



## Report of the Chief Planning Officer

### NORTH AND EAST PLANS PANEL

Date: 18<sup>th</sup> April 2013

**Subject: 12/05178/FU– Change of use of part of the ground floor surgery to form pharmacy and to construct a two storey and single storey rear extension to the rear of Crossley Street Surgery, Crossley Street, Wetherby, LS22 6RT.**

#### APPLICANT

Dr Ellis Rickwood

#### DATE VALID

10<sup>th</sup> December 2012

#### TARGET DATE

4<sup>th</sup> February 2013

#### Electoral Wards Affected:

Wetherby

Yes

Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

### RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Time limit on full permission;
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.
3. The extension shall be constructed using matching materials
4. The proposed pharmacy shall operate as indicated on the approved plans and shall be limited to no more than 48 square metres in floor area and be fully integrated as part of the surgery and shall be used to retail medical and healthcare products (including the dispensing of medicines and prescription related products) as an ancillary and complementary use to the use of the premises as a doctors surgery.
5. No more than 4 doctors and 2 nurses shall be consulting patients on site at any one time.

**Reasons for approval:** It is considered that the proposed change of use and extension is acceptable in principle and will not raise highway safety concerns. The extension will not harm the character of the building, the wider conservation area nor will it be significantly harmful upon the amenity of neighbours. As such the change of use and development is considered to comply with policies GP5, BD6, T2, T24 and N19 of the Unitary Development Plan Review (2006) and with the guidance contained within the Wetherby Conservation Area Appraisal and Management Plan.

## **1.0 INTRODUCTION**

- 1.1 This application is brought to Plans Panel at the request of Councillor John Procter who has expressed concerns with regards to the harmful impact of the proposed two storey extension on neighbouring dwellings.

## **2.0 PROPOSAL**

- 2.1 The applicant seeks full planning permission for the change of use of part of this medical surgery to form a pharmacy and to construct a part single part two storey rear extension. The surgery will be located to the left of the main entrance of the surgery.
- 2.2 The two storey rear extension will have a projection to the rear of 5.5m. The ground floor element will measure 12.6m in width and the first floor area will measure 9.3m in width. The extension will be constructed to a height of 8.2m, and will sit 0.2m below the ridge line of the main building. The two storey element will have a pitched roof, while the single storey element has a flat roof. The extension would be constructed from natural coursed limestone with a slate roof to match the existing building. The applicant states that the extension will compensate for the surgery rooms that will be lost as a result of the proposed pharmacy.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The application relates to a two storey stone built medical surgery located on Crossley Street in Wetherby. The site is located within a mixed area with residential properties to the east and the Crossley Street Primary School located to the west. A row of commercial properties are located opposite. The buildings on the street are varied in design, scale, age and form. The site is located within the Wetherby Conservation Area, and falls just outside the designated S2 town centre of Wetherby.
- 3.2 The surgery itself is a large a two storey stone built structure. The site features a car park to the rear which is enclosed with green shrubs and fencing. The buildings on the street are varied in design, scale, age and form. The site is located within the Wetherby Conservation Area, and falls just outside the designated S2 town centre of Wetherby.
- 3.3 The applicant state that around 11,000 patients are registered to the surgery with a significantly higher than average proportion of elderly patients. At present the surgery has four consulting rooms at first floor level which are fully utilized as are all the ground floor rooms. At present, any patient who sees one GPs or nurses on the first floor has to use the stairs for access. The proposed extension will allow for a lift to be accommodated within the building for the benefit people with mobility problems or with small children. The proposed pharmacy will allow patients to collect any prescription medication from within the buildings without having to cross the road to access the pharmacy opposite the surgery. The applicant state that there is no planned increase in the numbers of GPs or Nurses within the practice.

## **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 31/14/99/FU- Change of use of caretakers flat to offices to medical centre.  
(Approved)

- 4.2 34/89/- Outline application to demolish existing buildings and erect doctors surgery and ancillary flat to cleared site. (Approved)
- 4.3 377/90/- Demolition of existing buildings and erection of doctors surgery, comprising entrance hall, waiting rooms. (Approved)
- 4.4 H31/54/91/- Demolition of existing buildings and erection of doctors surgery, comprising waiting rooms, consulting rooms. (Approved)

## **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 Following concerns raised with regards to the close proximity of the extension to the neighbouring dwellings namely No's 2 to 10 Crossly Street (located to the east), the applicant revised the drawings to show the first floor element of the extension moved away from the boundary of No.10.

