

front) to enable premises to be open for business between the hours of 0800 to 2000 Monday to Saturday and not at all on Sundays or Bank Holidays., PERM,12/12/2018

3 Proposal

Variation of Condition 5 of Planning Permission APP/17/00428 to amend approved plans in respect of increased floor space of single storey rear extension.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS4 ()
DM14 (Car and Cycle Parking on Development (excluding residential))
DM2 (Protection of Existing Community Facilities and Shops)
DM3 (Protection of Existing Employment and Tourism Sites)

Havant Borough Local Plan (Allocations) July 2014

DM21 (Shopfronts, Signs, Security Shutters and Advertisements)
AL3 (Town, District and Local Centres)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 17

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking/highway considerations

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

Application APP/17/00428 granted permission for a single storey rear extension with dimensions of approximately 2.2 metres in depth, 2.3 metres in width . This application seeks to vary condition 5 in increasing the dimensions of the rear extension to 2.6 metres in depth and 3.4 metres in width to create a third surgery room . The proposal also includes the addition of three rooflights incorporated into the flat roof of the extension creating a total of 7 rooflights in the flat roof of the rear additions to this building whereas the previous application proposed 4 rooflights in total. The proposal also includes a ramp for wheelchair access into the rear of the building.

The proposed single storey extension is attached to the rear of the property and therefore is not visible from the street . The scale is deemed relatively modest and in keeping with the existing rear addition. Materials would match the existing materials evident at the rear elevation and the roof lights would match those existing also.

The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) . It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

.(iii) Impact upon residential amenity

The proposed extension is not deemed to have any significant impact upon surrounding residential amenity- there are no windows in the Northern or rear elevation and the door would open up onto the parking area of the premises.

Consequently , it is considered that the single storey extension is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the buildings immediately adjacent to the application site and the properties adjacent, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking/ highway considerations .

This proposal would only increase the approved extension by a moderate width and depth, and would not result in any increase in the number of surgeries at the premises, so parking demand is not anticipated to change. It is noted that the addition is substantial enough to encroach upon the maneuverability space in the rear car park - although the space will be reasonably cramped it is judged that the proposed extension is acceptable as there is still a reasonable amount of space to manoeuvre. It is noted that the door on the rear elevation would be kept on the South end of the extension rear elevation so as not to potentially conflict with parked cars.

There is a small car parking area to the rear of the building which currently has parking space for 5 vehicles. This proposal would result in the loss of one parking space which would be replaced by a wheelchair ramp and bin store area. This would mean that an already limited parking area which already falls below the minimum requirements would be further reduced in its capacity. Although this is the case, it is considered that there are sufficient local car parks and on street parking provision to cater for the reasonable needs of the building's staff and visitors, and the loss of a single space would not constitute a defensible reason for refusal.

8 Conclusion

It is considered that the revised alterations to rear extension at 32 Station Road would not alter the character of the area and would maintain amenity levels of the area. As such it is recommended that condition 5 attached to the original planning permission should be varied to allow the proposed variation of the development at no 32 Station Road.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01257

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of the previous permission granted under APP/17/00428 dated 15th of June 2017.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

21701/101 Existing location and block plan
21701/113 Proposed site plan with enlarged extension
21701/114 Proposed ground and first floor plan
21701/115 Proposed elevations with enlarged extension
Design and Access Statement received 24.12.2019
Schedule of External Materials and Finishes dated December 2019

Reason: - To ensure provision of a satisfactory development.

- 3 The premises shall only be open for trade or business between the hours of 08:00 to 20:00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The external materials used shall be as stated in the Schedule of External Materials and Finishes dated December 2019, submitted by Jeffrey Douglas, Chartered Architect.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework .

- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall only be used as a dental surgery and for no other purposes within Class D1 of the above Use Classes Order.

Reason: To ensure that the use is appropriate within the West Town Local Centre and having due regard to Policies CS4 and DM3 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.