstated as shown on drawing no. 3334/203 received on 11th January 2016 in the first planting season following completion, or first occupation, of the development, whichever is the sooner, and retained as such thereafter.

Reason: to ensure that the works are carried out as approved in the interests of the visual amenity of the surrounding area and the appearance of the public realm. In accordance with Policy CS7 and Policy CS38 of the Reading Borough LDF Core Strategy 2008; and Policy DM18 of the Sites and Detailed Policies Document 2012.

Informatives:

1. These works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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.
3. For further information about construction and demolition nuisance law the applicant is recommend to referred to: <http://www.reading.gov.uk/article/2563/Construction--Demolition>
4. Officers have worked positively and proactively to provide a recommendation.
5. For the avoidance of doubt, any future proposed signage may require separate advertisement consent. No signage is approved as part of this application.