

ITEM NO: 10

Application No.
21/00743/FUL
Site Address:

Ward:
Central Sandhurst

Date Registered:
11 August 2021

Target Decision Date:
6 October 2021

7 York Way Sandhurst Berkshire GU47 9DE

Proposal: **Proposed erection of a single storey side and rear extension to expand the existing Dental Practice (Class E)**

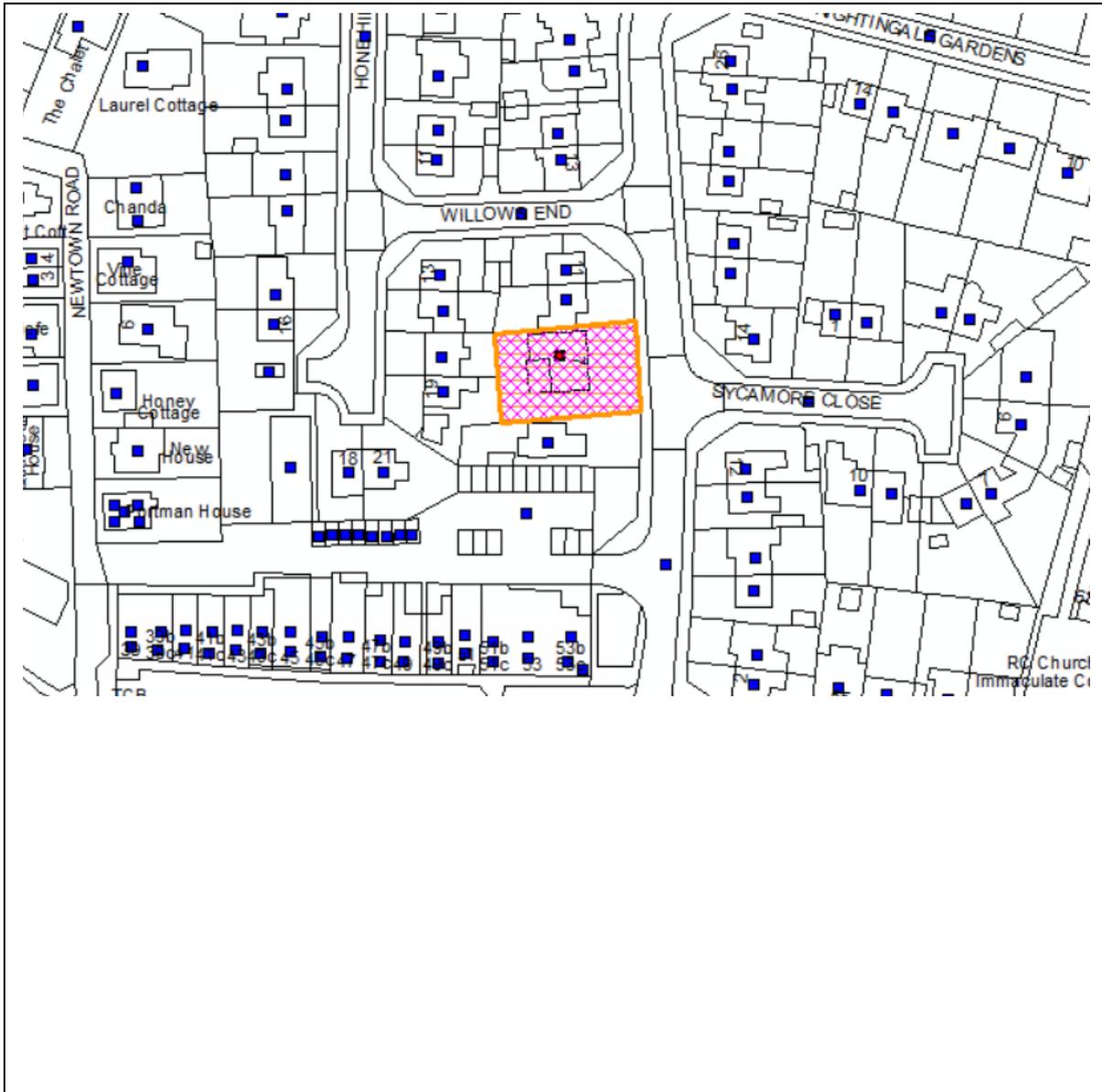
Applicant: Mr D Godvindasami

Agent: Mr Sam Peacock

Case Officer: Olivia Jones, 01344 352000

development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



1. SUMMARY

- 1.1 Full planning permission is sought for the erection of a single storey side extension to the existing dental practice. The proposed extension would provide two additional treatment rooms and an office.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the streetscene or the character and appearance of the area, residential amenity or highway safety.