## **6.0 PUBLIC/LOCAL RESPONSE:**

- 6.1 The application has been advertised by site notice and newspaper advert. Five objection letters have been received including a petition with five signatures. The following objections have been raised;

- The extension will appear dominant from residential dwellings to the east of the site namely No's 2 to 10 Crossley Street.
- The proposed pharmacy will increase off street parking demand and traffic.
- The extension will reduce the value of the neighbouring residential dwellings of No's 2 to 10 Crossley Street.
- The extension will block sunlight.
- The extension will overshadow neighbouring residential garden areas.
- The increase in the volume of the building will allow the surgery to attract more people to the surgery which will lead to an increase off street parking demands.

## **7.0 CONSULTATIONS RESPONSES:**

- 7.1 Highways raised initial concerns regarding the proposal noting that six additional consultation rooms will be provided and three existing rooms will be converted to form the proposed pharmacy, this could lead to more off street parking space being required. Following additional information being submitted, Highways withdrew their original objections subject a condition being imposed which restricts the number of doctors that can consult patients on site at anyone time to 4 and the nurses to 2.

- 7.2 Regarding the pharmacy Highways state that the majority of users of this facility will be those that use the surgery and this would be classed as 'linked trips' to the site. the Highways Officer notes that the pharmacy will require a small amount of staff, but this will not require more parking spaces being made available.

## **8.0 PLANNING POLICIES:**

- 8.1 The development plan is the adopted Leeds Unitary Development Plan (Review 2006).

- 8.2 The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 and the consultation period closed on 12th April 2012. The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 14th November 2012 Full Council resolved to approve the Publication Draft Core Strategy and the sustainability report for the purpose of submission to the Secretary of State for independent examination pursuant to Section 20 of the Planning and Compulsory Purchase Act 2004. Full Council also resolved on 14th November 2012 that a further period for representation be provided on pre-submission changes and any further representations received be submitted to the Secretary of State at the time the Publication Draft Core Strategy is submitted for independent examination.
- 8.3 As the Council have resolved to move the Publication Draft Core Strategy to the next stage of independent examination some weight can now be attached to the document and its contents recognising that the weight to be attached may be limited by outstanding representations which have been made which will be considered at the future examination.
- 8.4 The site is located within the Conservation Area and falls outside the S2 centre boundary.
- 8.5 UDP Policies:
- GP5 Refers to proposals resolving detailed planning considerations (access, landscaping, design etc), seeking to avoid problems of environmental intrusion, loss of amenity, danger to health or life, pollution and highway congestion and to maximise highway safety.
- S2: States that the vitality and the viability of Wetherby Town Centre will be maintained and enhanced, in order to secure the best access for all sections of the community to a wide range of forms of retailing and other related services.
- S9: States that small retail developments located outside the defined S1 and S2 centre or local centre will not normally be permitted.
- BD6 Highlights that all alterations and extensions should respect the scale, form, detailing and materials of the original building.
- N19 suggests that new development should preserve or enhance the character and appearance of the Conservation Area.
- T2 Refers to transport and highway safety.
- 8.6 Wetherby Conservation Area Appraisal and Management Plan- the School building located to the west of the site and the neighbouring terrace of dwellings (No's 2 to 10 Crossley Street) are identified as Positive Buildings within the Conservation Area.
- 8.7 National Planning Policy Framework  
This document sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system and strongly promotes good design.

In relation to heritage, local planning authorities are encouraged to sustain and enhance the historic environment.

## **9.0 MAIN ISSUES**

1. Principle.
2. Impact on the appearance of the building and the character of the Conservation Area
3. Highway Safety
4. Impact on neighbouring residential amenity

## **10.0 APPRAISAL**

### **Principle**

- 10.1 Normally, new pharmacy's that fall outside the main town centre would not be acceptable. However, the proposed pharmacy will be used ancillary to the medical surgery and will only retail products that are prescribed within the medical surgery and a condition can be imposed to that affect. Therefore, subject to the recommended condition being attached, it is not considered that the proposal will take away any footfall from the main town centre and the vitality or the viability of the town centre will not be harmed.
- 10.2 Whilst UDP Policy S9 recommends that all new out-of centre retail development be justified using a sequential test, emerging Core Strategy policy P8 states that this is not necessary for developments under 200m<sup>2</sup>. Since the cumulative floorspace of the proposed pharmacy falls below this threshold, in this instance, the proposed pharmacy is considered acceptable in principle.

