
Site Address:	2 Padnell Road, Waterloooville, PO8 8DZ		
Proposal:	Conversion of former doctors surgery to 3No. 2 bed terraced bungalows.		
Application No:	APP/14/00209	Expiry Date:	09/07/2014
Applicant:	Mr F Miah	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Daphney Haywood
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a former doctor's surgery of approximately 185 square metres in area, located at the south west corner of the junction of Padnell Road with Padnell Avenue. The site has limited external amenity space, including car parking spaces, and is bounded to the north by railings and to the east and west by hedging, the latter including 2 protected trees.
- 1.2 The site is located within Cowplain District Centre as identified within the emerging Local Plan (Allocations) Document and the area is characterised by a range of land uses. To the immediate west and south west of the site are an Age Concern day centre and a health centre premises, with which the application site shares a vehicular access. Opposite the site, to the north and east, there are residential properties.

2 Planning History

22980/2: Construction of single storey surgery. Approved 1980.

22980/7: Single storey extension and ancillary parking. Approved 1988.

08/68275/002 Demolition of the building and then adjoining dwellings and the construction of a new GP, pharmacy and health premises including a new access, car park, servicing and landscaping. The site plan for that proposal included the access and car parking area for the current site but not the building itself. The building is shown on the previously approved site plan as 'to be re-developed (not part of this application)'. Although the description of the relevant application included demolition of the building, this was not required by a legal agreement or as a condition of the planning permission. Approved 2008

APP/13/00924 Change of use from Doctors Surgery (Use Class D1) to Dance School (Use Class D2). Refused

3 Proposal

- 2.1 Conversion of former doctors surgery to 3No. 2 bed terraced bungalows. The proposal would form 3 small dwellings each of approx 60 sq m, served by a courtyard style garden to the rear. All 3 properties have patio doors leading on to the garden area. The exact subdivision of the garden is not provided and if granted could be covered by Condition.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
CS4 ()
DM13 (Car and Cycle Parking on Residential Development)
DM2 (Protection of Existing Community Facilities and Shops)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Tree ()
Preservation Order
Wind ()
Turbine Zone

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Access Officer, Community Group no adverse comments
Arboriculturalist No objection as conversion of an existing building.
Crime Prevention -Minor Apps- rear boundary fence should be 1.8m fencing plus 0.3m trellis. Parking should be signed and allocated.
Building Control, (Fire Access Consultation)No comments received.
Waste Services Manager No comments received
Development Engineer No objection subject to cycle parking

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: 10

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

- Some of the parking appears to be on land outside the applicants control
- No access from all plots to their gardens

- Insulation may not be up to standard
- The future use of the building should have been considered as part of the Heath Centre proposal.
- 3 dwellings too many and should be reduced to 2.

Comment:

These matters are considered under section 7

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 on neighbouring amenity
- (iii) Residential amenity for the proposed dwelling.
- (iv) Highways and car parking

(i) Principle of development

7.2 The former use of the application site as a doctor's surgery provided a community service and facility. This service and facility have been replaced by the nearby health centre. Core Strategy Policy DM2 sets out criteria for the change of such land uses and is permissive of the change of use or loss of premises 'where...it has been demonstrated...that the premises...are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community'.

7.3 Evidence has been provided in respect to the marketing of the site for a period in excess of 12 months, including direct approaches to potential Class D1 Users, and whilst this has generated interest the only potential occupier related to a Dance Studio, which was refused under application APP/13/00924. The re-use of a building that has lain vacant for so long is to be encouraged. The marketing has not resulted in any viable community uses. Additionally the previous community use is now provided for by the new adjacent development and with the exception of the new surgery the adjoining properties are in residential use. The proposed use of the building for 3 dwellings would be in character with the neighbouring residential character and bring a disused building back into viable use. As such the proposed conversion to residential is considered acceptable in principle subject to the considerations below.

(ii) Impact on neighbouring amenity

7.4 The nearest residential properties are located on the opposite side of the road and the proposal is not considered to result in loss of amenity through loss of privacy, light and outlook.

(iii) Residential amenity for the proposed dwelling.

7.5 The proposed dwellings are modest in size. In particular the 2nd bedroom is very small. however the main bedroom and living room are of a reasonable size. The accommodation would serve a demand from those who are looking for a small dwelling near facilities including a surgery and shops, and as such it would satisfy a

housing need and provide an adequate level of amenity. There is a very limited garden area and it is unclear from the application whether outdoor spaces will be shared or divided into separate gardens/curtilages; there is modest space for either permutation but planning conditions can be used to ensure that this matter is clarified before commencement and that any fencing is controlled and approved.

- 7.6 Matters of insulation would be addressed under the building regulations. The representations have suggested that 2 dwellings would be more appropriate, however, to convert the building to 2 dwellings would result in larger 3 bed properties which are more likely to be occupied by families and given the limited outside space family dwellings are not considered appropriate.

(iv) Highways and car parking

- 7.7 The plans have been amended to include for on site turning and provide for 4 spaces, and a revised notice has been served. This would provide one space per dwelling plus one for visitors, which given the small size of the units and the proximity to facilities and public transport is considered acceptable. It is noted that the four spaces were shown as a parking area in the planning permission for the new health centre building in 2008 (08/68275/002), but these were not specifically tied to the use of that development, as such they are able to be deployed for the proposed conversion.

8 Conclusion

- 8.1 The proposal is considered acceptable and recommended for approval.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00209

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external works hereby permitted shall not commence until a specification of the types and colours of all external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to

be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The use hereby permitted shall not [commence until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the use hereby permitted shall not commence]prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The dwellings resulting from the conversion hereby approved shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development hereby approved shall not be commenced until a plan showing the formation of any new garden areas or individual curtilages for each of the dwellings resulting from the conversion hereby approved, has first been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with such a plan and the gardens/curtilages, shall be permanently retained thereafter for the residential enjoyment of the dwelling to which it relates.

Reason: In the interests of clarity and the amenities of future residents and to safeguard the character of the area, in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/B/C/D/E/F/H of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to maintain control in the interests of the character and appearance of the development having due regard to the setting of the Listed Building and the restricted nature of the site and to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework.

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

Amended location plan of 14 May 2014

Existing plan and elevations

Proposed plan and elevations drawing no 14/257/01

Reason: - To ensure provision of a satisfactory development.