

<b>Committee:</b> Development	<b>Date:</b> 7 <sup>th</sup> May 2008	<b>Classification:</b> Unrestricted	<b>Agenda Item Number:</b> 7.3
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<b>Report of:</b> Director of Development and Renewal	<b>Title:</b> Town Planning Application
<b>Case Officer:</b> Rachel McConnell	<b>Ref No:</b> PA/08/00323
	<b>Ward:</b> Millwall (February 2002 onwards)

## 1. APPLICATION DETAILS

<b>Location:</b>	Docklands Medical Centre, 100 Spindriff Avenue, London, E14 9WU
<b>Existing Use:</b>	Medical Centre (Class D1)
<b>Proposal:</b>	To extend the partial 3rd floor over the whole building footprint and add a fourth storey set back from the north and south ends of the building. Erection of a rear extension part single and part two storey.
<b>Drawing Nos/Documents:</b>	AD-00, AD-01, AD-02, AD-03, A-04 Rev L, AD-05 Rev L, AD-06 Rev G, AD-07 Rev B, AD-20 Rev A, AD-21 Rev A, AD-22 Rev B, AD-23 Rev B
<b>Applicant:</b>	Tower Assets Management Ltd.
<b>Ownership:</b>	Isle of Dogs Community Foundation
<b>Historic Building:</b>	n/a
<b>Conservation Area:</b>	n/a

## 2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

- 2.1
- a) In principle, the extension of existing health facilities is supported by Policy 3A.20 and 3A.21 in The London Plan Spatial Strategy for Greater London (Consolidated with Alterations since 2004) which promotes better health across London's population and supports the provision of additional healthcare facilities.
  - b) The proposal is not considered to result in an unacceptable harm to result in significant loss of day/sunlighting or loss of privacy. The proposal therefore complies with the requirements of Policy DEV2 in the Unitary Development Plan 1998 and DEV1 in the Interim Planning Guidance (2007) which seeks to protect the amenity of adjoining residential occupiers.
  - c) The proposed height, massing and design of the proposed extensions is considered to be sensitive to the surrounding buildings and streetscape in accordance with Policy DEV1 in the Unitary Development Plan 1998 and Policy DEV2 in the Interim Planning Guidance (2007) which seeks to ensure that proposal are appropriate in the locality.
  - d) It is not considered that the closure of the pedestrian access linking Sherwood Gardens to Barnfield Way would significantly reduce the permeability of the area or conflict with the needs of people with disabilities, children and young people and people with mobility difficulties.
  - e) It is considered that the proposal provides adequate access for disabled people. This is in accordance with Policy DEV3 in the Interim Planning Guidance (2007) seeks to ensure that development incorporates inclusive design principles to ensure easy access to all.

## 3. RECOMMENDATION

3.1 That the Committee resolve to **GRANT** planning permission subject to:

**Conditions**

- 1. Time limit
- 2. Samples of Materials to be submitted
- 3. Details of refuse provision

**4. PROPOSAL AND LOCATION DETAILS**

**Proposal**

- 4.1 To extend the partial third floor over the whole building footprint and add a fourth storey set back from the north and south ends of the building. The proposal also involves the erection of a part single and part two storey rear extension.
- 4.2 The extensions are to provide additional space for the existing medical practice and improving the existing dental surgery housed within the building. The proposal also would provide an ancillary pharmacy on the ground floor.

**Site and Surroundings**

- 4.3 The site is Docklands Medical Centre, a medical practice located on the corner of Spindrift Avenue and Barnsdale Avenue.
- 4.4 The existing building is predominantly two storey with partial third storey. There is parking to the front of the building accessed from Bransdale Road and pedestrian access through the site, linking Barnsdale Road to Sherwood Gardens.
- 4.5 The building adjoins a three storey residential terrace to the north fronting Barnsdale Avenue and three storey terrace to the west, fronting Sherwood Gardens. The surrounding area is predominantly residential.