### **Impact on the appearance of the building and the character of the Conservation Area**

- 10.3 The proposed part two storey part single storey extension will reflect the design and detailing of the main building and will be constructed of similar materials. Furthermore, owing to its smaller width and height to the main building, the extension will appear subordinate to the main building. Therefore, it is considered that the proposed extension will not detract or appear at odds with the design of the building. Given that the extension will be set to the rear of the site, which is not prominent from the main highway, it is not considered that the proposal will have an adverse impact on the character of the Conservations Area.

### **Impact on neighbouring residential amenity**

- 10.4 The occupants of the neighbouring residential dwellings No's. 2 to 10 Crossley Street have objected to the proposed extension on the basis that the proposal would appear dominate and overshadow their garden areas. The closest property to the extension is No.10 Crossly Street. The closest element of the extension to No.10 will be a single storey flat roofed 3.2m in height section of the structure, this will be set a minimum of 3.3m away from the boundary of No.10 whilst the two storey element of the extension will be set a minimum distance of 7.2m away from the boundary of No.10. It is considered that separation distances maintained comply with the minimum standards advised within SPG 13: Neighbourhoods for Living and are sufficient to ensure the garden areas of No's. 2 to 10 Crossley Street are not significantly overshadowed or over-dominated by the extension.

### **Highway Safety**

- 10.5 The proposal to construct six new surgery rooms and to accommodate a pharmacy within the building could potentially allow the surgery to significantly increase the number of people using the site at anyone time. Therefore, there is a concern that the proposal could put further pressure on the off-street parking provision available to the rear of the site.
- 10.6 The applicant states that the proposed new surgery rooms in the extension will compensate for the surgery rooms that will be lost as a result of the accommodation of the pharmacy and the applicant has agreed for a condition to be attached that ensures the numbers of doctors and nurses working on site at anyone time will not increase above the current levels. It is considered that the restriction on the numbers of doctors and nurses operating within the surgery will help control the number of patient that the surgery can treat on site at anyone time. Therefore, subject to the recommended condition being attached, It is considered that proposed new surgery rooms will not significant raise on-street parking demands in the area.
- 10.7 The proposed pharmacy is generally only likely to be used by the members of the surgery and, therefore, will not generate new trips to the site. A condition has been attached to ensure only products that are prescribed by doctors working in the surgery can be sold from the pharmacy.
- 10.8 The Highways Officer has evaluated the potential increase in off street parking demands resulting from the proposed new surgery rooms and the pharmacy. Highways, have raised no concerns subject to conditions.

### **Public Representation**

- 10.9 The concern raised that the extension will appear dominant, reduce light and overshadow neighbouring properties No's 2 to 10, has been evaluated in the report. It is considered that separation distances maintained are sufficient to ensure the garden areas of No's. 2 to 10 Crossley Street will not significantly reduce natural light to neighbouring dwellings nor is its considered that the extension will overshadowed or appear over-dominate from neighbouring dwellings.
- 10.10 The concern raised that the proposed pharmacy will increase off street parking demand and traffic, has also been discussed in the report. Through a condition, the pharmacy will be restricted to only sell products that are prescribed in the surgery, this will ensure the pharmacy does not attract new footfall or generate additional trips to the site. Subject to the condition being imposed, it is considered that the proposal will not increase traffic or on street parking in the area.
- 10.11 A member of the public also comments that the increase in the volume of the building will allow additional surgery rooms to be constructed, which could increase off street parking demands in the area. The applicant claims that the new surgery rooms created within the extension will only replace the rooms that are lost as a result of the allow the conversion of part of the building to a pharmacy. Therefore, the applicant claims that the additional floor area created will not increase the number of surgery rooms. To ensure that the surgery is not able to increase the number of people treated on site at any one time, a condition will be attached to ensure the numbers of doctors and nurses practicing on site is restricted to the current levels.

### **11.0 CONCLUSION**

- 11.1 The applicant proposes to change part of the ground floor area of a surgery to a pharmacy and to construct a part single part two storey rear extension. It is

considered that subject to a condition being imposed to only offer products that have been prescribed in the surgery, the proposed pharmacy is acceptable in principle and the proposed use will not require additional on street parking spaces to be made available.

