

2.2 REFERENCE NO - 20/500169/FULL		
APPLICATION PROPOSAL Erection of two storey extension for the creation of 8no. new consulting rooms with associated works and access provisions. Installation of 1no. lift and conversion of pharmacy to 3no. consultation rooms.		
ADDRESS Newton Place Surgery Newton Road Faversham Kent ME13 8FH		
RECOMMENDATION – Grant subject to conditions		
REASON FOR REFERRAL TO COMMITTEE Councillor Alastair Gould is the applicant		
WARD Abbey	PARISH/TOWN Faversham Town	COUNCIL APPLICANT Dr Alastair Gould and Partners AGENT Urban & Rural Ltd
DECISION DUE DATE 03/04/2020		PUBLICITY EXPIRY DATE 27/02/20

Relevant Planning History

18/502589/FULL

Instillation of one pole and ANPR camera, for the purposes of managing the car park at the surgery (retrospective).

Approved Decision Date: 29.08.2018

18/503055/FULL

Erection of a three storey rear extension and two storey over existing ground floor side extension including modifications to existing surgery pitched roof and a new entrance roof canopy. Demolition of existing bin store and erection of a new bin store and associated external works.

Approved Decision Date: 20.08.2018

1. DESCRIPTION OF SITE

- 1.1 Newton Place Surgery is located in the centre of Faversham close to the town centre and its various public car parks. The application site is in the conservation area but the building is modern and not of any historic significance in itself. The site sits between Preston Street to the west and Newton Road to the east where it has its main access point. Newton Road is a street of mainly late C19 houses, with some particularly fine houses directly opposite with some having terracotta tile, cream brick and stucco detailing on relief panels, pilasters, cornices and eaves and bargeboard roof details. The surgery has a quite sympathetic frontage in the context of the Victorian residential townscape.
- 1.2 The existing side and rear of the existing surgery building are on a much smaller scale when viewed from Newton Road and have no significant impact on the street. The buildings to the rear of the site face onto Preston Street and include a number of listed buildings. There is a public footpath connecting the surgery to Preston Street and the small, mostly single story part of the building faces this footway and presents a

conventional local health centre appearance.

- 1.3 Pedestrian access is available from both Newton Road and Preston Street and given its central location walking should be the predominant mode of movement. Public transport routes also surround the site. Vehicular access is available from Newton Road and staff and patient car parking is available to the side and rear of the site meaning that the landscape of the site is inevitably dominated by this car parking.

2. PROPOSAL

- 2.1 The current application is for the construction of a linked two storey detached building for the provision of eight additional consulting rooms on the rear (west) of the site. As part of the application, the pharmacy space on the ground floor of the existing surgery building which was granted planning permission in 2012 is to be converted to consulting rooms. A lift is also to be installed in the existing lobby area for ease of access to the upper floors of the surgery.
- 2.2 The proposed structure will occupy a footprint of 12m by 12m. The existing building is to remain otherwise intact with minor internal alterations and a knock through wall on the western elevation to incorporate the proposed detached structure. A single level passageway links the two buildings to create a corridor which will ultimately serve as a waiting area. Materials are proposed to complement the existing building closely with a brick façade on the ground floor, engineered bricks, aluminium and metal frames in a colour palette to match or pick up on hues in the existing. Amended drawings now show a more sympathetic roof form that will be clad in slate to match the main building instead of the shallow metal roof originally indicated.
- 2.3 I raised early concerns about the design of the roof profile and material choice with the applicant and amendments have since been received to address these concerns. The amendments provide a more sympathetic solution to the concerns raised. It should be noted these changes were based only on aesthetics elements and they do not impact on the proposed scale, massing and fenestration detailing of the proposed building. For this reason, a re-consultation exercise was not deemed necessary.
- 2.4 The extension will result in the overall loss of five parking spaces for patrons, but an increase in disabled parking provision is to increase from two to three spaces.
- 2.5 The background to this application is that planning permission was granted in August 2018 for the erection of a three storey rear extension and two storey extension over existing ground floor side extension as detailed above under planning reference 18/503055/FULL referred to above. This application is extant however due to financial constraints, this project has not been viable and the applicant has opted for a detached standalone structure with a more simplified design and material choice in the form of this application.
- 2.6 The footprint of the latest application is similar to that previously approved. Due to the level changes and reduced number of floors, the proposed structure will provide eight consultation rooms with additional gain of three rooms from the conversion of the existing pharmacy which previously was to be improved.

The application is supported by helpful Design & Access Statement, Tree Survey and a “Case for Change” documents. In support of the application, the applicants have stated:

‘The proposal represents a sensitive scheme which will bring the existing over-stretched medical centre closer to the level and size of facility required for the community it is serving.

