

PROPOSED USE – SUPPORTING INFORMATION

Internal alterations to provide additional surgery, combine reception and waiting rooms and create central decontamination room.



Magnolia House
27 East Street
Havant
Hampshire

for

Mr Abbas Visanji

Project No: 692

February 2022

I. Introduction

- 1.1. This 'Proposed use – Supporting Information' has been prepared to inform application APP/21/01312 for Full Planning and Listed Building Consent, specifically in relation to the proposed change of use of the first and second floor from residential flat dwellings into surgeries with associated staff and patient facilities.

2. Changes to Staff and General Occupation

- 2.1. To support the expanded facilities proposed, it is expected that the three new surgeries will require 3no. Dentists and 3no. Nurses with potentially one additional Receptionist to support the increased administration workload for an expected total of 7 new staff members.
- 2.2. The dental practice currently employs 12 members of staff, the proposed works will lead to an increase in staff members by 7 for a total of 19 permanent members of staff.
- 2.3. The additional staff and surgery spaces allow the dental practice to aim for an increase in its' patient base by approximately 15%, most of whom will be NHS patients.
- 2.4. It should be noted that the proposed works primarily are to allow greater accessibility for existing patients whilst allowing the practice to manage appointment waiting times more efficiently with the additional surgery spaces. Therefore, the proposed works are balanced between serving their existing patient base better whilst being able to see an increased number of NHS patients.
- 2.5. It is anticipated that the existing hours of use will remain the same post completion of the works and the client deems it unnecessary to increase the hours as the current time allotted to surgeries is considered adequate for the typical and expected future demand.

3. Use of the New 'Cosmetic' Surgeries

- 3.1. When the application was initially submitted the intention for the two new surgeries on the first floor were expected to be a way to expand into more 'cosmetic' orientated services whilst also being capable of and more typically utilised for dental operations, hence the new surgeries being designated as 'Cosmetic Surgeries'
- 3.2. However, the requirements of the client have since altered in response to a significant demand for NHS dentistry services. The increased need to serve a greater number of NHS patients within Havant has become more pressing and to that end, our client wishes to refocus on providing private and NHS dental care.
- 3.3. Since the initial application submission, our client has applied for additional funding to allow the practice to serve additional NHS patients. This funding application is currently being processed and the funding will be used to support the new proposed surgeries.
- 3.4. The result is that the new surgeries will no longer be intended for cosmetic operations and will primarily be used to increase the dental practices capacity to provide for NHS patients, including the potential ability to support a new NHS trainee dentist. One of the surgeries will also occasionally host a root canal specialist, likely this will be on a weekly basis.
- 3.5. Whilst there are some aspirations still to provide a degree of cosmetic dentistry in the long term, the priority for the near future for our client is to better serve demand for traditional dentistry from both the private and NHS sectors. The first-floor surgeries should therefore be

considered primarily dental surgeries in use with a secondary role being to serve cosmetic dentistry practices in the longer term.

4. Car Parking Provision

- 4.1. The existing car parking provision within the site is limited to 4no. standard parking spaces primarily used for staff and the proposed does not seek to alter the amount of parking provision available.
- 4.2. Increasing the total number of available spaces within the site would require developing into the rear garden space and encroaching on the existing listed building or otherwise removing the existing and proposed alterations to the external bin storage area. Either option would be detrimental to the overall scheme and unlikely to achieve the minimum recommended parking spaces.
- 4.3. The parking requirements are mitigated by direct access to a large public car park and the sites location within high street benefiting from nearby public transport links. Visitors typically utilise the East Pallant Car Park which is adjacent to the north boundary of the site. Additionally, there are bus stops on East Street near Beechworth and Town Hall Roads and the local train station is a 10 minute walk from Magnolia House.
- 4.4. Due to the on-site limitations the existing provision cannot be meaningfully improved however with the proximity to the nearby public car park and availability of the nearby public transportation, it is considered that the additional parking requirements are mitigated and would otherwise be difficult to achieve given the town centre location.