

APPLICATION NO.	P15/S4035/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	8.12.2015
PARISH	DIDCOT
WARD MEMBER(S)	Anthony Dearlove Margaret Davies Anthony Nash
APPLICANT	Dr Hart
SITE	Woodlands Medical Centre, Woodlands Road, Didcot, OX11 0BB
PROPOSAL	Two storey extension to rear of Health Centre (Class D1); internal alterations; car park alterations (As amended by drawings 6962/09 Rev A, 6962/11 Rev A removing first floor window accompanying email from agent received 24 December 2015 and amended by drawing 6962/07 Revision A showing additional car parking and drawing 6962/116 Revision A detailing drainage and tree protection)
AMENDMENTS	None
GRID REFERENCE	451415/189682
OFFICER	Paul Bowers

1.0 **INTRODUCTION**

1.1 The application is referred to planning committee because the views of the Didcot Town Council differ from the officer's recommendation.

1.2 The application site comprises the Woodlands Medical Centre accessed via the Wantage Road to the north. The site is located at the southern end of Woodlands Road which also serves the adjoining Didcot Community Hospital. The building is two storeys high with parking on three of its sides. To the south and east are adjoining residential properties.

1.3 The site is not located in a designated area and a location plan identifying the site can be found at **Appendix 1**

2.0 **PROPOSAL**

2.1 The application seeks planning permission to erect a two storey extension to the medical centre on the southern elevation of the building to create 6 new consultation rooms.

2.2 The application has been amended twice. The first occasion being the removal of a first floor window that would have introduced a level of overlooking that would be harmful to the occupants of 35 Barleyfields to the south. The second altered and increased the number and layout of the car parking area taking in to account comments from the Highway and Forestry Officers.

2.3 Reduced copies of the plans accompanying the application can be found at **Appendix 2** to this report. All the plans and representations can be viewed on the council's website www.southoxon.gov.uk under the planning application reference number.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Didcot Town Council** – Recommend refusal of planning permission for the following reasons;

- Lack of adequate parking.

Neighbour Responses – 2 x letters of objection covering the following issues;

- Unneighbourly and oppressive to number 35 Barleyfields.
- Request for the trees to be cut back and the renewal of the fence between the site and 38 Collingwood Avenue.

Forestry Officer - No objection following the amendments to the parking area. Proposed condition relating to landscaping and additional parking.

Highways Liaison Officer – No objection following the most recent amendment securing additional parking spaces.

4.0 **RELEVANT PLANNING HISTORY**

4.1 None.

5.0 **POLICY & GUIDANCE**

5.1 **South Oxfordshire Core Strategy 2027** policies

- CF2 - Provision of additional community facilities
- CS1 - Presumption in favour of sustainable development
- CSQ2 - Sustainable design and construction
- CSM2 - Transport Assessments and Travel Plans

South Oxfordshire Local Plan 2011 policies;

- C9 - Loss of landscape features
- CSQ3 - Design
- D1 - Principles of good design
- D2 - Safe and secure parking for vehicles and cycles
- D4 - Reasonable level of privacy for occupiers
- D7 - Access for all
- EP1 - Adverse effect on people and environment
- EP6 - Sustainable drainage
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2008

National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in relation to this proposal are as follows;

- **The principle of development.**
- **Impact on the amenities of the occupants of nearby properties.**
- **Impact on the character and appearance of the building.**
- **Parking provision.**
- **Impact on trees.**
- **Other issues.**

The principle of development.

- 6.2 Saved Policy CF2 of the South Oxfordshire Local Plan 2011 allows for the provision of additional community facilities within settlements providing that they do not give rise to overriding amenity, environmental or traffic objections. These issues are dealt with in detail below but in terms of enhancing this existing facility through extending the existing building the principle of development is acceptable.

Impact on the amenities of the occupants of nearby properties.

