DELEGATED DECISION REPORT

SMD/2020/0649 **Valid 24/11/2020**	**ALLEN STREET SURGERY, ALLEN STREET, CHEADLE**	**PROPOSED EXTENSION AND INTERNAL ALTERATIONS TO INCREASE NUMBER OF CLINICAL ROOMS AND TO RECONFIGURE EXISTING ADMIN AREAS** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the character and appearance of the existing building and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a single storey, detached, purpose-built doctor's surgery. The surgery has a large surface car park to the north of the existing building that is accessed from Allen Street, to the south. The property is surrounded by a mix of uses including the Council's leisure centre, a gym, a vehicle garage, a public car park and residential properties. The application site is located in the Development Boundary of Cheadle.

PROPOSAL

Full planning permission is sought for the erection of a single storey extension to the existing doctor's surgery.

The planning agent submitted an amended drawing that included the steps and ramp to serve the door to the proposed extension, which had been omitted from the original drawing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS7 Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1995/0408	Extension to surgery Approved 26/09/1995
SMD/1996/0453	Erection of 1.5 metre high boundary fence and gate Approved 11/11/1996

CONSULTATIONS

Publicity

Site Notice expiry date: 01/01/21
Neighbour consultation period ends: 16/12/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Cheadle Town Council has no objection to the application.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

Staffs Police: Recommends that the external doorset and windows have third party certification by a UKAS accredited test house to a recognised attack-resistant security standard and at an appropriate level of attack-resistance commensurate with perceived risks of out of hours. They also ask that the staff entrance is well lit to aid safety when coming and going. Such requirements can be attached as an Informative should permission be granted.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly

and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The doctor's surgery is located within a mixed-use area within the Development Boundary of Cheadle; a 'town' as identified by Local Plan policies SS2 and SS7. Extensions to existing buildings in towns is considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The existing building comprises a U-shape. It is proposed to enlarge the building by extending the northeastern part of the U-shape. The extension will protrude 4.8 metres from the rear elevation and will be the same width as the part of the building it will adjoin to. It will have a pitched roof with the gable facing north into the surgery's car park and will have an eaves and ridge height that matches the existing building. The extension will be construction of brick and tile to match the existing building. The extension will have 2no. windows within the northern elevation; a door within the western side elevation that will be accessed via a set of steps and a ramp; and a high-level window within the eastern side elevation.

The extension's design and appearance will complement the existing building and the extension is of a scale that is subordinate to the existing building. The building is located within an area of backland development, with the only public views of the extension being from an adjacent public surface car park. It is for these reasons that the proposed extension is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Residential properties are located to the north of the application site. A distance of approximately 28 metres will separate the proposed extension from the closest residential property. This is sufficient distance so as not to have a detrimental effect on amenity. It is for these reasons that the proposed extension will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

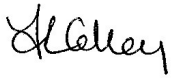
The doctor's surgery is served by a large surface car park sited to the north of the building. The proposed extension will result in the loss of some of the parking provision. Appendix 3 of the Local Plan (2020) states that 3 spaces should be provided per consulting room for a doctor's surgery. The doctor's surgery will have 6 consulting rooms and a nurse's treatment room, resulting in a requirement of 18 parking spaces. The submitted Block Plan indicates that the car park will have 19 parking spaces, with ample space to facilitate additional parking, if required. It is therefore not considered that the proposed extension will have a detrimental effect on highway safety and it will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry
Recommendation Date: 19/01/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council