

<b>APPLICATION NO</b>	<b>PA/2018/1847</b>
<b>APPLICANT</b>	Michelle Slimm, Riverside Surgery
<b>DEVELOPMENT</b>	Planning permission to change the use of domestic garden to form extension and additional car parking to existing doctor's surgery, and erect a single-storey rear extension (including part demolition of existing building), with associated external works
<b>LOCATION</b>	27 Brooklands Avenue, Broughton, DN20 0DY
<b>PARISH</b>	Broughton
<b>WARD</b>	Broughton and Appleby
<b>CASE OFFICER</b>	Scott Jackson
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Broughton Town Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 92 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies should ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

**North Lincolnshire Local Plan:** Policies T1, T2, C2, C3 and DS1 apply.

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS5 and CS22 apply.

## **CONSULTATIONS**

**Highways:** No objection, but recommend four conditions.

## **TOWN COUNCIL**

Object on the grounds of insufficient parking for patients as a result of the extension.

## **PUBLICITY**

A site notice has been displayed; no comments have been received.

## **ASSESSMENT**

The application site is 27 Brooklands Avenue, Broughton and is located within the defined settlement boundary for Broughton. The site is occupied by the Riverside doctor's surgery. The existing surgery consists of a two-storey red brick building and a large rendered single-storey extension of the northern side and rear elevations. A concrete driveway abuts the northern boundary and leads to a small car parking area to the rear which has capacity for three vehicles. Planning permission is sought for the change of use of domestic garden to the rear of the surgery to from car parking and for the erection of a single-storey extension to the rear. The proposal includes part demolition of the existing building to facilitate the extension.

**The main issues in the determination of this planning application are impact on the character and appearance of the street scene, upon highway safety and upon residential amenity.**

### **Street scene**

The proposed extension measures 25.52 metres by 6.74 metres with a ridge height of 3.52 metres. It is proposed to finish the extension externally in a mix of render (to its southern and western elevations) and to introduce vertical timber cladding along the elevation facing north towards the car park. The plans show that both the timber cladding and the pitched roof will be introduced along the northern elevation of the existing two-storey building; this ensures uniformity to the appearance of the front elevation. The plans also show that the northern elevation of the extension will be broken up by full height glazed window openings and by a double width entrance to the surgery; all of these openings will be grey UPVC thereby providing a uniform appearance. The timber cladding to the northern elevation will add visual interest to the main entrance to the doctor's surgery in its extended form.

The proposal will result in the removal of the flat-roofed render extension to the side (to the north) of the surgery; this is welcomed in visual amenity terms. Given there is a gap between the existing doctor's surgery and the neighbouring properties to either side (to the north and south), it is accepted that views of the proposed extension will be available from the public highway; however, these views will be of a subservient single-storey extension to the rear of the main doctor's surgery. The main two-storey brick building will remain visually predominant in the street scene.

### **Highways**

The plans show that the doctor's surgery will have seven parking spaces (one of which is designated as a disabled parking bay). Two of these spaces are proposed to the front of the site with an additional five arranged in a linear form adjacent to the northern boundary. The plans also show the provision of cycle spaces to the side of the building. It is worth noting that planning permission was granted for an extension to the doctor's surgery in 2017 (PA/2016/1788); this extension was of a similar scale and size to the one under consideration and proposed four parking spaces in total. Therefore, in comparison to the approved scheme, this proposal gives a betterment in terms of parking provision with an

additional three spaces. Highways have considered the proposal and raise no objection on highway safety grounds or in relation to the level of parking provision. Conditions are recommended in relation to the vehicular access, parking and turning spaces being provided, for a travel plan to be submitted and for the submission of a phased traffic management plan (to include the construction and demolition of the building). It is considered that the proposal will not be detrimental to highway safety provided that the conditions recommended by Highways are imposed on any planning permission.

### **Residential amenity**

It is accepted that an extension with a depth in excess of 25 metres has the potential to result in loss of residential amenity to the residential property to the south through overshadowing and having an overbearing impact. However, the extension has been designed with its low eaves height (2.22 metres) in close proximity to the southern boundary with the ridge line (the highest point) of 3.52 metres located a further 5.7 metres to the north; this exaggerated roof slope, with its low eaves height, significantly reduces the potential for loss of residential amenity to the house to the south through overshadowing. In addition, the proposed extension is to be located to the north of the rear garden belonging to 25 Brooklands Avenue; therefore there will be no loss of light to the rear garden of this residential property as a result of the siting of the extension. The proposal is recommended for approval.

### **RECOMMENDATION      Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: CI(A)001, CI(A)010, CI(A)100, CI(A)140, CI(A)190, CI(A)200, CI(A)201 and CI(A)460.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The extension hereby permitted shall be constructed in accordance with the external materials detailed in section 7 of the planning application form and once constructed it shall thereafter be retained.

Reason

To define the terms of the permission and in the interests of visual amenity in accordance with policies DS1 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy.

4.

Before the extension to the doctor's surgery hereby permitted is first brought into use, the proposed vehicular access, parking and turning area, and the cycle parking facilities, shall be provided and once provided they shall thereafter be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

5.

The final travel plan shall be submitted to and approved in writing by the local planning authority within six months of the proposed development being brought into use and all conditions and requirements of the plan, once approved, shall be implemented and retained at all times.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

6.

The travel plan, once approved and in place, shall be subject to monitoring on an annual basis for a period of three years from the approval date. The monitoring report on the impact of the travel plan shall be submitted to the local planning authority on the first of January each year following the grant of planning permission. All amendments to the approved travel plan identified as a result of the monitoring process shall be implemented and retained.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

7.

No development shall take place until a demolition and construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the demolition and construction period.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

8.

