

PLANNING SERVICES COMMITTEE - 23 October 2003 Item R5 Referred Item

TITLE : 03/00410/FUL
FIRST FLOOR SIDE EXTENSION TO EXISTING DOCTORS
SURGERY
49 RAWRETH LANE RAYLEIGH

APPLICANT: DR INDRA JAYAWEERA

ZONING: RESIDENTIAL

PARISH: RAYLEIGH TOWN COUNCIL

WARD: DOWNHALL AND RAWRETH

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no. 697 requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday 21 October 2003, with any applications being referred to this meeting of the Committee. The item was referred by Cllr C I Black.

The item which was referred is appended as it appeared in the Weekly List, together with a plan.

5.1 Rayleigh Town Council – no objection.

NOTES

- 5.2** The application relates to a premises used as a doctors surgery.
- 5.3** The application proposes a first floor side extension to the property, above an existing flat roofed element. The extension is to the side of the property facing Caversham Park Avenue. The property is of 1960s design, having a shallow pitched roof. The extension exhibits the same general design, and is considered acceptable in street scene terms.
- 5.4** The applicant has provided a statement explaining the need for an extension. She states that the aim is for the surgery to become a Training Practice for GP trainees. The extension is to accommodate a study room and library for this purpose, facilities that are required to allow the practice to be accredited as a trainee practice by the Deanery. The applicant draws attention to the impending retirement of GPs in the area, and notes that if we do not train GPs for these positions, the Primary Care Trust will face a crisis in filling these posts. The applicant also draws attention to recent permissions in Rawreth Lane - Reads Nursery and the unit for the Elderly Mentally Infirm that will generate additional work.

- 5.5 In order to assess the current application, it is important to study the planning history of the site.
- 5.6 The surgery originated via temporary permissions in the late 1980s, which culminated in a permanent permission on 28th January 1993, ref. F/0775/91/ROC. This permission includes conditions requiring:-
- a) the maintenance of a total of 5 no. parking spaces on site (1 garage, 1 carport, 3 spaces); and,
 - b) the maintenance of visibility splays.
- 5.7 The permission was subject to a Section 106 Agreement, which carries forward certain clauses from the agreement completed in respect of an earlier temporary permission, ref. F/0911/90/ROC, viz:-
1. not more than one doctor shall hold surgery at one time and, at time surgery is held, no more than 2 staff shall be in attendance; and,
 2. except in the case of emergencies, the surgery shall not operate without an appointment system.
- 5.8 It is clear from the conditions/clauses controlling the use that planning permission is not required in order to accommodate a second GP on the premises, but only one in surgery at any one time. Indeed, two GPs operated from the site at the time permission ref. F/0775/91/ROC was granted, and a second consulting room remains on the first floor of the premises from that time, albeit that it is not currently so used. In this respect, therefore, the application does not propose a more intensive use of the premises that has occurred in the past.
- The representations set out below object on the grounds that the existing use results in on-street parking, and that the proposal will worsen this situation.
- 5.9 Although space exists on-site to accommodate 5 no. cars, it is clear that the existing use already results in on-street parking. However, this is partly due to poor management of the on-site parking:
- The applicant has stated that the garage is currently used for storage;
 - It would appear that the carport is not used for parking by the doctor/staff, and this would likely prove unattractive to patients;
 - The area designated for the parking of 3 no. cars is not white-lined and, because of this, 2 no. cars are liable to take up all the available space;
 - The surgery does not actively seek to prevent patients from parking in the road - there do not appear to be any notices displayed directing patients to use the car park.
- 5.10 In order to limit any parking problems arising from the surgery's use, the applicant has offered the following ideas to prevent both GPs holding surgeries at the same time:-
- One GP could work one half of the morning, the second GP could work the second half of the morning;
 - The trainee GP could watch/work with the other GP;
 - One GP could do house calls or paperwork, while the other GP was consulting.

- 5.11 The applicant has also verbally suggested demolishing the garage and carport to make the parking area more practical to use. This action would not require planning permission. It is considered that measures to re-design the car park (including signage to direct patients to use it) and measures to manage the operation of the surgery as suggested by the applicant would certainly limit on-street parking, even if it did not eliminate it altogether.
- 5.12 Mindful of the above and given that the proposal does not represent a more intensive use of the premises that has occurred in the past or than could be carried out under the terms of the existing conditions/clauses, it is difficult to conclude that a reason for refusal could be substantiated based on the potential for on-street parking. Because the existing legal agreement already contains a clause preventing two GPs from holding surgery at the same time, no additional condition is considered necessary. A condition is recommended, however, relating to the existing parking area, given its obvious shortcomings.
- 5.13 **County Surveyor (Highways)** - no objection
- 5.14 **Housing Health & Community Care** - recommends Standard Informative SI16 on any permission issued
- 5.15 **Environment Agency** - no objection
- 5.16 Four letters have been received from local residents objecting to the proposal on the basis that the existing surgery already leads to on-street parking, congestion and inconvenience to neighbouring properties, and that the proposal would likely worsen these problems.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 SC15 Materials to Match (Externally)
- 3 Notwithstanding the terms of Condition 1 imposed upon permission ref. F/0775/91/ROC, prior to the commencement of the development to which this permission relates, a scheme to provide parking within the site for 5 no. cars shall be submitted to the Local Planning Authority. The scheme shall include a plan illustrating the 5 no. spaces (each measuring 2.4m (wide) x 4.8m (deep); the surfacing materials to be used for the parking area (if any resurfacing is necessary); the provision of paint on the surface of the car park to delineate the 5 no. spaces; and signage to be displayed to direct patients to use the car park. Such a scheme for car parking as is agreed in writing by the local planning authority shall be provided in accordance with the agreed details prior to any use being made of the first floor extension. Thereafter, the car parking area shall be permanently retained in accordance with the agreed details, and maintained free of any impediment(s) to its designated use.