RECOMMENDATION

Planning permission be granted subject to the conditions set out in Section 11 of this report

2. REASONS FOR REPORTING THE APPLICATION TO ADVISORY PLANNING COMMITTEE

- 2.1 The application is being considered by the Advisory Planning Committee at the request of Councillor Dudley over parking provision and highway safety concerns.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement

- 3.1 7 York Way is a detached building with the ground floor in use as a dental practice (class E), and the first floor in use as a 3 bedroom apartment.

4. RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history is summarised as follows:

Application 01/00852/FUL - Application for change of use of part of ground floor from residential to dental practice - APPROVED 2001

Application 02/01252/FUL - Provision of additional accommodation for existing dental surgery through change of use of ground floor room from residential and erection of single storey side extension - REFUSED 2003

Application 03/00460/FUL - Provision of additional accommodation for existing dental surgery through change of use of ground floor room from residential - APPROVED 2003

Application 04/00018/FUL - Retention of shed in rear garden - APPROVED 2004

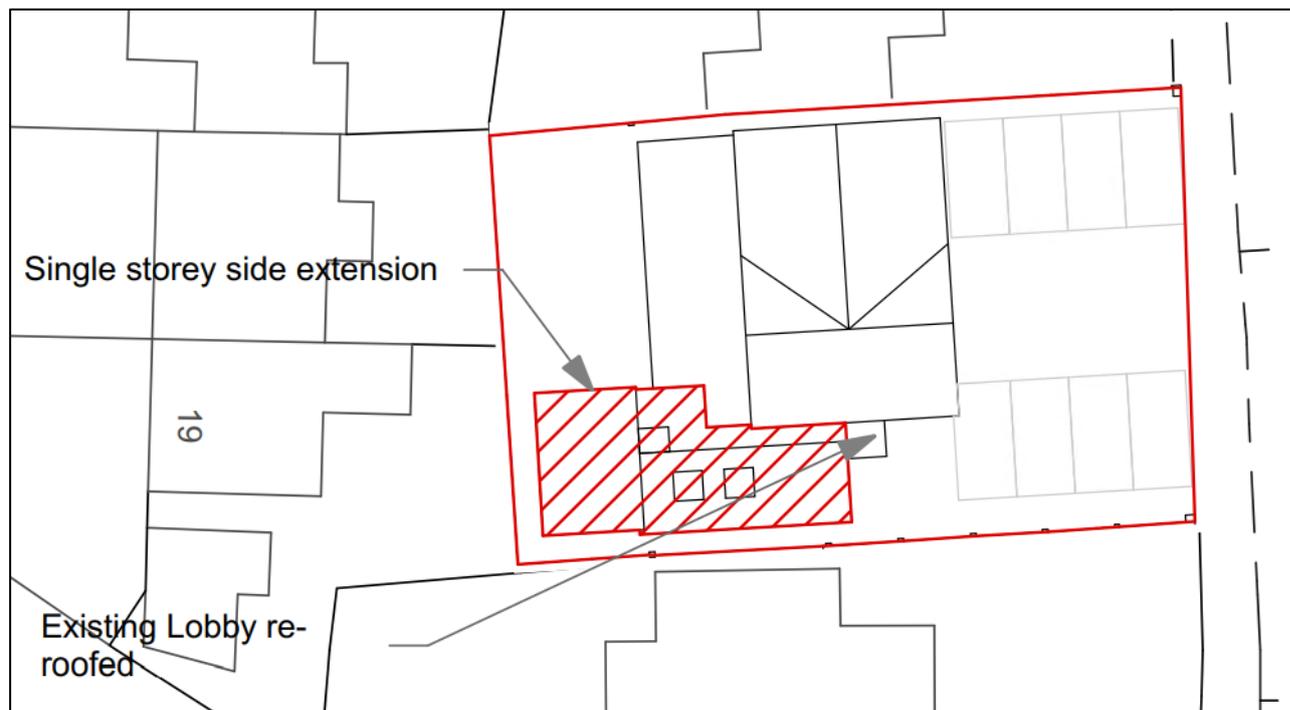
Application 07/00315/FUL - Change of use from combined use, of D1(Surgery) use class and residential to increase the D1 use class level from residential by 41sqm at first floor level - REFUSED 2007