This should provide some intermediate breathing space, whilst keeping open the option for a larger expansion at a later date to fulfil the full need. The scheme, if approved, will provide much-needed accommodation that the existing practice requires, as set out in their Needs Case.

The proposed design is thought to be of a high architectural quality and would not be detrimental to the site location or the conservation area. The height, scale and mass are all considered to be in-keeping and appropriate for its location. The building is served by an existing means of access which is thought to be entirely satisfactory for the proposed development.

It is considered that the proposal makes efficient use of an under-used large site, which would see the expansion of its existing uses entirely appropriate for this location. The scheme, if approved, will have great benefits for the local community providing a much-needed service and as such, with respect, we feel the scheme should be granted consent.”

3. PLANNING CONSTRAINTS

Conservation Area Faversham
Listed Buildings MBC and SBC Ref Number: 1298/SW
Description: G II 26 AND 27, PRESTON STREET, FAVERSHAM, ME13 8PE
Section 106 or 52 Agreement SW/97/0676

4. POLICY AND CONSIDERATIONS

4.1 The National Planning Policy Framework (NPPF): Chapters 2, 8, 9, 12 and 16

National Planning Practice Guidance (NPPG)

Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017 - Policies ST1, ST7, CP4, CP5, DM14, DM16, DM19 and DM33

Supplementary Planning Guidance (SPG): Conservation Areas

5. LOCAL REPRESENTATIONS

5.1 The Faversham Society supports the application and stated:

"This proposal should be SUPPORTED because it would help to deal with the increase in population in the town. It is regrettable that the previously approved larger scheme was not able to be carried out at this stage."

One nearby resident has objected to the application with comments below:

- I strongly object to this Application, as it will overlook my property and will result

in a loss of privacy.

- It will also adversely affect the re-sale value of my property. I have lived in and owned this property for twenty years.

6. CONSULTATIONS

6.1 Faversham Town Council supports the application and provided comments noted below:

- It is vital that this practice is extended to continue the provision of services in the town centre. This extension will provide improved facilities.
- The extension is smaller than originally hoped but will allow further extension in the future.

Kent Highways and Transportation raise no objection subject to planning conditions and provided existing parking management measures remain in place, to ensure parking within the site is suitably managed.

7. BACKGROUND PAPERS AND PLANS

7.1 Application papers for application 20/500169/FULL

8. APPRAISAL

- 8.1 As with the previously approved scheme, the main issues for consideration are the principle of development; the quality of the layout and design and impact on heritage assets; impact on residential amenity and highway safety.
- 8.2 The site lies within the built up area boundary of Faversham where development is acceptable in principle, subject to compliance with local plan objectives and all material planning concerns. Policies ST1 and CP5 support proposals for new and enhanced uses of land and buildings for public and community uses, and also development that promotes healthy communities. Such proposals are expected to be in sustainable locations served by a choice of sustainable travel options. This is the case here.
- 8.3 The proposed extension to the surgery is sited within a sustainable town centre location with easy access to all modes of public transport and pedestrian connections. The proposed building would accommodate a range of medical facilities which would promote healthy communities. The development is clearly supportive of the health and wellbeing of the community. It would facilitate the on-going function of the surgery and address the over capacity issues they are currently experiencing. This is regarded as positive aspect of the proposed development which is supported and no objections in principle are raised.

Design

- 8.4 In relation to design and heritage impact; the existing building has been amended to respond to the late C19 streetscape of Newton Road, which sits within the town's conservation area and for this reason the impact on the design on the area is of particular importance. The existing building will be untouched in the main by the development scheme, and will retain its character and the positive contribution it makes to Faversham conservation area when viewed from the east (Newton Road elevation). The proposed building will be contained on the rear of the existing with limited views from the main roads

- 8.5 It is my understanding that the design principle of the current application is for a stand alone structure with a clear delineation between existing and new by the use of materials. The design and roof form were however considered to be at odds with the existing structure and the scheme as originally submitted has since been revised through discussions involving input from the Conservation and Design Team. After receiving revised drawings, it is now considered that the scheme is well designed and sympathetic to the conservation area location.
- 8.6 The new structure as amended will retain its individuality and will be clearly distinguished from the existing. Subject to the use of quality materials which will match closely to the existing, the design of the proposal is now supported as these elements unify the buildings on site for a more pleasing visual impact.