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- 4 The extension hereby approved shall be used solely as a library/store, and shall not be used as a consulting room by a doctor, nurse or other medical practitioner without planning permission.

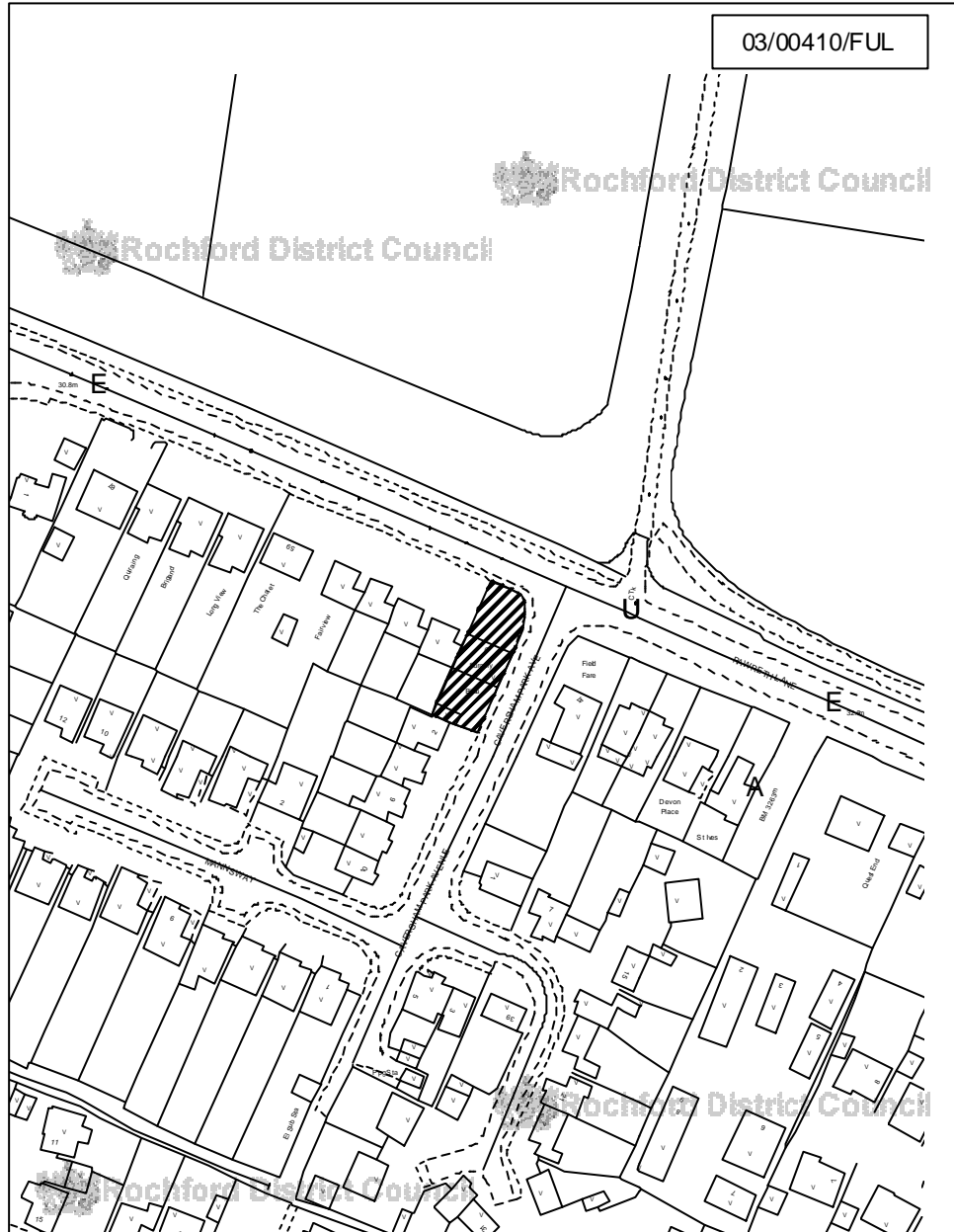
Relevant Development Plan Policies and Proposals:

H24, of the Rochford District Council Local Plan First Review

Shaun Scrutton
Head of Planning Services

For further information please contact Peter Whitehead on (01702) 546366.

03/00410/FUL



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