



## Report of the Chief Planning Officer

### *PLANS PANEL WEST*

Date: 26<sup>th</sup> July 2012

**Subject: APPLICATION 12/02118/FU - CHANGE OF USE OF HOUSE TO DENTAL PRACTICE AT GABLE HOUSE, 11A NEW ROAD SIDE, RAWDON, LEEDS LS19 6DD.**

**APPLICANT**

Ms P Allen

**DATE VALID**

31<sup>st</sup> May 2012

**TARGET DATE**

26<sup>th</sup> July 2012

**Electoral Wards Affected:**

Guiseley & Rawdon

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 three years for implementation
2. Development in accordance with plans
3. details and sample of materials for access ramp
4. making good of existing stone work
5. cycle parking facilities
6. vehicle spaces to be laid out
7. opening hours 08.00 – 18.00 Monday - Friday
8. storage and collection of waste as detailed
9. In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Regional Spatial Strategy 2008 (RSS) and The Development Plan, the Leeds Unitary Development Plan Review 2006 (UDPR).

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## **1.0 INTRODUCTION:**

1.1 This application is brought to Panel at the request of Ward Councillor Graham Latty, who objects to the proposal for reasons related to highway safety.

## **2.0 PROPOSAL:**

2.1 The proposal is a full application for the change of use of a dwelling house to a dental practice.

2.2 The practice presently operates from a site on Leeds Road approximately 200m to the south. The purpose of the application is to enable the practice to relocate from the existing site to larger premises.

## **3.0 SITE AND SURROUNDINGS:**

3.1 The application site consists of a large detached house. The building is a two storey structure of stone and tile construction. The building is largely unaltered from the time of its construction, and probably dates from the early part of the twentieth century. The design of the building is relatively plain, and includes a projecting front gable structure incorporating the front door facing New Road Side.

3.2 The building stands approximately in the middle of the site, and is surrounded by mature gardens. The building is largely screened from view from the street by trees, shrubbery and a 1m high stone boundary wall. Hedgerows form other boundaries.

3.3 To the south of the site there is a doctors surgery and pharmacy, which appears to be of relatively modern construction. This has a large car park to the front. To the north of the site there is the access road for Rawdon Littlemoor Primary School, beyond which there are semi-detached dwellings. To the rear of the property there is a public car park.

## **4.0 RELEVANT PLANNING HISTORY:**

4.1 None.

## **5.0 HISTORY OF NEGOTIATIONS:**

5.1 The proposal has been the subject of a pre-application enquiry submitted in April 2012.

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

6.1 The application has been publicised by means of site notices; one objection has been received from Councillor Latty. Councillor Latty objects on the grounds of:

- Lack of off-street parking.

## **7.0 CONSULTATIONS RESPONSES:**

**Statutory**

7.1 None, due to nature of the application.

**Non-statutory:**

**HIGHWAYS:**

7.2 Secure cycle parking will be available to staff in the garage, a short stay cycle stand would benefit customers, detail should be conditioned;

7.3 Proposed disabled space should be 3.6m x 6m; adequate space is available for bin storage;

7.4 The car park to the rear of the property was built in connection with the pedestrian crossing and associated parking control measures on New Road Side provided for Rawdon Littlemoor School. The car park was provided for local businesses losing out on kerb side parking space and appears to be lightly used outside of school pick up and drop off times. However, the area is saturated with parking for long periods during pick up and drop off times. The proposed staff arrangements are for 1 full time dentist, 1 part time dentist and 2 part time hygienists. The UDP recommends 3 parking spaces per dentist for this type of use, it could be argued that 6 to 9 parking spaces would be appropriate for the proposed use. One staff space and one disabled space will be provided on site, this leaves a shortfall of between 4 and 7 spaces by comparison to UDP guidance. The use of the public car park by customers should be acceptable on this basis, given that spare capacity seems to exist outside of school pick up and drop off times. It would be difficult to demonstrate that the additional parking demand during these times would be significantly different by comparison to existing day to day fluctuations and a highway objection would therefore be difficult to justify.

