

Application Number 07/2016/1054/FUL
Address Moss Side Medical Centre
16 Moss Side Way
Moss Side
Leyland
PR26 7XL

Applicant Moss Side Medical Centre

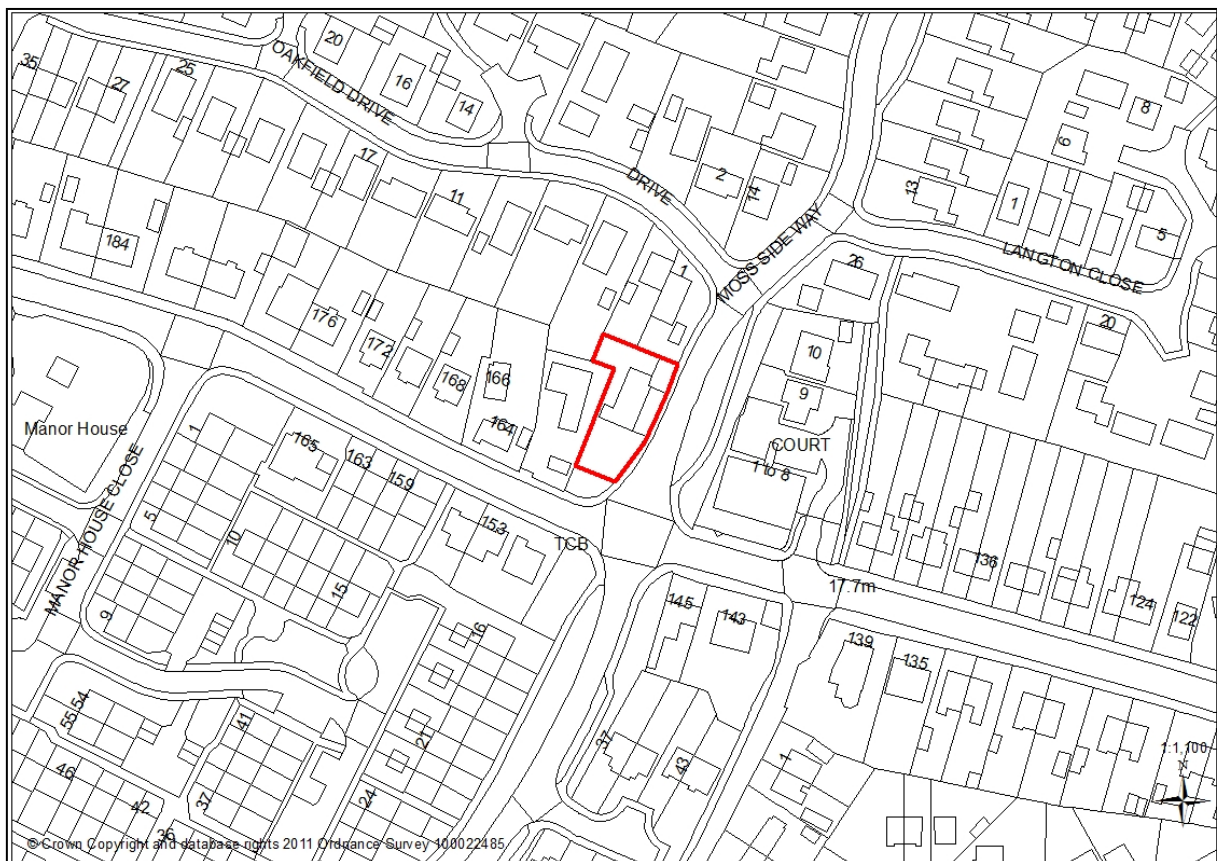
Agent Bramley Pate and Partners
184/186 Station Road
Bamber Bridge
PR5 6SE

Development Formation of pitched roof over existing flat roofed
Extension to rear

Officer Recommendation **Approval with Conditions**

Case Officer: Linda Ashcroft

Date application valid 03.11.2016
Target Determination Date 29.12.2016
Extension of Time



1. **Introduction**

1.1 The application is being brought to Committee at the request of a Councillor.

2. **Report Summary**

2.1 This application seeks permission for the formation of a pitched roof over an existing

flat roofed extension to the rear/side. It is considered the proposal will not have a detrimental impact upon the adjacent residential properties by undue loss of light nor will it appear to be out of character with the area.

3. **Application Site and Surrounding Area**

3.1 The application site is a previously extended detached property with car parking area to the south, accessed off Moss Side Way close to its junction with Slater Lane.

3.2 Originally the property was a detached residential bungalow which was extended and changed to a doctors' surgery. The area is residential in nature.

4. **Site History**

4.1 Planning application 07/1985/0719 for the use of premises as Doctors Surgery, and Erection of Storerooms and Canopy was approved on 08/01/1986.

4.2 Planning application 07/1991/0838 for an extension to Doctors Surgery and the addition of a bay window to the front was approved on 19/02/1992.