The extension hereby permitted shall not be brought into first use until the 1.8 metre high closed boarded fence along the southern boundary as shown on drawing CI(A)140 has been completed.

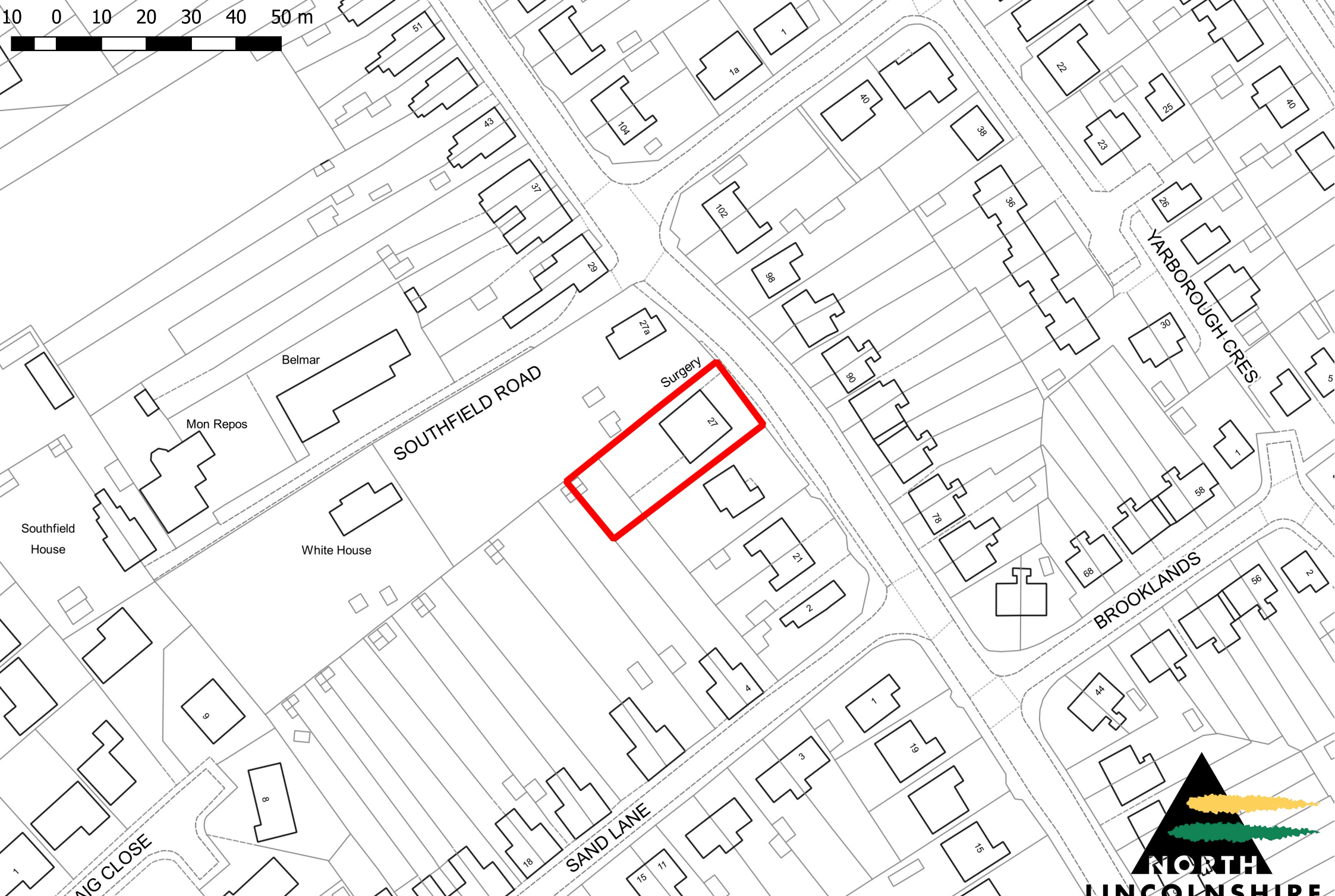
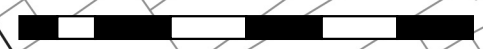
### Reason

To define the terms of the permission, to ensure that a secure form of boundary treatment is provided along the boundary and to safeguard residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

### **Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

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**PA/2018/1847**

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# PA/2018/1847 Proposed visuals (not to scale)



Date	Drawn	By	Approved	Project
				Proposed Extension
				Broughton Medical Centre
				Title
				Proposed Visuals
				Revision
				CI(A)900



# PA/2018/1847 Proposed site plan (not to scale)



Proposed Site Plan  
1 : 100

Date	Drawn	Rev	Description
10-05-18	2		Boundary Amended

As indicated Original Size A1		Project No D17-002	Project Proposed Extension Broughton Medical Centre Title Proposed Site Plan
Scale As indicated		Project No D17-002	Project Proposed Extension Broughton Medical Centre Title Proposed Site Plan

Design Boundary Amended	Date 10-05-18	Rev 2	Address Aquella Street, Grimsby, N.E. Lincolnshire DN34 4TJ Tel: 01472 490112 E: info@designinnovate.co.uk W: www.designinnovate.co.uk	Project Proposed Extension Broughton Medical Centre Title Proposed Site Plan
Do not scale dimensions from this drawing. Use 'tagged dimensions only'. All dimensions are to be marked on site. The contractor must match any discrepancies to the designer before commencing work. Work with The Contractor Design and Management Regulations is not to start until a Health and Safety Plan has been produced.				
Copyright: DESIGN & INNOVATE LTD Date: 10/05/2018				
Scale As indicated	Original Size A1	Project No D17-002	Project Proposed Extension Broughton Medical Centre Title Proposed Site Plan	

