
Site Address:	Stakes Lodge Surgery, 3A Lavender Road, Waterlooville, PO7 8NS		
Proposal:	Installation of access ramp between Stakes Lodge Surgery car park and adjacent shopping area.		
Application No:	APP/15/00825	Expiry Date:	01/01/2016
Applicant:	Mrs Thomas Stakes Lodge Surgery	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached purpose built two storey surgery and associated car park with a shopping area adjacent situated within a modern residential estate.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the installation of access ramp and handrails between Stakes Lodge Surgery car park and the adjacent shopping area. It is 1.2 metres in width, 4 metres long with 0.9 metre high handrails.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways
No adverse comment.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of support has been received from the Havant Area Disability Access Group.

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) Effect on the appearance of the existing building and the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Effect on the appearance of the existing building and the streetscene

7.3 The proposal is to be situated in the car park of the surgery to provide access between the surgery and shopping area and would be visible from the public realm . However it is not considered that the installation of the new ramp and handrails would have a detrimental impact on the amenities of the streetscene. It is deemed that the proposal would have a negligible effect on the external appearance of the surgery building which is approximately 15 metres away or the adjacent retail units.

7.4 No objections were received with respect to the scheme and it is therefore considered that the proposal is unlikely to appear overbearing and would have negligible impact on any properties in the immediate area, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00825 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 Compulsary Purchase Act 2004.

- 2 The external materials used shall be solid concrete for the ramp and plastic coated stainless steel tubing handrails as shown on drawing number cc112015 Rev A.

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:

Location plan

Block plan

Existing ground plan

Drg No. cc112015 Rev A Wheelchair access ramp plan and section plan

Reason: - To ensure provision of a satisfactory development.