

**4/00743/16/FUL - SIDE AND REAR EXTENSION.
DOCTORS SURGERY, PARKWOOD DRIVE, HEMEL HEMPSTEAD, HP1 2LD.
APPLICANT: Gleeds building Surveying Ltd.**

[Case Officer - Tass Amlak]

Summary

The application is recommended for approval. The proposal is for a two storey side and rear extension to the existing surgery. Overall it is considered that the proposed development will have no significant impact on the character and appearance of application property and the wider street scene. In addition to this the proposal is not considered to result in significant harm to the residential amenities of the neighbouring properties.

Site Description

The application site comprises the surgery situated off Parkwood Drive to the rear of the Stoneycroft Local Centre.

Proposal

The application seeks permission for a first floor side and rear extension.

Planning History

4/00315/00 - Single storey extension - Granted

4/01338/00 Two storey extension - Granted

Referral to Committee

The application is referred to the Development Control Committee due to the development being located on Council owned land.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS2 - Selection of Development Sites
CS3 - Managing Selected Development Sites
CS4 - The Towns and Large Villages
CS8 - Sustainable Transport
CS9 - Management of Roads
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design

CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS14 - Economic Development
CS23 - Social Infrastructure
CS29 - Sustainable Design and Construction
CS33 - Hemel Hempstead Urban Design Principles

Saved Policies of the Dacorum Borough Local Plan

Policies 10, 12 and 13
Appendices 5

Constraints

Former Land Use
CIL3

Representations

Highways

The proposal is for side and rear extension to the existing doctors surgery at Parkwood Drive. This is an classified local access road, a loop road serving few properties and number of lock up garages.

The development is unlikely have any material impact on the local road network and the highway authority does not wish to restrict the grant of consent.

Contamination Land Officer

No comment.

Environmental Health

Environment Health does not wish to restrict the grant of planning permission.

Considerations

Policy and Principle

The application site relates to an existing doctors surgery located with Hemel Hempstead and the proposal seeks permission to improve the facilities of the existing surgery. This provision of social/community facilities is supported by Policy CS4 which encourages community facilities within town and local centres. The proposal will retain the doctors surgery and will improve the existing facilities and is therefore in accordance with Policy CS23.

Therefore the main issues relate to design, impact on amenity and parking.

Effect on appearance of building

The proposed alterations extension will be built in matching materials and roof of the

extension will link into the existing roof. Therefore this is considered to be in keeping with the character and appearance of the existing property.

Effect on Street Scene

The proposed alterations will be to the side of the property and will be visible from the street scene, however, given that the extension will be a proportionate addition to the property, the proposal is considered to be in keeping with the character and appearance of the street scene.

Effect on Amenity of Neighbours

The proposed two storey side extension will result in an increase in bulk and massing of the building; as perceived from the front of the row of terraced properties Nos. 31-43 Parkwood Drive. However, due to the orientation of the building the only property which will partially face the surgery is No. 31 and this property is sited more than 15 metres away from the proposed extension. Therefore it is considered that given the distance and the orientation of the proposed first floor side extension from the neighbouring properties Nos 31-43; the proposal is unlikely to result in significant harm to residential amenities of the neighbouring properties.

Therefore the proposal is in accordance with policy CS12 of the Core Strategy.

Parking

The proposed ground floor extension will result in the loss of three existing parking spaces, however, given that the number of employees will remain the same and the Local Centre location of the surgery, close to public parking, the proposal is on the balance considered to be acceptable. It is considered the loss of the 3 spaces would not result in a severe impact on highway safety. Therefore it is considered that the reduction in parking spaces is justified by the improvements to the existing surgery.

The Highways Authority have raised no objections to the proposals.

Conclusions

The proposed development is acceptable and would not have an adverse impact on the appearance of the street scene and there would be no significant adverse impacts on neighbouring properties. In addition, the proposal would not have an impact on highway and pedestrian safety. The proposal is therefore in accordance with the National Planning Policy Framework, Policies CS4, CS12, CS23 of the Core Strategy and Policy 10 of the saved DBLP 1991-2011.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and

Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **All new or altered external surfaces shall be finished or made good to match those of the existing building.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Cre Strategy.

- 3 **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

Drawing No. NTBS2436/01

Drawing No. NTBS2436/02

Drawing No. NTBS2436/03

Drawing No. NTBS2436/04

Drawing No. NTBS2436/05

Drawing No. NTBS2436/06

Drawing No. NTBS2436/08

Drawing No. NTBS2436/09

Drawing No. NTBS243610/010

Reason: For the avoidance of doubt and in the interests of proper planning.

NOTE 1: ARTICLE 35 STATEMENT

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance.

The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

Highways

AN1. Road Deposits: Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris on the highway. This is to minimise the impact of construction vehicles and to improve the amenity of the local area.

AN2. The applicant is advised that storage of materials associated with the development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council Highways via either the website

<http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

AN3. The developer should be aware that the required standards regarding the maintenance of the public right of way and safety during the construction. The public rights of way along the carriageway and footways should remain unobstructed by vehicles, machinery, materials and other aspects of construction works. Prior to commencement of the construction of any development the applicant should submit a construction management plan for LPA's approval in consultation with the highway authority.