Application 18/00617/FUL - Section 73 application to vary Condition 2 (Plans), Condition 4 (Parking), Condition 6 (Retention of Garage for Parking) and Condition 9 (Number of Consulting Room) of Planning Permission 03/00460/FUL. (For clarification: This application is to allow for two additional consulting rooms, vary the parking and use of garage). - APPROVED 2018

Application 21/00205/FUL - The erection of a single storey side and rear extension to expand the existing Dental Practice (D1). – REFUSED 2021

5. THE PROPOSAL

- 5.1 The proposal is for the erection of a single storey side and rear extension to provide 2no. additional treatment rooms and an office. This would bring the number of treatment rooms to 6.
- 5.2 The proposed extension would extend past the rear elevation by approximately 5.5 metres, have a width of approximately 5.7 metres and a maximum height of approximately 3.85 metres.



6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

6.1 Objection on the following grounds:

- (i) The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking and turning space. (27/15).
- (ii) The members consider that the parking provision already falls below the required standards.

Other Representations

6.2 Three letters of objection have been received raising the following concerns:

- (i) An increase in anti-social behaviour should the practice expand
- (ii) Insufficient parking and turning, with traffic survey undertaken during lockdown, which impacts the results

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 The Highway Authority does not support the application as the parking standards cannot be met, but has not made a recommendation that the application be refused.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	Consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential Amenity	Saved policies EN1, EN2, EN20 and EN25 of BFBLP	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent
Supplementary Planning Documents (SPDs)		
Design (2017) Parking Standards (2016) Streetscene (2010)		
Other publications		
National Planning Policy Framework 2021 (NPPF) Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- (i) Principle of the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety consideration

i. Principle of Development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CS2 of the CSDPD states that development will be permitted within defined settlements. This is provided that the development is consistent with the character, accessibility and provision of infrastructure and services within that settlement. The above policy is considered to be consistent with the NPPF, and as a consequence is considered to carry significant weight.

9.3 The proposed development would increase the floor area provision for the dental practice by approximately 50 square metres (GIA). The proposed development would not result in the loss of a commercial unit, the change of use of a unit, or the creation of a new unit. The site is located within a defined settlement on the Bracknell Forest Borough Policies Map (2013).

9.4 As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the amenity of the neighbouring occupiers and upon the character and appearance of the area, highway safety etc.

ii. Impact on Character and Appearance of Surrounding Area

9.5 The proposed extension would be single storey. It would be set back from the front elevation of the building by 4.87 metres. The proposed materials would be similar to those found on the existing building. As such, the proposed extension is considered to appear subservient to the main building and constructed of similar materials with a sympathetic design.

9.6 The existing premises is currently in lawful use as a dental practice with a residential use above. The hours of operation are not proposed to be extended. No increase in patients or members of staff are proposed. Noise nuisances and other anti-social behaviour should be dealt with under separate legislation (e.g. Environmental Health).

9.7 As such, subject to a suitable soft landscaping scheme the proposed access is not considered to have a significant adverse impact on the character of the area and would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD, Design SPD and the NPPF.

iii. Residential Amenity

9.8 Given the single storey nature of the proposed extension it is not considered to result in unacceptable levels of overlooking or overbearing impacts.

9.9 The proposed development would be sited approximately 1.6 metres from the side elevation of the property to the south, 5 York Way. There are no side windows on this property that form the primary source of light to habitable rooms.

9.10 The proposed extension extends past the front elevation of 5 York Way by approximately 0.6 metres, and the rear elevation by approximately 4.6 metres. Given the modest projection to the front it was determined there would be no significant loss of light to front facing windows on 5 York Way.

9.11 The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light to the primary source of light of a habitable room.

9.12 For a window parallel to a new development a 45 degree line is drawn on the vertical plane from the highest nearest point of the roof towards this window. Then a 45 degree line is drawn on the horizontal plane from the end of the extension towards the window wall. If the centre of the window lies on the extension side of both of these 45 degree lines, it would be considered that the development would result in an adverse impact on the property with regards to loss of light.