**Planning History**

4.6 The following planning decisions are relevant to the application:

T/90/46                      Development of a three storey building to provide Doctor's Group Practice, dentist's Surgery, Health Authority office accommodation and 1no. staff flat – conditional planning permission granted 14 May 1990

**5. POLICY FRAMEWORK**

5.1 The following policies are relevant to the application:

**Unitary Development Plan**

Proposals:		Flood Protection Area
Policies	DEV1	General Design
	DEV2	Environmental Requirements
	DEV50	Noise
	DEV55	Development and Waste Disposal
	DEV56	Waste Recycling

HSG15 Preservation of Residential Amenity  
T16 Traffic Priorities for New Development

## 5.2 Interim Planning Guidance (October 2007)

Core Strategies	CP1	Creating Sustainable Communities
	CP4	Good Design
Policies:	CP40	Sustainable Travel Network
	CP41	Integrating Development with Transport
	DEV1	Amenity
	DEV2	Character and Design
	DEV3	Accessibility and Inclusive Design
	DEV4	Safety and Security
	DEV10	Disturbance from Noise Pollution
	DEV15	Waste and Recyclables Storage
	DEV19	Parking for Motor Vehicles
	SCF1	Social and Community Facilities

## 5.3 Spatial Development Strategy for Greater London (London Plan)

2A.1	Sustainability Criteria
3A.20	Health Objectives
3A.21	Locations for Health Care

## 5.4 Government Planning Policy Guidance/Statements

PPG13	Transport
PPS1	Delivering Sustainable Development

## 5.5 Community Plan The following Community Plan objectives relate to the application:

A better place for living well  
A better place for excellent public services

## 6. CONSULTATION RESPONSE

6.1 The views of officers within the Directorate of Development & Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.2 The following were consulted regarding the application:

### LBTH Highways

6.3 No objection

### LBTH Environmental Health

6.4 No objection

## 7. LOCAL REPRESENTATION

7.1 A total of 139 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised on site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

7.2 No of individual responses: 5                      Objecting: 4                      Supporting: 1

A letter of support has also been

- 7.3 No of petitions received: 1 objecting containing 38 signatories
- 7.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:
- Closure of alleyway unacceptable – will block existing access route which has been there for 16 years. In particular will cause problems for young mothers with pushchairs and disabled people;
  - Loss of privacy to gardens;
  - Loss of sunlight/daylight;
  - Out of proportion and dominate adjacent buildings;
  - Out of context with the street;
  - Visitors and workers for health centre use private parking areas for residents – will be exacerbated by proposal [OFFICER COMMENT: The control of parking within private parking areas is a civil matter]
  - Inconvenience of detour for people using alley outweighed by benefits to the community
  - Expansion of existing local service supported.
- 7.5 The following issues were raised in representations, but they are not material to the determination of the application:
- Proposal will block View (OFFICER COMMENT: This is not a material planning consideration)

## **8. MATERIAL PLANNING CONSIDERATIONS**

- 8.1 The main planning issues raised by the application that the committee must consider are:
1. Landuse
  2. Design, Scale and Bulk
  3. Residential Amenity
  4. Highways and Access
  5. Other Planning issues

### **Landuse**

- 8.2 Policy 3A.20 and 3A.21 in The London Plan Spatial Strategy for Greater London (Consolidated with Alterations since 2004) promotes better health across London's population and supports the provision of additional healthcare facilities. The proposal is to extend an existing medical facility with is in accordance with these policy objectives.
- 8.3 Supporting letters have been submitted to by the agent from Tower Hamlets Primary Care Trust detailing the importance of providing additional local primary care capacity and provide a greater range of services to meet local needs.
- 8.4 The principle of extending the existing facility is considered acceptable subject to meeting other policy requirements.

### **Design, Scale and Bulk**

- 8.5 The existing building is set back from the corner of Barnsdale Avenue and Spindrif Avenue,

with a paved parking to the front. Whilst it is acknowledged that the third and fourth storey extensions will increase the height of the existing building above the adjoining houses, it is considered that the corner location of the site provides an appropriate location for such an extension. Furthermore the proposed fourth storey is set back 1m from the existing north and south flank elevations, thereby reducing the bulk. At the highest point, the proposed building would be c.0.8m above the ridge line of the houses to the north which front Barnsdale Road and those to the west which front Sherwood Gardens.