- 6.3 In terms of amenity and neighbour impact the proposed extension projects southward toward the boundary of the site with 35 Barleyfield. The window to window distance from the new first floor windows to the properties on Collingwood Avenue is over 45 metres, well in excess of the council's minimum distance of 25 metres and as such the extension will not have a material impact on these properties. Therefore the most affected property is 35 Barleyfield.
- 6.4 In terms of overlooking the amended plans address what was originally an unacceptable impact by removing a first floor window which would have created a greater level of overlooking in the side window of 35 Barleyfields and the rear garden. The remaining first floor window serves a W/C and is shown on the plans as obscure glazed and this can be ensured through a condition.

The extension is to the north so that in terms of loss of direct sunlight or overshadowing of there will not be an impact.

- 6.5 The impact however will come from the height, bulk and mass of the building coming closer to the southern boundary of the site. It is accepted that the proposed extension will increase this impact by closing the gap. However a gap of 10 metres will be retained between the southern elevation of the extension and the boundary of the site and a gap of 15 metres between the two buildings.
- 6.6 35 Barley Close includes a ground living room window in the northern side elevation which looks on to the boundary fence and the medical centre beyond. The increase in projection of the extension will have an impact, however this is not the dwellings sole living room and the main outlook of the property is to the rear in to the garden. In conjunction with the gap of 15 metres, the existing fence and the hipped roof on the extension this all contributes to a level of mitigation such that the impact will not be significant to the extent that the council could refuse permission in your officer's opinion.

Impact on the character and appearance of the building and the wider area.

- 6.7 The extension continues the ridge line and form of the existing building. It is relatively modest addition given the size of the overall building. The extension will reflect the character of the building in its design, materials and fenestration.
- 6.8 The building is concealed within the site away from wider public view outside of the site. The impact of the extension on the wider character of the area is therefore extremely limited.

Parking provision.

- 6.9 As originally submitted the application did not provide for an adequate level of on site parking provision for the additional consultation rooms.

- 6.10 The Didcot Town Council and OCC Highways objected to the scheme on the basis of lack of parking. The applicants then undertook a parking survey of the existing site however the Highway Officer still required additional spaces to be provided. This prompted the final amendment to the scheme which provided for additional spaces in line with the Highway Officer's requirements and therefore removed their objection. It is acknowledged that there is concern in terms of a number of spaces being used by the nearby hospital however the application must be determined on its merits and not used in a way to address an existing situation between land owners.
- 6.11 The Highway Officer has recommended a series of conditions which are included in paragraph 8.2 which seek to ensure that the car parking is provided along with cycle facilities, that a sustainable urban drainage system is used and that a travel plan and construction management plan are included. In conjunction with these conditions the proposal is acceptable in highway safety terms.

Impact on trees.

- 6.12 The scheme has been amended moving an area previously proposed for parking away from trees in the southern corner of the site. Whilst the proposal does involve the removal of a tree it is not protected and of limited value. However, a condition is proposed seeking to secure a suitable replacement.

7.0 CONCLUSION

- 7.1 The development provides for additional community facilities in the form of additional doctors consultation rooms. This is provided for in a sustainable way by extending an existing facility within the town.

The extension is wholly acceptable in terms of its design and appearance in terms of how it impacts the existing buildings character and that of the wider area.

The amended scheme provides for additional parking provision and addresses an issue of overlooking. The distance to adjoining properties ensures that it will not be materially harmful to the occupants of those properties.

Conditions are proposed relating landscaping and parking. The development accords with the relevant development plan policies.

8.0 RECOMMENDATION

- 8.1 That planning permission is granted subject to the following conditions:**

- 1. Commencement three years - full planning permission.**
- 2. Approved plans.**
- 3. Matching materials (walls and roof).**
- 4. Landscaping scheme (trees and shrubs only).**
- 5. Cycle parking facilities.**
- 6. Construction traffic management.**
- 7. Parking and maneuvering areas retained.**
- 8. Travel plans.**
- 9. Surface water drainage.**
- 10. Obscure glazing.**

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