

PLANNING APPLICATION NUMBER: P05/2128

Type of approval sought	FULL PLANNING PERMISSION
Ward	ST. JAMES'S
Applicant	ADVANCE PHARMACY
Location:	100A, MILKING BANK, DY1 2TY
Proposal:	SINGLE STOREY SIDE EXTENSION TO CREATE ENLARGED SHOP AREA, ENLARGED DISPENSARY, DISABLED WC, CONSULTING ROOM AND STORE (RESUBMISSION OF WITHDRAWN APPLICATION P05/1347)
Recommendation summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 Existing previously extended single storey building of brick and tile on corner site of main estate road and residential street. Small car park to side accessed from Milking Bank. Shrubs and fencing to boundaries with neighbouring residential properties, and open grassed verges to pavement edges.

PROPOSAL

- 2 Single storey side extension to increase storage area, dispensary area, add a consulting room and provide disabled WC facility, including alterations to internal layout. Shop area would also increase in size.
- 3 The extension would be of brick and tile and have a pitched roof with a lower ridge than the existing building, with a very small element of flat roof due to the irregular shape of the footprint as it follows the boundary of the site. Eaves height would be 2.5m and ridge height 3.3m. An additional shop window would be inserted such that the door would be centrally between the two windows. The application form states that the existing building is 106m² and that the extension would be 40m² and the plans show this to be accurate.

HISTORY

CB/79/618	Residential development, health centre, school and landscaping	Granted 2/4/84
93/50307	Erection of doctors surgery	Granted 5/7/93
99/50205	Extension to doctors surgery to form chemist shop and pharmacy	Granted 12/10/99
P05/0962	Single storey front and side extension for GP consulting room, library, and provision of 2 additional car parking spaces	Granted 9/6/05

PUBLIC CONSULTATION

4 Two letters of objection received raising the following concerns:

- Concern over a flat roofed extension
- Proposal would encourage anti social behaviour
- Not in keeping with the estate
- Insufficient parking
- Over-development
- Flat roof inappropriate to site and surroundings
- Highway safety
- Impact on outlook from adjacent residential properties
- Loss of light and contrary to 45° code
- Overlooking and loss of privacy
- Noise disturbance
- Building control concerns

OTHER CONSULTATION

- 5 The Head of Traffic and Road Safety raises no objection subject to one additional parking space being provided and the use restricted to the pharmacist only ie not the doctors or nurses on site.

RELEVANT PLANNING POLICY

RSS

T1

T2

T3

DD1 Urban design

DD4 Development in residential areas

CS2 Health and social care facilities

CS3 Community facilities

CR3 Local shopping areas

AM14 Parking

The site lies outside any designated area in the UDP

ASSESSMENT

Principle

- 6 The site has an existing pharmacy/chemist use, the extension of which is acceptable in principle in order to provide facilities for the local community in which it is located. However, this type of development should also meet detailed policy criteria in order to ensure that no harm is caused to surrounding amenities.
- 7 The original consent for the unit restricts hours of opening and means of access, through the imposition of conditions. It is considered good practice and appropriate to re-impose these here in order to remove any confusion or doubt about these matters.

- 8 The previous application for a two storey extension was withdrawn following concerns raised regarding the design and impact of the first floor element.

Design and amenities

- 9 The proposal is small in scale and nature, of similar materials and design to the existing built form on the site. Whilst there is a small flat roof element, this would not be clearly visible, and is only very small relative to the rest of the extension, and is therefore considered acceptable in this respect. The proposal is single storey and of low height, such that it would be of little additional height relative to the boundary fence adjacent 1 Shugborough Drive. Further, the roof would slope away from the boundary such that any impacts in terms of outlook or light would be further minimised, and therefore it is not considered that the proposal would cause any detrimental impacts on the residential amenities of the adjacent occupiers. Further, there would be no openings to that side of the proposed extension. Therefore, the proposal is considered to be compliant with UDP Policy. (The 45 degree code relates to residential development and is therefore not relevant here.)

Parking

- 10 No additional parking has been proposed, however, the extension is of such a small floor area that no additional spaces would be required, especially given the accessibility of the site by public transport and its proximity to a large residential area.

Other issues

- 11 It is not considered that the extension is of sufficient size that it would generate significant additional impacts on issues such as anti social behaviour relative to the existing use of the site. This is a matter mostly outside the control of the planning system, and therefore not one that can be controlled through this proposed development. However, the principle of an A1 use within a residential area is considered to be acceptable, as it provides crucial facilities and services to the local community without raising a need to travel too far.
- 12 Building control concerns should be raised through the building control process and cannot be considered as part of this application.

CONCLUSION

- 13 The proposal is compliant with policy, and would not cause harm to the amenities of surrounding residents and therefore is considered to be acceptable.

RECOMMENDATION

- 14 The application should be approved subject to the following conditions:

Conditions and/or reasons:

1. A05A Commencement within 3 years - Full
2. The materials to be used on the external surfaces of the development hereby approved shall match in type, texture and colour those of the existing building.
3. The chemist shop and pharmacy shall not open to the public before 09.00 hours, or after 18.30 hours on Mondays, Tuesdays, Wednesdays and Fridays, nor before 0900 hours or after 13.00 hours on Thursdays and Saturdays, nor at any other time.
4. Access to the chemist shop and pharmacy shall be from the doctor's surgery or from the elevation facing the car park. No other access shall be formed at any time throughout the life of the development.
5. The consulting room shall be used by the pharmacist only and for no other purpose, for the life of the development.
6. Details of an additional parking space to be submitted and agreed by the LPA prior to commencement and implemented prior to first occupation and retained for no other purpose.