

2014/0970

Reg Date 05/11/2014

Bagshot

**LOCATION:** DENTAL SURGERY, 230 LONDON ROAD, BAGSHOT, GU19 5EZ  
**PROPOSAL:** Erection of a single storey side extension to existing dental surgery following demolition of existing garage.  
**TYPE:** Full Planning Application  
**APPLICANT:** Dr Amaninder Gill  
**OFFICER:** Chenge Taruvinga

**RECOMMENDATION: GRANT subject to conditions**

### 1.0 SUMMARY

- 1.1 The application site is located to the south of London Road within the Countryside Beyond the Green Belt area of Bagshot. The site presently serves two dental surgeries on the ground floor and a 5 bedroom dwelling at first floor level. The applicant seeks planning permission for the erection of a single storey side and rear extension to the existing dental surgeries following demolition of existing garage. This would provide an additional surgery to the property.
- 1.2 The report concludes that the benefits of improving a community facility in the Borough would outweigh any potential harm to the Countryside Beyond the Green Belt. The development would not have an adverse impact on character or residential amenity or give rise to conditions that would be harmful to highway safety. On this basis the application is recommended for approval.

### 2.0 SITE DESCRIPTION

- 2.1 The application site is located within the Countryside Beyond the Green Belt area of Bagshot within an area typified by detached dwellings on spacious plots. The front of the site serves as a car park with the rear laid to lawn. The existing buildings on the site have a dated appearance.
- 2.2 The site is of a linear shape with a two storey building characterised by a simple gable roof design. To the east of the site is a detached garage building of a flat roof character. The site measures 73 metres in depth and 21 metres in width.

### 3.0 RELEVANT HISTORY

- 3.1 SU/09/0271 Change of Use of ground floor dining room (C3) to provide additional dental treatment room (D1).  
Approved 03/06/2009
- 3.2 SU/08/0514 Application for the relaxation of Condition 5 of Planning Permission SU/05/0786 to provide increased visibility and access through landscaping.  
Approved 04/09/2008

- 3.3 SU/08/0421 Erection of an internally illuminated free standing sign. (Retrospective).  
Approved 08/08/2008
- 3.4 SU/05/0786 Change of Use of ground floor from residential (C3) to chiropractic surgery (D1).  
Approved 06/03/2006

#### **4.0 THE PROPOSAL**

- 4.1 The current application proposes the expansion of the dental surgeries on the site from two to three surgeries through the provision of a single storey side and rear extension
- 4.2 The proposed extension would measure 17.1 metres in depth and 9.8 metres in width and would be characterised by a flat roof height of 2.7 metres.
- 4.3 The proposal would result in the provision of a reception area, stock room, decontamination room, two toilets, and an office area on the ground floor. The extension would accommodate all three surgeries as well as a hygienist room and consultation room. The 5 bedroom residential property would be retained at first floor level with its kitchen area on the ground floor (as it is at present).
- 4.4 Although the proposed extensions would give rise to additional parking requirements on the site, no changes are proposed in respect of parking on the site. Para.7.5 (below) addresses the impact of the development on parking.

#### **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey County Council No objection.  
Highways
- 5.2 Bagshot and No objections.  
Windlesham Parish  
Council

#### **6.0 REPRESENTATION**

- 6.1 At the time of writing of this report no representations had been received

#### **7.0 PLANNING CONSIDERATION**

- 7.1 The site is located within the Countryside beyond the Green Belt as identified on the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies Document 2012. As such policies DM1, DM4, DM9, and DM14 of the Core Strategy and Development Management Policies 2012 are relevant to the consideration of this application. The national policy set out in the National Planning Policy Framework is also a material consideration.

7.2 In light of the framework above the main considerations in the determination of this application are:

- The principle of development;
- The proposal's impact on residential amenity and character of the area;
- The proposal's impact on parking and highway safety; and,
- The impact of the development on infrastructure

### **7.3 The principle of development**

7.3.1 The existing property is in mixed residential and commercial use and because of its location in the countryside in the Green Belt, a Policy of development restraint is applicable. Neither Policy DM1 (the Rural Economy) or DM4 (the extension or replacement of dwellinghouse) strictly apply to the determination of the application. On this basis the application should be considered against the principles of delivering sustainable development as prescribed by the NPPF. Specific support for the proposal is found at para. 28 of the NPPF which advises that LPA's should support the growth and expansion of all types of business and enterprise in rural areas.