- 11.2 It is not considered the proposed rear extension will have a detrimental impact on the design of the building or on the character of the Conservation Area, nor is it considered that the proposal will have an adverse impact on neighbouring residential amenity. Therefore, it is considered that the proposal should be approved.

**Background Papers:**

Application files: 12/05178/Fu

Certificate of ownership: Certificate A signed by agent James Mate

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GENERAL NOTES

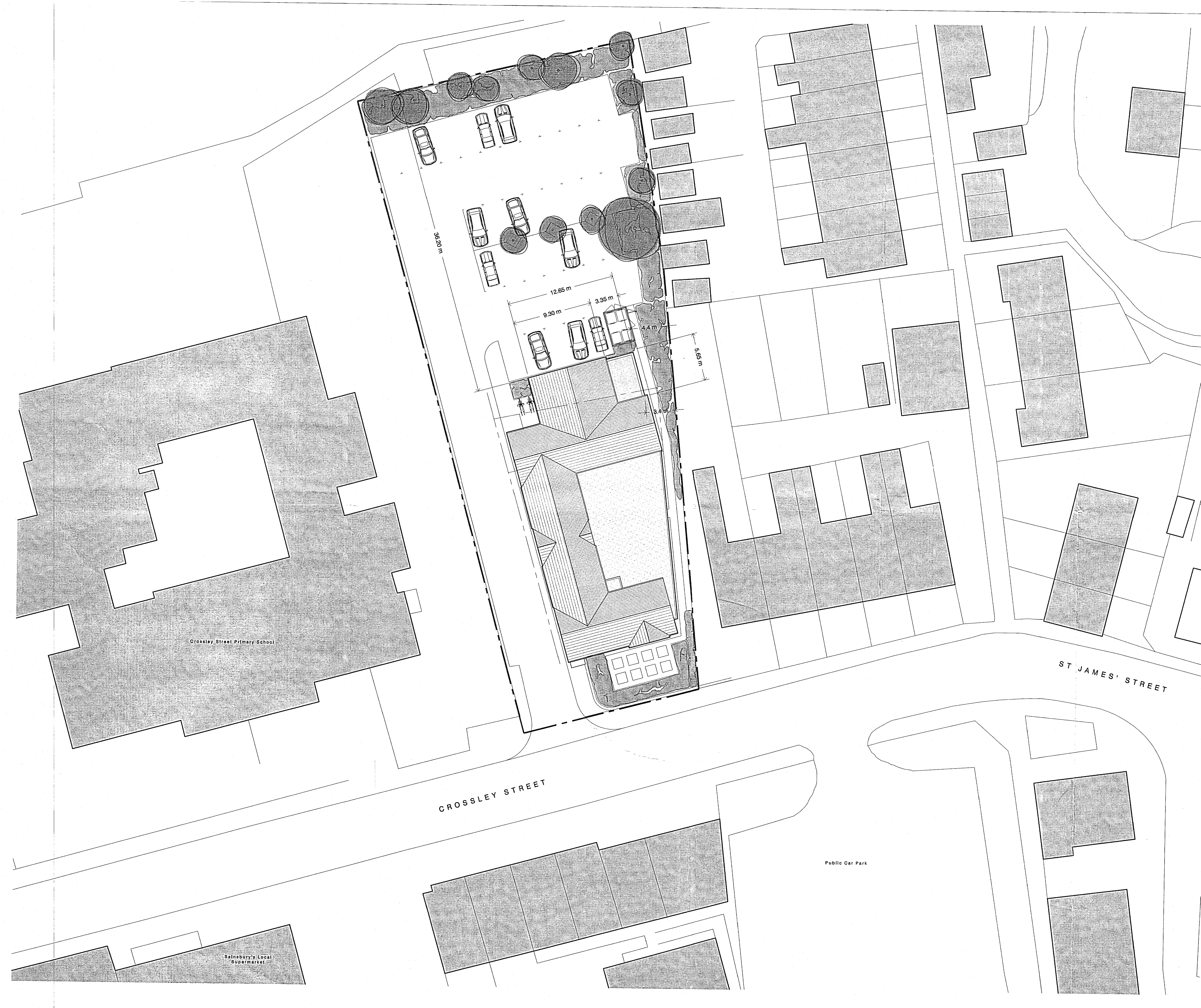
LEEDS CITY COUNCIL  
 11 FEB 2013  
**REVISED**