Residential amenity

- 8.7 The application site is located in a predominantly residential area in close proximity to several residential dwellings. The impact of the proposal on neighbouring residential amenity will therefore have to be closely examined. Whilst I acknowledge that over the years the footprint of the surgery has increased through various extensions; it cannot be argued that this has been to the detriment of neighbouring occupiers.
- 8.8 The footprint of the current proposal will be closer to the boundary with properties to the south of the site and I note a neighbour at No. 34 has objected to the proposal (details noted above). Objections raised relate to the overlooking, loss of privacy and loss of property value. In response to the former concern, the proposed building will have two windows on the southern elevation (one on each floor). These windows will lead from circulation areas such as corridors and staircase landings. Such areas are not usually considered to be spaces people will usually congregate to create overlooking concerns. I believe a planning condition for the use of obscure glazed windows will be adequate to address any overlooking and loss of privacy concerns. The second point raised by the objector which relates to loss of property value cannot be address on this platform as this issue is not a material planning consideration.
- 8.9 Given the size and height of many of the buildings in the vicinity, I do not consider the proposed extension at two storeys is too high to create overbearing impact; its visible nature is due to the size of the site. Fenestration details are in positions where there will be minimal privacy impact. The siting of the proposal has been carefully considered, there will no doubt be uninterrupted views of the new structure from rear gardens of neighbouring properties. It is however considered that due to the separation distances involved and the screening from established vegetation along the common boundary to the south of the site, residential amenity would not be adversely affected by the proposal.

Highway and parking

- 8.10 The Highway Authority has assessed the application and is in support of the application subject to stated conditions. Although this is a busy town centre location, the Authority advises that the proposal will not result in a material impact on the highway network. They have considered measures the applicant has already put in place such as smart metering and advertisement to ensure the parking spaces for staff and patients are not abused by the general public.
- 8.11 A total of five parking spaces on site are to be lost due to the extension. Due to the restricted nature of the site, no additional spaces can be gained elsewhere but although the loss of vehicular parking could be seen as a negative aspect of the proposal, KCC's supplementary guidance on parking (2016) has standards for staff and patient parking need which are stated as maximum standards. The level of parking is also to be

balanced against the highly accessible and sustainable location of the site. Vehicular parking availability is considered to be acceptable in relation to set maximum guidance limits considering the town centre location. In light of existing parking management measures currently in place and of Kent Highways' comments, a planning condition requiring a construction management plan will be sufficient to limit impact on pedestrian and highway safety.

- 8.12 Swale's own draft parking standards (October 2019) also set as a maximum standard (see paragraph 85) so there is no conflict here either, especially in this central location where there are strong on-street parking controls and an increase in disabled parking is proposed.

Summary of planning merits

- 8.13 The proposal is clearly supportive of the health and wellbeing of the community and this is regarded as a very positive aspect of the proposed development having regard to policy CP5. The scheme in its current form is considered to be well designed and sympathetic to its conservation area setting and no negative impact on residential amenity has been identified.
- 8.14 The Highway Authority considers that the proposal will not result in a material impact on the highway network considering the existing parking management strategy. Having regard to the above considerations, and in particular, the positive community and health benefits of the proposal, it is considered that the scheme amounts to a sustainable form of development in a sustainable location and the application is recommended for approval.

RECOMMENDATION – Grant subject to the following conditions

CONDITIONS

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

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in accordance with approved drawings A1453-105-P2, A1453-110-P1, A1453-111-P2, A1453-112-P2, A1453-020-P3, A1453-021-P3, A1453-022-P3, A1453-023-P2 and A1453-024-P2.

Reason: in the interests of proper planning and for the avoidance of doubt

- (3) The roof shall be covered in natural slate and, notwithstanding the indications of proposed materials as set out in the applicant's Design and Access Statement, no development beyond the construction of foundations shall take place until samples of all proposed wall facing materials have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of preserving or enhancing the character and appearance of the conservation area.

- (4) The proposed windows on the southern elevation of the extension shall at all times be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, and

these windows shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level.

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers.

- (5) No development beyond the construction of foundations shall take place until a detailed hard landscape proposal showing pedestrian routes, parking areas and all materials to be used in the construction of this hard landscaping have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of promoting safe pedestrian access and of preserving or enhancing the character and appearance of the conservation area.

- (6) No development beyond site clearance and excavations for foundations shall proceed other than in accordance with a Construction Management Statement which has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- i. timing of deliveries
- ii. provision of wheel washing facilities
- iii. temporary traffic management / signage
- iv. measures to control the emission of dust and dirt during construction
- v. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of the amenities of the area and highway safety and convenience.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.



Ordnance Survey - data derived from OS Premium

 **20/500169/FULL - Newton Place Surgery Newton Road Faversham**
Scale: 1:1250
Printed on: 20/4/2020 at 17:11 PM by SaraP