7.5 The following conditions should be attached: cycle parking facilities notwithstanding approved drawings; vehicle space to be laid out.

**NEIGHBOURHOODS AND HOUSING:**

7.6 If permission is to be granted it is recommended that the following conditions are imposed:

- The opening hours as proposed by the applicant shall be formalised; and
- The provision of waste storage and collection proposed by the applicant shall be formalised.

**8.0 PLANNING POLICIES:**

8.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Regional Spatial Strategy for Yorkshire and the Humber adopted in May 2008 and the Leeds Unitary Development Plan Review (2006).

8.2 The most relevant Policies in the adopted Leeds Unitary Development Plan are outlined below.

- GP5 – general planning criteria;
- T2 – highway access;
- T24 – parking guidelines;
- SA8 – access to community facilities;

### 8.3 National Planning Policy Guidance:

- National Planning Policy Framework

## 9.0 MAIN ISSUES:

### 9.1 The following main issues have been identified:

- Amenity; and
- Highways.

## 10.0 APPRAISAL:

### Amenity:

- 10.1 The site lies within the existing built up area of Rawdon and is currently in use as a dwelling house. The surrounding land uses are mixed, and include a doctors surgery, pharmacy, school and dwellings. UDP policy states that existing land uses should generally remain the dominant uses of an area, and changes of use should be permitted only where the proposed uses are compatible with existing uses in the area.
- 10.2 The existing dwelling is somewhat isolated from other residential properties, the nearest dwelling on the same side of New Road Side being approximately 40m to the north. The principal access to Rawdon Littlemoor Primary School, which was opened in April 2005, adjoins the site to the north. As part of the development of the school, a car park for community use containing 20 spaces has been built to a site behind the house. As referred to above, a doctors surgery and pharmacy, with a car park of approximately the same size as the community car park adjoins to the south. As a consequence of this more recent development surrounding the property, the amenity enjoyed by the house is limited by the busy nature of the environs.
- 10.3 The proposed use, however, would be more suited to this type of environment, and would not cause any loss of amenity for surrounding occupiers and existing uses in the area. The proposal would provide an important community facility in an accessible location. The use would be similar in nature to the surgery adjacent. It is considered that the proposal would have a minimal impact upon amenity.
- 10.4 The applicant presently has private contracts for the collection of non-clinical and clinical waste, which would be continued. The existing garage has suitable capacity for storage of separate bins.
- 10.5 The building would lend itself to conversion with minimum interventions. External alterations would be limited to the addition of an access ramp to the front entrance. The impact upon the street scene would be small as the property is relatively well screened from the street frontage by existing trees and boundary treatments. The proposed end user would no doubt require signage to advertise their presence, however this could be accommodated within the site. This would be likely to be the subject of a separate application for Advertisement Consent.

### Highways:

- 10.6 Under UDPR policy the proposal would require a maximum of 6-9 off-street parking spaces. The site includes parking for approximately two vehicles, meaning there would be a significant shortfall. The community car park to the rear of the site was

built in order to re-provide parking for local business losing out on on-street parking as a result of the development of the Littlemoor School site. This is heavily used during school pick up and drop off times, but is much less busy at other times. At the time of the officer site visit in the middle of the working day, only five spaces were occupied.

10.7 The car park therefore appears to have spare capacity for periods of the day, outside of peak times. Additionally some on-street parking is available on New Road Side away from the school entrance.