The changes shown on this plan do not need further public comment

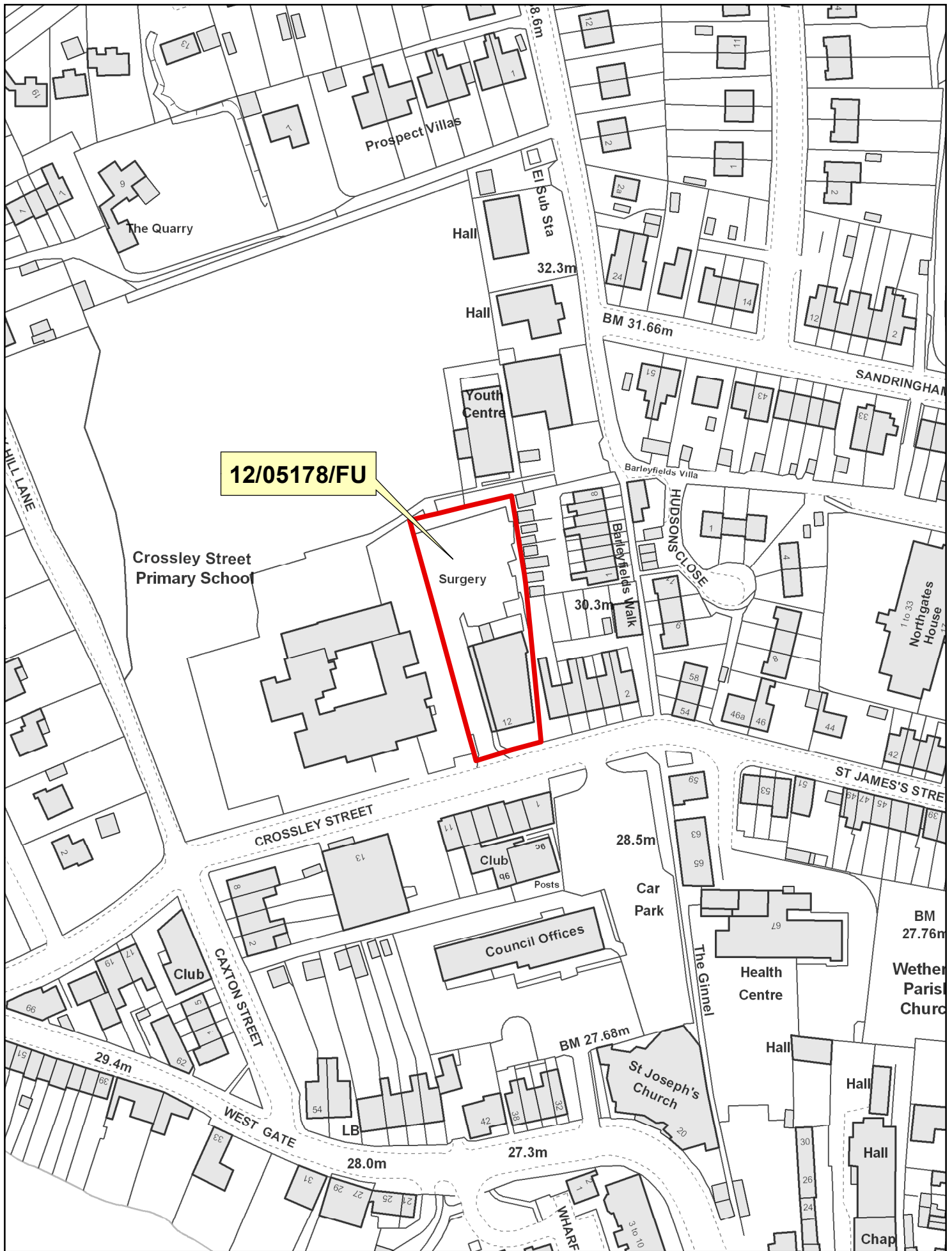
REVISIONS	
feb 2013	amendment to position of extension

client  
 New Pharmacy and Extension at,  
 Crossley Street Surgery, Wetherby  
 drawing title  
**PLANNING**  
 Proposed Site Plan  
 scale 1:100 @ A1  
 date December 2012  
 job no. 1210  
 PL(00)02  
 drawn by JM  
 rev no. A

parkhill studio  
 walton road  
 wetherby  
 LS22 5DZ  
 tel: 07912 885672  
 email: mail@domaarchitects.co.uk  
 web: www.domaarchitects.co.uk  
**doma** architects







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