

## 8 JUNE 2021 PLANNING COMMITTEE

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PLAN/2021/0325

WARD: Knaphill

**LOCATION:** Heathcot Medical Centre, Redding Way, Knaphill, Woking, Surrey, GU21 2DU

**PROPOSAL:** Proposed single storey extension to the rear (North) elevation of the existing Doctors Surgery to provide additional consultation and treatment facilities.

**APPLICANT:** Woking Borough Council

**OFFICER:** Brooke Bognague

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### **REASON FOR REFERRAL TO COMMITTEE**

The applicant is Woking Borough Council.

### **SUMMARY OF PROPOSED DEVELOPMENT**

Proposed single storey extension to the rear (North) elevation of the existing Doctors Surgery to provide additional consultation and treatment facilities.

### **PLANNING STATUS**

- Urban Area
- Thames Basin Heaths SPA ZoneB (400m-5km)
- Area Tree Preservation Order

### **RECOMMENDATION**

Grant planning permission subject to conditions.

### **SITE DESCRIPTION**

The Knaphill Surgery is a single storey building which adjoins the Vyne Community Centre and is located between Redding Way (to the south east) and Broadway (to the north west). There is a car park sited to the south west of the surgery. A public footpath passes through the site between the surgery building and car park linking Redding Way and Broadway.

### **PLANNING HISTORY**

PLAN/2017/0714: Proposed single storey extension to rear (north) elevation of existing Doctors Surgery to provide additional consultation and treatment facilities (amended plans). Permitted 19.02.2018

### **CONSULTATIONS**

County Highway Authority: No objection

Arboricultural Officer: No objection subject to condition

Flood Risk and Drainage Team: No objection subject to condition

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### **REPRESENTATIONS**

None received

### **RELEVANT PLANNING POLICIES**

National Planning Policy Framework (NPPF) (2019):

Section 12 – Achieving well-designed places

Development Management Policies DPD (2015):

DM2 - Trees and Landscaping

Woking Borough Core Strategy (2012):

CS9 - Flooding and water management

CS16 - Infrastructure and water delivery

CS21 - Design

CS22 - Sustainable construction

CS25 - Presumption in Favour of Sustainable Development

Supplementary Planning Documents:

Parking (2018)

Outlook, Amenity, Privacy and Daylight (2008)

Woking Design (2015)

### **PLANNING ISSUES**

Background:

1. This planning application is the same footprint and scale as that permitted under PLAN/2017/071 permitted on 19.02.2018. The application has been re submitted as the permission has not commenced within three years of the decision notice.

Impact on Character of the Area

2. Policy CS21 of the Woking Core Strategy (2012) states that new development should respect and make a positive contribution to the street scene and the character of the area within which it is located.
3. The proposed extension would be sited to the north west of the existing surgery building. The proposed extension would be approximately 13.1m deep and 13.1m wide (including the plant room) with a maximum height of approximately 5.6m. The proposed extension would include brick detailing and materials to match the existing building. A minimum separation distance of approximately 5.2m would be maintained to the north west boundary with Broadway. Trees along the north west and south west boundary would assist in screening the extension from Broadway and Redding Way.
4. Overall it is considered that the proposed extension would not detract from the character and appearance of the streetscene or host dwelling. The application is considered to accord with Policy CS21 of the Woking Core Strategy (2012) and the NPPF.

Impact on Neighbours

5. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding

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significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.

6. The proposed extension would be sited a minimum of approximately 2.2m from The Vyne Community Centre. Due to the commercial use of The Vyne it is considered there would not be an impact on the amenities of the Vyne.
7. No.48, 50, 52 and 54 Broadway are sited to the north west of the application site. Due to the approximate 21m separation distance to the proposed extension it is considered there would not be a detrimental impact on the amenities of these properties.
8. Vyne Cottage, Redding Way is sited to south west of the application site. Due to the approximate 35m separation distance to the proposed extension it is considered there would not be a detrimental impact on the amenities of Vyne Cottage, Redding Way.
9. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overlooking and overbearing impacts and accords with Policy CS21 of the Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the policies in the NPPF (2019).