9.13 This loss of light assessment was undertaken and it was determined the proposed development would not have a significant impact on the rear facing windows of 5 York Way.

9.14 As such, the proposal would not be considered to affect the residential amenities of residents of neighbouring properties or future occupiers of the property and would be in accordance with 'Saved' policies EN20 & EN25 of the BFBLP, the Design SPD and the NPPF.

iv. Transport and Highways Considerations

9.15 The Parking Survey submitted with this application confirms that within the surrounding area at the survey times, there were between 19 and 41 spaces available. This does not include timed/restricted parking, which staff would not be able to rely on being able to use.

9.16 The Local Planning Authority's current Parking Standards (2016) require 3 patient car parking spaces per consulting room for consulting surgeries and 1 space per consulting staff (at busiest time) and 1 space per 3 other staff.

9.17 The application seeks to provide two additional consulting rooms (increasing the total to 6). Based on consulting rooms and including the information from paragraphs 3.8/3.9 of the Planning Statement the site will attract a demand for 21 car parking spaces (18 spaces for consulting rooms and 3 spaces for staff based on the travel survey).

- 9.18 Given only 8 spaces will be provided on site, the site will have a parking shortfall of 13 spaces which will likely be displaced out onto the local highway network.
- 9.19 The Parking Survey results confirm that the surrounding area can accommodate the sites potential parking shortfall of 13 spaces.
- 9.20 As such, while the parking shortfall cannot be accommodated on site, given the availability in the wider area it is not considered that the proposed development would have an adverse impact on highway safety sufficient to warrant a refusal.
- 9.21 The parking survey was undertaken on Tuesday 22nd and Wednesday 23rd June. At this time shops were open for business and were operating at normal business hours. As such, it is considered that the parking survey provides an accurate assessment of the parking availability in the area.
- 9.22 The application states that the increase in consulting rooms is to allow for more time to clean these rooms between patients. The applicant is not proposing to increase staff members or patients. Conditions are recommended ensuring that the numbers of staff members and patients does not increase.

10. CONCLUSIONS

- 10.1 It is considered that the development is acceptable in principle and does not result in an adverse impact on the character and appearance of the surrounding area, highway safety or the residential amenities of the occupiers of the neighbouring properties or future occupiers of the property. It is therefore considered that the development complies with 'Saved' policies of the BFBLP, Policies of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

- 11.1 That the Assistant Director: Planning be recommended to **APPROVE** application 21/00743/FUL subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

01. The development hereby permitted shall 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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans:
- PROPOSED SITE LOCATION PLAN (90/A) – Received 18.08.21
PROPOSED BLOCK PLAN (91/A) – Received 18.08.21
PROPOSED GROUND FLOOR PLAN (102/B) – Received 14.09.21
PROPOSED FIRST FLOOR PLAN (103/A) – Received 18.08.21
PROPOSED NORTH & EAST ELEVATIONS (121/A) – Received 18.08.21
PROPOSED SOUTH & WEST ELEVATIONS (122/A) – Received 18.08.21
- REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be similar in appearance to those on the existing building.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The staff present at 7 York Way connected to the dental practice shall not in total exceed 15 at any time.
REASON: To reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
05. The number of patients being treated at 7 York Way connected to the dental practice shall not in total exceed 4 at any time.
REASON: To reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
06. No part of the development hereby approved shall be occupied until the vehicle parking spaces have been provided in accordance with the approved drawing (91/A). The spaces approved shall be retained at all times for parking in association with the development.
REASON: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
07. No part of the development hereby approved shall be occupied until covered and secure cycle parking facilities have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.
REASON: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
08. No part of the development hereby approved shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing (91/A). These facilities shall be kept available for use in association with the development at all times.
REASON: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development.

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. Although they must be complied with, no details are required to be submitted in relation to the following conditions:
- (1) Commencement
 - (2) Approved plans
 - (3) Materials
 - (4) Limit to staff
 - (5) Limit to patients
 - (6) Vehicle parking

(8) Bin storage

The applicant is advised that the following conditions require discharging at specific stages:

(7) Cycle parking

03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
04. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.
05. Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, The Highways and Transport Section, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk, to agree the construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.