

Site Address:	Park Lane Medical Centre, 82 Park Lane, Bedhampton, Havant, PO9 3HN		
Proposal:	Ground floor extension to existing medical centre and infilling of existing courtyard of medical centre, with associated internal alterations and landscaping.		
Application No:	APP/18/00863	Expiry Date:	01/11/2018
Applicant:	Assura		
Agent:	Mr J Alexander	Case Officer:	Bee Crawford
	West Hart Partnership		
Ward:	Bedhampton		

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: 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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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

(i) Principle of development

7.2 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

7.3 The proposal is for a single storey front extension and infill extensions to the existing inner courtyard and the northern elevation of the building. Consequently only the front extension will be visible from the public realm. This has a depth of 3 metres and would project slightly beyond the existing western-most elevation to the front, maintaining a 1 metre distance to the western boundary of the site. The design relates well to the existing building and would not have a harmful impact on the existing street scene.

7.4 The infill extensions have flat roofs of a modest height with rooflights in the courtyard addition and will consolidate these areas of the site in a more effective way.

7.5 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and the street scene and is considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. 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

- 7.6 The new front extension is of a modest size and will be approximately 7.4 metres from the northern boundary of the site and 22 metres to the southern boundary, although it will be partially screened from the southern elevation by the existing front canopy entrance. It is therefore judged any impact on the adjacent or opposite properties will be negligible.
- 7.7 The infill extension to the northern elevation has a depth of 3.2 metres and will not extend beyond the existing northern side of the building, maintaining the 2 metre distance to this part of the boundary. There is one new window in this elevation, however it is of a modest size and will be partially screened by the fencing. Whilst there are two small windows at ground and first floor in the southern elevation of the neighbouring property at number 94 it is considered there would not be any detrimental impact on the occupiers of this property. The courtyard infill extension will not be visible from the neighbouring properties.
- 7.8 No objections were received with respect to the scheme and it is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties in the immediate area, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.9 The development is proposed to complement existing facilities and the Design and Access Statement confirms that there would be no increase in staff or patient numbers. The proposals do not remove existing parking and as such the development is considered to be adequately served in relation to parking.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00863 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
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 external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
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.

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

Drg no. 1445-100 Rev A	Site location plan
Drg no. 1445-101 Rev A	Proposed site plan
Drg no. 1445-200 Rev A	Existing floor plan
Drg no. 1445-201	Proposed floor plan
Drg no. 1445-202	Proposed roof plan
Drg no. 1445-300	Existing west and south elevations plan, existing section plan
Drg no. 1445-301	Existing east and north elevations plan
Drg no. 1445-310	Proposed west and south elevations plan, proposed section plan
Drg no. 1445-311 Rev A	Proposed east and north elevations plan

Design and access statement dated August 2018

Reason: - To ensure provision of a satisfactory development.