- 8.6 The proposed rear extension will appear as a subordinate addition and not unduly prominent in the street scene.
- 8.7 The proposed height, massing and design of the proposed extensions is considered to be sensitive to the surrounding buildings and streetscape in accordance with Policy DEV1 in the Unitary Development Plan 1998 and DEV2 in the Interim Planning Guidance which seeks to ensure that proposals are appropriate in the locality.

### **Residential Amenity**

- 8.8 Policy DEV2 in the Unitary Development Plan and Policy DEV1 in the Interim Planning Guidance seeks to protect the amenity of residential occupiers and ensure that adjoining buildings are not adversely affected.
- 8.9 Concern has been raised by adjoining residents that the proposal will result in unacceptable levels of overlooking. It is acknowledged that the proposed extensions will result in some overlooking to the rear gardens of the adjoining properties to the west of the site. There is existing overlooking from other houses in the terrace and in the immediate locality. It is considered that additional overlooking resulting from the proposed extension would not be untypical in an urban area and would not result in significant harm to residential occupiers.
- 8.10 No. 1 Barnsdale Road adjoins the northern boundary of the site. The proposal is not considered to result in significant loss of day/sunlighting to adjoining residential occupiers. The two storey element of the rear extension is set in 3.5m from the boundary. This is considered to be sufficient to ensure there is adequate day/sunlight to the rear of this property.
- 8.11 No. 1 Sherwood Gardens adjoins the western boundary of the site. Given the orientation of this property in relation to the site, there will be no significant loss of sunlight as the southern aspect is not obscured by the proposal. It is accepted that there will be some reduction in sunlight in the morning however this is not considered significant enough to warrant refusal of the application. With regard to daylight, the third and fourth storey will be c.5m from the rear garden boundary of the property to the west and is not considered result in a material deterioration of daylighting conditions or create an inappropriate sense of enclosure.
- 8.12 The proposal will be visible from other properties in the locality however it is considered that given the proximity to the site, there will be no significant harm to the amenity of occupiers. The intensification of use on the site as a result of the proposed additional floorspace is not considered to create an unacceptable level of noise or disturbance.
- 8.13 Given the above, it is considered that the proposal conforms with Policy DEV2 in the Unitary Development Plan and Policy DEV1 in the Interim Planning Guidance.

### **Highways and Access**

- 8.14 The application does not propose any additional parking. Photographs have been submitted with the application to demonstrate that the existing car parking on site is underutilised.

Whilst the site is located in an area with a PTAL of 2, Mudchute Station is approximately 5 minutes walk from the site and there are regular bus services on Barnsdale Avenue and Spindrift Avenue. It is considered that given the proximity to public access routes and that the facility is to serve the local community (many are likely to be located within walking distance) the proposed extension will not have an unacceptable impact on parking on the surrounding highway.

- 8.15 Objection has been raised by residents to the closure of the pedestrian access through the site. This access is not designated as a public right of way maintainable at public expense. Whilst it is acknowledged that this existing access does provide a short cut in particular for those residents in Sherwood Gardens, there are alternative routes which are in close proximity to the site. Copland Drive is located c.62m north of the site and links Barnsdale Road to Sherwood Gardens. It is not considered that the closure of this access would significantly reduce the permeability of the area or conflict with the needs of people with disabilities, children and young people and people with mobility difficulties.
- 8.16 Policy DEV3 in the Interim Planning Guidance (2007) seeks to ensure that development incorporates inclusive design principles to ensure easy access to all. The existing ramped access from Barnsdale Avenue is to be retained and a lift provided serving all four storeys. It is considered that the proposal provides adequate access for disabled people.

