

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Solanki	Proposed single storey side extension  New Road Dental Surgery, 68 New Road, Bromsgrove, Worcestershire, B60 2LA	18.05.2018	18/00366/FUL

**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

**WRS - Contaminated Land** Consulted 05.04.2018  
No objection

**Highways - Bromsgrove** Consulted 05.04.2018

I have no highway objections to the proposed extension development. New Road Dental Surgery sits on a corner plot at the junction of New Road and Wellington Road which are both have 30mph speed limits. The site is located within a residential area which is close to the centre of Bromsgrove. No additional treatment rooms are proposed and no car parking restrictions are in force within the vicinity of the site, it is noted the majority of the properties surrounding the site have dropped kerbs for off road parking.

### **Publicity**

A total of 33 letters were sent on 5<sup>th</sup> April to neighbours and contributors on the previous applications at the site which expired on 26<sup>th</sup> April.

### **Public Comments**

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

- The practice has steadily increased with stealth development, little and often.
- The original dentist started with only two treatment rooms and now has ten.
- Previous development has been permitted without adequate controls.
- Telephonist 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. .
- 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
- 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
- No. 70 New Road has concerns over proximity of extension and loss of light to lounge.

**Cllr C. B. Taylor** Received 09.04.2018

Please could you register my opposition to this application as the County councillor for the area. This surgery has caused huge problems in the local area with the inconsiderate discourteous parking and blocking of residents driveways.

The site is heavily overdeveloped and is one of the worst cases of abuse of our planning policies in the district continual with applications and expansion by stealth.

**Cllr P. L. Thomas** Received 09.04.2018

Please keep me advised of any developments with regard to this application.

Given the level of public interest in this site, I would request that the application be determined by committee.

**Cllr R. L. Dent** Received 14.05.2018

The continued expansion of this modest bungalow is massively concerning to the local community.

Dentists are invaluable to us all; however the growth of this business is disproportionate to the location it occupies.

It is massively overdeveloped causing parking disruption to local residents whilst producing no economic benefits to our district.

It would appear almost every available interior space is now occupied by the dentists and their associated services resulting in the original bungalow which blended well into the area losing all its character due to the expansive building work undertaken.

We now understand yet another treatment "Skin Care" is being conducted on the site attracting more inconvenience to residents and resulting if passed another single storey extension being constructed. Surely this cannot be correct, I therefore ask the committee to reject this application.

### **Relevant Policies**

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles

BDP16 Sustainable Transport

BDP19 High Quality Design

#### **Others**

NPPF National Planning Policy Framework

SPG1 Residential Design Guide

### **Relevant Planning History**

16/0894	Single storey extension to provide a separate data storage and privacy room	Allowed at Appeal	10.11.2016
15/0632	Single Storey Side Extension to provide private receptionist area	Refused	07.10.2015

13/0691	Proposed First Floor Extension	Approved	10.12.2013
12/0402	Extension of existing dental surgery to provide additional treatment room (as amended by plans received 20/6/12).	Approved	02.07.2012
B/2000/0123	Extension to form new office and enlarge waiting room.	Approved	15.05.2000
B/1992/0501	Change of use of ground floor dormer bungalow to dentists surgery	Approved	10.08.1992

### **Assessment of Proposal**

This application relates to a single storey side extension to be used as a telephonist. This property is currently used as a dental surgery. This business premises is located in a Residential Area as defined in the Bromsgrove Local Plan.

This proposal follows a number of recent applications for extensions on site including reference 15/0632 for a single storey extension in this location. This application was refused by members at committee and subsequently dismissed at appeal on the grounds of its design and impact on the building and street scene. The application has included a statement to address how they have amended the scheme to overcome these concerns. This statement is available in full on the Councils website.

In the 15/0632 appeal decision the Planning Inspector considered "Due to the angle of the extension's front elevation, and the introduction of a further hipped roof element, the appeal scheme would introduce additional cluttered complexity to a building that is already incongruous in the context of the simpler elevational and roof treatments of its immediate neighbours". Although the proposed extension is on the same elevation as the previously refused extension, the design has been amended to reflect the existing hip roof treatments on the building. The application site, as a corner plot, occupies a spacious ground and has an off-set relationship with its neighbours giving it a standalone presence in the street scene. Given the level of alterations to the building, the roof form has become complicated; however the hip roofed arrangement is a defining feature of the overall design of the building. The current proposal has been altered to remove the flat roof element, re-orientate parallel with the existing elevation and adjust the hipped roof so it sits below the existing. The proposed hipped roof mirrors the form of the hip above. It is therefore considered that the amendments since the previous scheme have simplified the design of the proposed extension and therefore would not cause demonstrable harm to the character of the building which in turn means that the character and appearance of the street scene remains unharmed.

The applicants have stated that the intended use of the proposed extension is for a telephonist room. 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

regard to the County Council's 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 telephonist 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 two previous applications. 15/0632 and 16/0894 for a private receptionist and data storage room/privacy room respectively. It should be noted although different outcomes were reached during these appeals; the inspector did not raise any highways concerns.

The neighbour at No. 70 New Road has raised concerns in respect of the position of the air conditioning units and a loss of light into their lounge. Given the location of the site, along a busy road with associated traffic noise, a re-position of the air conditioning units on this extension would not significantly harm the neighbouring property in terms of noise and disturbance to the occupiers of No. 70. In respect of loss of light, No. 70 has a small window to the rear of the property on the side elevation. This appears to be a secondary window and in addition, the extension is sited to the north of this dwelling. Having regard to this orientation the proposed extension is not considered to have an impact on the light into this property.

**RECOMMENDATION:** That planning permission be granted

**Conditions:**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by 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:

3601-02 - Proposed Floor Plans and Elevations  
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 a telephonist room as stated in this application for perpetuity.

Plan reference

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

**Informatives**

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

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