### Impact on parking

10. Supplementary Planning Document 'Parking Standards' (2018) states the maximum parking requirements for a doctor's practice is 1 car space per consulting room and remaining spaces on individual assessment. The existing surgery has 4 consultation rooms and 1 treatment room. The proposed extension would result in a total of 7 consultation rooms and 2 treatment rooms. There is an existing surface car park to the south west of the surgery providing 9 parking spaces for staff and disabled patients.
11. A sign at the entrance of the surgery car park advises that the car park is for staff and disabled patients and that other patients should park in the free public surface car park at Redding Way sited to the east of the application site.
12. This planning application does not include any alterations to the car parking arrangements. The County Highway Authority has been consulted and raised no objection.
13. The Medical Centre is located close to Knaphill neighbourhood centre with relatively good bus links and in a central location to serve the local population. Patients to the surgery will be able to park in the free public car park at Redding Way. The surrounding roads are controlled by on street parking restrictions to minimise hazardous parking.
14. Pedestrian access would be maintained from both The Broadway and Redding Way.
15. It is considered that the proposal would not have a detrimental impact on highway safety.

### Impact on trees

16. The application site is covered by an Area Tree Preservation Order. There are a number of mature trees within and adjacent the application site that could be affected during the construction phase. Policy DM2 of DM Policies DPD (2016) states the Council will '*require any trees which are to be retained to be adequately protected to avoid damage during construction*' and Policy CS21 of the Woking Core Strategy (2012) requires new development to include the retention of trees and landscape features of amenity value.

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17. The applicant has submitted an Arboricultural Report from 2017 which details how trees would be protected during construction. The Council's Arboricultural Officer has been consulted and advised that the Arboricultural Report from 2017 will need to be updated and further detailed information relating to details of foundation design and how drainage and service runs would connect to the development is required. Subject to conditions to ensure the submission of additional information, including the convening of a pre-commencement meeting, the proposal is considered to have an acceptable impact on trees within and adjacent to the application site.

### Flooding

18. The application site is in and adjacent to areas at high and medium risk surface water flooding. The Flood Risk and Drainage Team have been consulted and advised the submitted surface water drainage scheme and drainage plan are considered acceptable. Subject to a condition to ensure compliance with the submitted information the proposal is considered to have an acceptable impact on surface water flooding in the area.

### Community Infrastructure Levy (CIL)

19. The proposal is not liable for a financial contribution to CIL.

### **CONCLUSION**

20. Overall, the proposal is considered to be appropriate in scale and character to the host building and surrounding area and is considered to have an acceptable impact on the amenities of neighbours. The proposal therefore accords with Policies CS9, CS16 and CS21 of the Core Strategy (2012), Policy DM8 of the DM Policies DPD (2016), Policy DM2 of the DM Policies DPD (2016), Supplementary Planning Documents 'Parking Standards' (2006), 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Working Design' (2015) and the National Planning Policy Framework and is recommended for approval.

### **BACKGROUND PAPERS**

1. Site visit photographs

### **RECOMMENDATION**

It is recommended that planning permission be Granted subject to the following Conditions:

01. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason:

To accord with the provisions 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).

02. The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice.

583-P02 Rev P5 received by the Local Planning Authority on 23.03.2021

583-P03 Rev P1 received by the Local Planning Authority on 19.03.2021

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583-P04 Rev P4 received by the Local Planning Authority on 19.03.2021

583-013 Rev T1 received by the Local Planning Authority on 19.03.2021

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

03. The external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture.

Reason:

To protect the character and appearance of the building and the visual amenities of the area.

04. ++ Prior to the commencement of the development hereby approved, full details of the foundation design and drainage and service runs on the site shall be submitted to and approved in writing by the Local Planning Authority. The method shall adhere to the principles embodied in BS 5837:2012 and the involvement of an arboricultural consultant and engineer will be necessary. The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason:

To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy 2012.

05. No development-related works shall be undertaken on site (including clearance and demolition) until tree protection details have been submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 (2012) and shall include a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced Arboricultural Consultant for works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details.

Reason: To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

06. All development shall be constructed in accordance with the submitted and approved Surface Water Drainage Scheme (PS/19086/1) and Drainage Plan (9898/10/A) unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed for the development and not increased in accordance with policy CS9 of the Woking Core Strategy 2012 and the policies in the NPPF.

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### **Informatives**

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2019.
2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.