

Planning Committee

Tuesday, 19 April 2016

Planning application no.	16/00107/FUL	
Site	Caerleon Surgery, Dover Street, Wolverhampton	
Proposal	Extension to existing Drs surgery, to provide a staff room and consulting room	
Ward	Bilston North;	
Applicant	Dr A Asghar	
Cabinet member with lead responsibility	Councillor Peter Bilson Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Colin Noakes	Planning Officer
	Tel	01902 551124
	Email	colin.noakes@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Refuse

2.0 Application site

2.1 The application site is an established doctor's surgery set within a predominantly residential area. The residential properties are a mixture of impressive detached and semidetached houses with small front gardens and limited off street parking provision.

2.2 The surgery is a single storey building which has previously been extended. The building extends beyond the rear of the neighbouring properties and backs onto the rear garden of 3b Elm Avenue.

3.0 Application details

3.1 The application seeks planning permission for a single storey rear extension to accommodate a staff room and an additional consulting room.

4.0 Relevant policy documents

4.1 National Planning Policy Framework (NPPF)

4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

5.0 Publicity

5.1 One letter of objection has been received. The planning related reasons for objection include:

- Loss of privacy/overlooking
- Overbearing

6.0 Consultees

6.1 Transportation – The application is not supported, on street parking in the vicinity is heavily subscribed and there are major concerns about the impact the additional parking will have on the residential roads in the neighbourhood.

6.2 Environmental Health – No objections to the proposal, providing appropriate conditions are imposed to protect neighbour amenity.

7.0 Legal implications

7.1 There are no specific legal implications arising from this report. (LD/06042016/A)

8.0 Appraisal

8.1 There are two main planning elements regarding this application highway issues and neighbour amenity.

Highway Issues

8.2 The surgery is situated in a residential area located between Wellington Road and Prouds Lane. These roads see high volumes of traffic throughout the day, and a number of the junctions are protected from inappropriate on-street parking by extensive Traffic Regulation Orders. Consequently on street parking on Dover Street and surrounding roads is heavily subscribed. The residential properties have limited, or no off street parking provision, the surgery itself also has no off street parking. Both sides of Dover Street are used for vehicle parking and at busy times can result in highway safety issues with vehicles having difficulty manoeuvring through the resulting narrow corridor. In addition the parked vehicles can cause visibility issues for pedestrians crossing the highway.

8.3 According to the applicant the proposed extension would result in additional 600 patients and one GP using the surgery. This likely to exacerbate an already poor off street parking provision and lead to further general disturbance to residents and intensify the highway safety issues. The proposed development therefore fails to accord with BCCS policies ENV3 and CSP4 and UDP policies AM12, AM15 and B5.

Neighbour Amenity

- 8.4 The proposed extension would see the building project an additional 8.427m along neighbouring side boundaries and including the exterior rear steps would be within 0.1m of the rear boundary. The land level of the site slopes away to the rear and would result in the building appearing to have an increased height when viewed from 3b Elm Avenue.
- 8.5 The extension would fill almost all of the remaining open space of the site. This would result in the building having a far greater detrimental impact on neighbouring gardens. The building would run the entire length of both neighbouring boundaries and appear overbearing particularly where due to the land levels the building would reach a height of 3.8m. When viewed from 3b Elm Avenue the building will appear overbearing. The proposed steps at the rear of the extension will allow users to overlook directly into all the immediate neighbours rear gardens. Consequently the proposal is also contrary to UDP policies D4, D7, D8, and B5

9.0 Conclusion

- 9.1 The proposed development will increase patient and staff numbers and aggravate the already poor on street parking situation. It will exacerbate the nuisance caused to local residents generated by patients using their vehicles to visit the surgery and be detrimental to highway safety.
- 9.2 The extension due to its scale and position will have an adverse effect on neighbour amenity, appearing as an overbearing and intrusive feature when viewed from their rear gardens. The development will also allow direct overlooking into neighbouring gardens having a serious harmful impact on their privacy.

10.0 Detail recommendation

- 10.1 That planning application 16/00107/FUL be refused, for the following reasons:
- The proposed development by the intensification of the use of the site will exacerbate an already poor on street parking situation. Consequently the proposed development will have an adverse effect on highway safety and the free flow of traffic. Furthermore, the development will by generating greater vehicle movements to the locality give rise to an unacceptable degree of disturbance to nearby residents from traffic noise thus failing to protect neighbour amenity. Contrary to BCCS Policies ENV3 and CSP4 and UDP Policies AM12, AM15 and B5.
 - The proposed extension would, by reason of its height, bulk and position relative to the houses and gardens of the adjoining properties have an unacceptable loss of privacy and overbearing impact, on the outlook presently enjoyed by those properties. Contrary to BCCS Policies ENV3 and CSP4 and UDP Policies D4, D7, D8, and B5



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.