

Name of Applicant	Proposal	Plan Ref.
Dr R Solanki	Single storey extension to provide a separate data storage and privacy room New Road Dental Surgery, 68 New Road, Bromsgrove, B60 2LA,	16/0894

**Councillor Thomas has requested that this application be considered by Planning Committee rather than being determined under delegated powers.**

**RECOMMENDATION:** That planning permission be Granted.

### Consultations

**Worcester Regulatory Services- Contaminated Land** Consulted 13.10.2016  
No Objection.

**Highways Department- Worcestershire County Council** Consulted 26.09.2016  
The proposal is to extend the ground floor accommodation to provide a separate data storage and privacy room, no loss of car parking or additional consultation rooms have been proposed; therefore no highway implications

23 letters of Objection have been received, the contents of which have been summarised as follows –

- This is a duplicate application to the recently refused application reference 15/0632.
- The practice has steadily increased with stealth development, little and often.
- The original dentist started with only two treatment rooms and now has five.
- Previous development has been permitted without adequate controls.
- Reception room could be used as an additional treatment room.
- Previous applications did not apply for treatment rooms and have since been used as such.
- Development not in keeping with locality or character of the building.
- The dentist has not considered an alternative site more suitable for expansion.
- Concern over noise from building works.
- Site is too small for further expansion.
- Development will cause a reduction in neighbouring property values.
- The parking from patients and staff on the road causes traffic problems;
  - Pushchairs are forced onto the road
  - There is a lack of visibility for those using their driveways
  - No space for the Council street cleaners
  - High volume of local traffic
  - People have been parking on the bus stop causing traffic issues
  - Concern over road safety
  - Dangerous at junction with New Road and Wellington Road

**Councillor Thomas** Consulted 26.09.2016

A large number of residents have expressed concerns, particularly on highway issues.

**Councillor Dent**

Nothing has changed on this current application since the previous appeal decision.

**Relevant Policies**

**Bromsgrove District Local Plan 2004 (BDLP):**

DS13 Sustainable Development  
S19 Incompatible Land Uses  
S28 New and Enhanced Community Facilities  
E4 Extension to Existing Commercial Uses

**Emerging Bromsgrove District Plan:**

BDP1 Sustainable Development Principles  
BDP19 High Quality Design

**Others:**

NPPF National Planning Policy Framework

**Relevant Planning History**

11/0202	Advert to display name, website and telephone number of business activity on site.	Approved	05.05.2011
12/0402	Extension of existing dental surgery to provide additional treatment room (as amended by plans received 20/6/12).	Approved	02.07.2012
13/0691	Proposed First Floor Extension	Approved	10.12.2013
15/0632	Single Storey Side Extension to provide private receptionist area	Refused Appeal Dismissed	07.10.2015 20.06.2016

**Assessment of Proposal**

This application relates to a single storey side extension to be used as a data storage and privacy room. This property is used as a dental surgery. This business premises is located in a Residential Area as defined in the Bromsgrove District Local Plan (BDLP).

A Design and Access Statement has been submitted with this application which states the intended use of extending the building. In addition, the applicant has submitted requirements to provide a private area under the Health and Social Care Act 2008. The proposal is not intended for the increase in treatment rooms or patients, and as a result the proposal would not require any additional parking having regarded the Councils Standards. From the public consultation, it is appreciated that the neighbours are experiencing a number of highway issues in regards to this site. However, the Highways authority has not objected to the scheme given the use of the proposed extension. Therefore a condition is placed on the use of the reception room to ensure sufficient parking remains on site to accommodate any staff and visitors and any existing Highway concerns are not exacerbated from this approval.

This application follows a previously refused application for a single storey extension to facilitate a private reception room. This application subsequently went to appeal and was dismissed on the extensions impact on the character of the building. It should be noted that the inspector removed the Councils second reason for refusal based on neighbour amenity and did not consider the parking and highways matters affected the decision made.

Since the previous application, the extension has been reduced in size and relocated to the other side of the building. It is considered that the extension would now sit in a more discreet position, integrating better with the existing building and therefore has addressed the refusal reason as stated in the previous appeal.

Notwithstanding the above, it is not considered the scheme will result in any detrimental loss of privacy, light or general amenity.

We have received no objection from any consultees with respect to highway matters.

**RECOMMENDATION:** That planning permission be GRANTED.

**Conditions:**

- 1) The development 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 51 of the Planning and Compulsory Purchase Act 2004

- 2) The development hereby permitted shall be carried out in accordance with the Materials specified in question 9 of the application form and Approved Plans/ Drawings listed in this notice:

3318-02A - Proposed Floor Plans and Elevations

3318-03 - Site Plan

OS Map - Location Plan Scale 1:1250

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

- 3) The extension hereby permitted shall not be used as an additional treatment room and shall only be used as an additional private reception as stated in this application in perpetuity.

Reason: To ensure sufficient parking remains onsite having regard the Councils Standards in the interests of Highway safety.

**Informative:**

- 1) This application has been assessed in accordance with the relevant local and national planning policies and is considered an acceptable form of development given the location and design.

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