4.3 Planning application 07/1993/0446 for Extensions to Doctors Surgery (Amended Scheme) was refused on 25/08/1993.

4.4 Planning application 07/1994/0599 for a Ground Floor Rear Extension was refused on 02/11/1994 but allowed on appeal.

4.5 Planning application 07/1996/0107 for a Single Storey Extension to Rear of Doctors Surgery to Form a Meeting Room was approved on 17/04/1996.

4.6 Planning application 07/2009/0595/FUL for first floor extension to existing medical centre was withdrawn on 13 January 2010.

4.7 Planning application 07/2010/0016/FUL for a first Floor extension to existing medical centre (Re-submission of 07/2009/0595) was approved on 21/04/2010.

5. **Proposal**

5.1 Planning permission is sought for the formation of a pitched roof over an existing flat roofed extension to the rear/side.

5.2 The roof will have a ridge height of 3.8m and an eaves height of 2.4m (measured from the ground level). A roof light is proposed into each roof plane.

5.3 An additional window is proposed into the southern elevation of this part of the building.

6. **Representations**

6.1. **Summary of Publicity**

6.1.1 Three neighbouring properties have been notified and a site notice posted.

6.2. **Letters of objection**

6.2.1 At the time of writing this report, one letter of representation has been received; their comments are summarised below:

- The previous application in 2010 stated that there would be no extra patients or staff; Highways at LCC also recommended refusal due to lack of parking provision.

- This application also adds two new consulting rooms which means extra staff and patients.
- Parking is a long-standing problem with dangerous on-street parking.
- Inadequate supply of disabled spaces.
- Concerns for public and road safety.

6.2.2 At the time of writing the report, the period for submitting any neighbour representations expires on the 30 November; the 22 days from when the site notice was posted expires on the 9 December. Any further representations received will be reported to Committee.

7. **Summary of Responses**

7.1 No Consultations have been carried out.

8. **Material Considerations**

8.1 Policy

8.1.2 Policy B1: Existing Built-Up Areas in the South Ribble Local Plan permits development which is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents.

8.1.3 Policy G17 b): Design Criteria for New Development in the South Ribble Local Plan permits extensions that do not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density massing, proximity or use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect.

9. Relationship to Neighbours

9.1.1 The existing extension is set some 0.8m from the north, west and southern boundaries; there is a 2m high Laurel hedge adjacent the boundary fence within the curtilage of Mearns House, 1-3 Oakfield Drive.

9.1.2 The dwelling to the west at No. 5 Oakfield Drive has a 1.8m high fence and mature trees/shrubs adjacent the common boundary.

9.1.3 The dwelling to the south at 166a Slater Lane has a 1.8m high fence to the common boundary.

9.1.4 Due to these relationships between the proposed development and neighbouring properties, it is not considered the proposal will have a detrimental impact on residential amenity.

10. Other Material Considerations

10.1 Planning permission is only sought and required for the physical changes to the external structure of the building (i.e. the roof). Planning permission is not required for the internal alterations by creating two additional consulting rooms and therefore parking/traffic issues cannot be considered as part of this application.

10.2 Planning application No. 07/2010/0016/FUL was a re-submission of 07/2009/0595/FUL which was withdrawn; this gave permission for a first floor extension.

10.3 The Committee Report in respect of this application stated “*County Highways objected to this proposal on the grounds that the application site already does not meet the required number of car parking spaces and the internal alterations provide a further consulting room which should also provide a further four car parking spaces to reduce*

the likelihood of on road parking. There is currently a small car parking area with nine car parking spaces and two cycle spaces. On street car parking is also present in the area.

The applicant has indicated that there will be no increase in the number of staff employed at the medical centre. Internal alterations have already taken place with the original meeting/training room has been used as a consulting room for some time. The proposal now applied for is to provide extra space for existing staff. The doctor's practice already operates as a training practice and there is a need for a training room together with office space as the existing is inadequate for purposes of confidentiality. As such the proposal is not considered to generate further traffic or further exacerbate existing parking problems in the area."

10.4 The above material considerations provided sufficient justification to override County Highways objection relating to off road parking provision.

11. **CONCLUSION**

11.1 Due to the scale and proximity of the proposal, it is considered this will not have a detrimental impact upon adjacent residential properties by undue loss of light/sunlight or privacy nor will it appear overbearing when viewed from the garden areas of the adjacent residential properties.

11.2 The scale and proximity of the proposal will not impact upon the street scene or the character and appearance of the area.

11.3 **RECOMMENDATION**

12.1 The proposal complies with Policy B1 and G17 of the Adopted Local Plan 2012-2026 and Policy 17 of the Central Lancashire Core Strategy and therefore recommended for approval.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. All external facing materials shall match in colour, form and texture to those on the existing building.
REASON: In the interests of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026.
3. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg SK/0/1A/2A.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

RELEVANT POLICY

17	Design of New Buildings (Core Strategy Policy)
POLB1	Existing Built-Up Areas
POLG17	Design Criteria for New Development