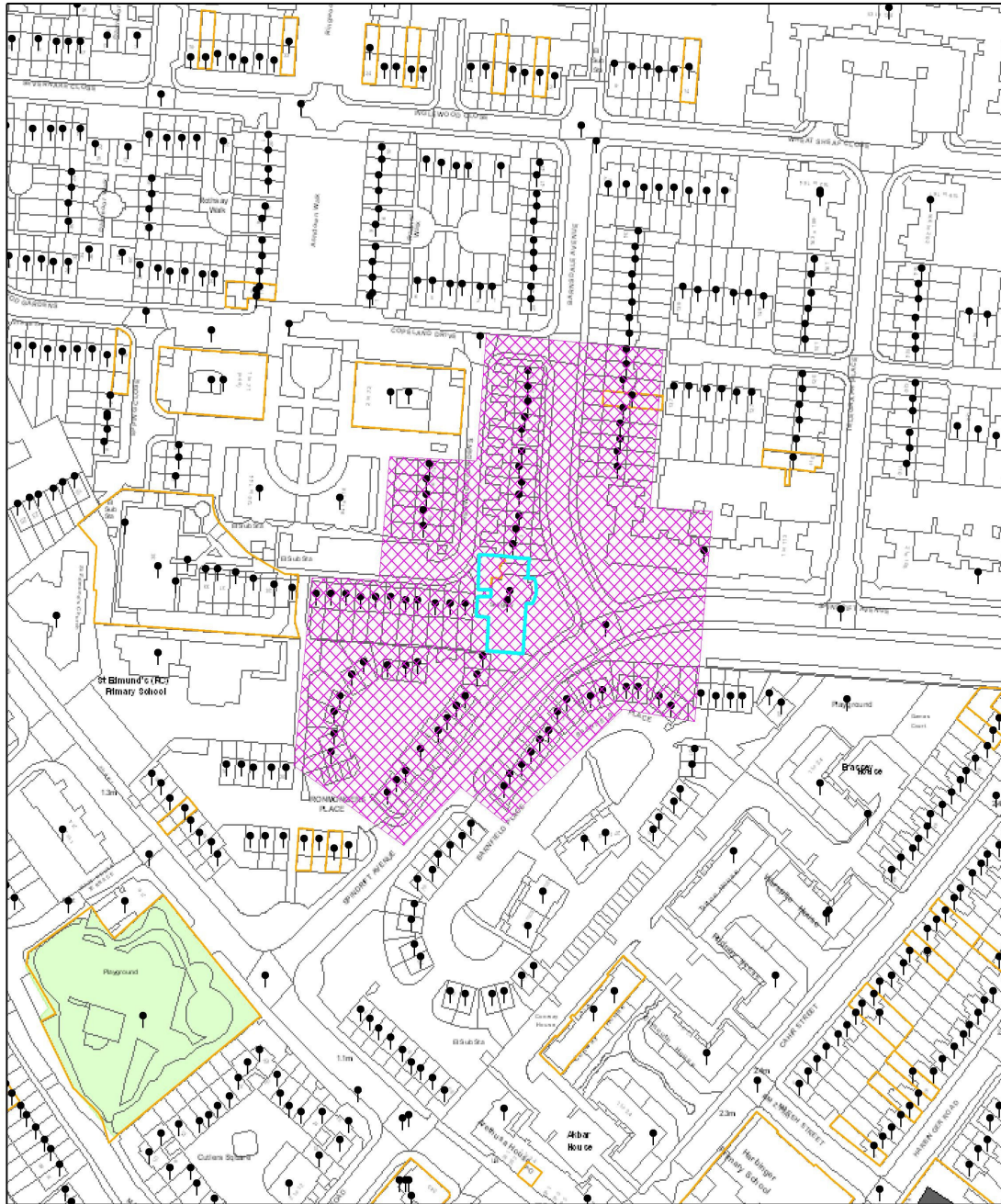
#### **Other Planning Issues**


- 8.17 Details have not been provided for additional waste storage on site. There is a large hardstanding to the front of the building. It is considered that details of refuse provision for the extending facility can be dealt with by condition.

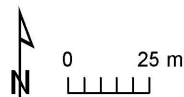
#### **Conclusions**

- 8.18 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

# Planning Application Site Map



-  Planning Application Site Boundary
-  Other Planning Applications
-  Consultation Area
-  Land Parcel Address Point



This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office (c) Crown Copyright. London Borough of Tower Hamlets LA086568