7.3.2 Policy DM14 advises that the Borough Council will seek to identify opportunities to enhance and improve community and cultural facilities through the provision of co-located or new facilities. According to the planning statement submitted in support of the application, the property is very dated and the dental surgery is in need of improvements to provide an up to date service to the community. The existing practice is a busy NHS dental surgery serving the wider borough given its strategic location. Due to the high number of existing patients and influx of new patients through new housing developments in Bagshot and Camberley expansion is necessary to ensure that more patients are accommodated and specialist treatments are provided.

7.3.3 The proposal would result in the provision of a third dental surgery to the site as well as the improvement of the existing facilities. The co-location of an additional dental surgery on the site would contribute to the overall provision of dental surgeries within this part of the borough and as such is supported by Policy DM14. In addition, it is also considered that the proposal would contribute towards the thriving of the rural community in accordance with the countryside principles contained within the core planning principles of the NPPF and on this basis the principle of the proposal is acceptable.

### **7.4 The impact on neighbouring residential amenities and character of the area**

7.4.1 Policy DM9 of the Core Strategy advises that development should have regard to the amenities that neighbouring properties enjoy as well as integrate well with the existing character of the area.

7.4.2 The proposed single storey side extension would be sited to the eastern edge of the property and would infill the area between the existing garage and dental surgery. Given that the proposed built form would occupy a similar building line and separation distance as the existing garage, it is not considered that there would be an adverse impact on the amenities that the occupants of 226 London Road enjoy. It is also considered that the proposed extension would be a significant distance away from the neighbouring property to the west at 232 London Road. Given the relatively modest scale and height of the proposed extension, it is not considered that there would be an adverse impact on the amenities that the neighbouring properties in this setting enjoy.

- 7.4.3 Although the domestic porch to the front of the property would be removed as part of the proposal, the proposed development would not significantly alter the appearance of the property from the street frontage. In combination with its single storey nature, there would be no adverse impact on the character and appearance of the property or wider street scene.
- 7.4.4 On the basis of the above considerations it is considered that the proposed development would accord with the amenity and character principles contained within Policy DM9 of the Surrey Heath Core Strategy.

## **7.5 The impact on parking and highway safety**

- 7.5.1 Policy DM11 of the Core Strategy advises that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce and mitigate such impacts to acceptable levels can be implemented.
- 7.5.2 Surrey County Council's Vehicular and Parking Guidance advises that dental practices should provide 1 car parking space per consulting room. Given that 3 surgeries and an additional consulting room would be provided on the site a total of 4 parking spaces are required to serve the practice. In addition, 2 car parking spaces are required to serve the residential accommodation at first floor level. The application site provides a total 13 car parking spaces which is more than double the overall parking requirement for the mixed use. As such, the County Highway Authority have undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore have no highway requirements.

## **7.6 The impact on local infrastructure**

- 7.6.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule will come into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area. However, as the proposals do not relate to development in Use Class C3, or A1 - A5, the development is not CIL liable.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## 9.0 CONCLUSION

- 9.1 It is considered that the proposed development would improve an existing community facility in the Borough in accordance with Policy DM14. The development would not have an adverse impact on character or residential amenity and is not considered to give rise to conditions that would be harmful to highway safety. On this basis the proposal accords with Policy DM9, DM11 and DM14 of the Surrey Heath Core Strategy as well as the NPPF.

## 10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The building works, hereby approved, shall be constructed in external fascia materials; brick, tile, bonding and pointing, to match those of the existing building.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. The proposed development shall be built in accordance with the following approved plans: ADEP/2014/AG SHEET 2, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

4. The existing dwelling and the development hereby approved shall at all times be occupied as a single and integral dwelling unit and three dental surgeries within the existing curtilage.

Reason: To maintain planning control of this property and to ensure that the additional accommodation is not in any way severed from the main dwelling to provide a self contained dwelling and to accord with Policies DM4 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

5. The construction of the development hereby approved, including the operation of any plant and machinery, shall not be carried out on the site except between the hours of 8am and 6pm on weekdays and 8am and 1pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior agreement in writing of the Local Planning Authority. For the avoidance of doubt 'Public Holidays' include New Years Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.

Reason: In the interests of the amenities of adjoining residential occupants and to accord with the National Planning Policy Framework.

6. The dental practice should only be operational between the hours of 08.00 – 19.30 Monday - Friday inclusive and 08.30 – 14.00 on Saturdays. No work shall be carried out on Sundays and Public Holidays.

Reason – To protect the residential amenities of neighbouring properties in the area in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies.

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. The applicant is advised that Condition 6 has been added for the avoidance of doubt and to accord with Condition 4 of approval SU/05/0786.