10.8 On balance therefore it is not considered that an objection to the proposal on highways grounds would be justified.

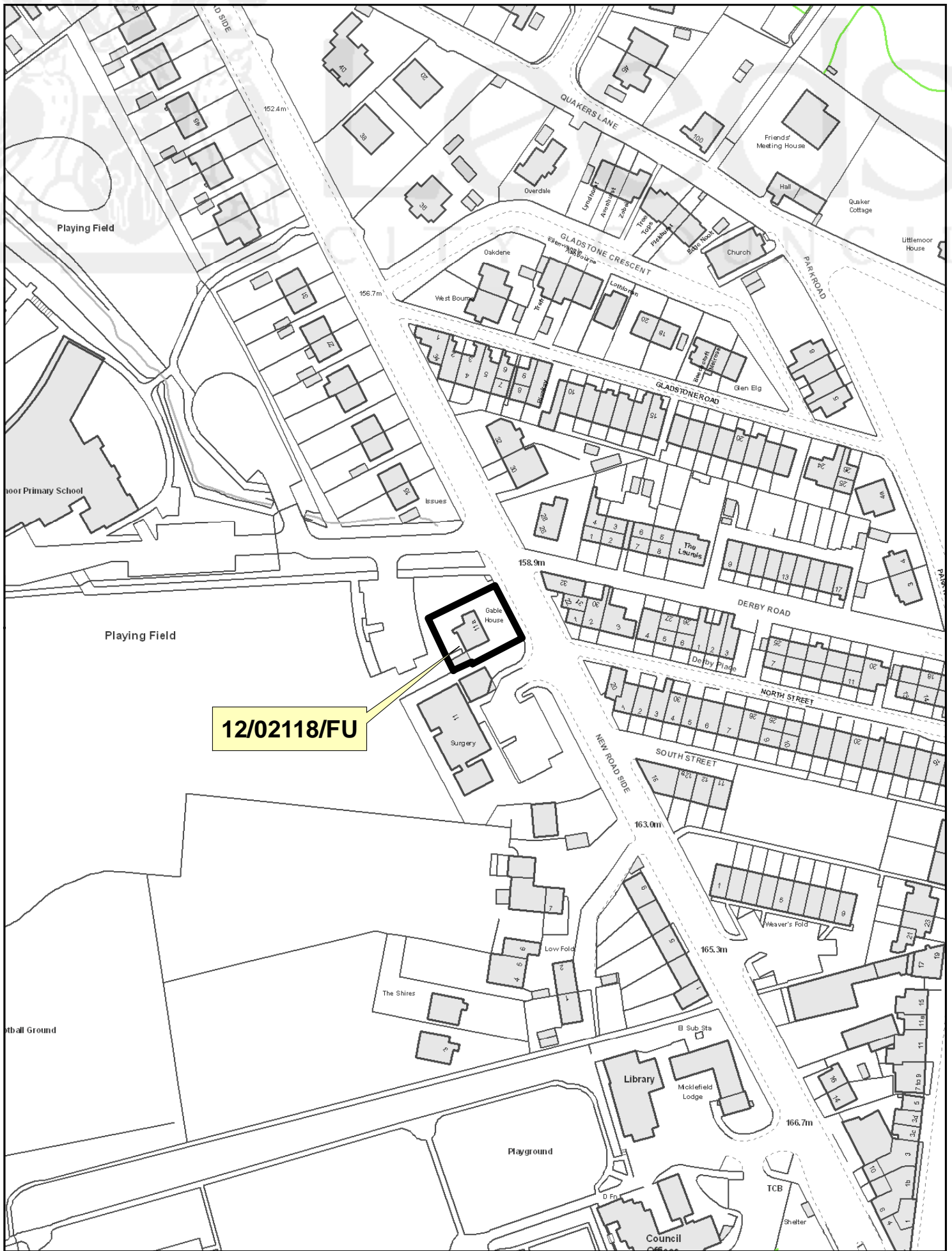
#### **11.0 CONCLUSION:**

11.1 Overall it is considered that the proposal would not cause material harm to any interests of acknowledged importance, and the proposal is recommended for approval.

#### **Background Papers:**

Application file.

Certificate of Ownership.



**12/02118/FU**

# WEST PLANS PANEL

