

Application Number: 15/11016 Full Planning Permission

Site: 115 CHRISTCHURCH ROAD, RINGWOOD BH24 3AQ

Development: Use as dental practice; rear porch canopy; permeable hard surfacing; parking & cycle racks; low level boundary wall

Applicant: Mr Gollings

Target Date: 02/09/2015

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Town Council view.

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built-up Area

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

CS1: Sustainable development principles
CS2: Design quality
CS8: Community services and infrastructure

Local Plan Part 2 Sites and Development Management Development Plan Document

None

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

Ringwood Local Distinctiveness Document
Parking Standards SPD (Oct 2012)

6 RELEVANT PLANNING HISTORY

No relevant planning history

7 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council - recommended refusal: raise concerns about the practicalities of using the proposed parking spaces and the impact this could have on the access and egress to/from the site onto a very narrow and busy

section of Christchurch Road. The likely meeting of cars entering/exiting the site, and the location of the space at the front of the property, could result in vehicles reversing into the road, which would be highly dangerous in this location. There is also concern about the loss of a residential dwelling.

8 COUNCILLOR COMMENTS

None

9 CONSULTEE COMMENTS

9.1 Land Drainage Section – No objections

9.2 Environmental Health (Pollution) – No concerns raised regarding the proposed use as a dental surgery, provided there is no external equipment such as external compressors or similar employed at the premises. A dental surgery comes under the D1 use class, a class which contains a wide variety of uses, including day nursery/ creche and other such uses, which, if sited at this location in such close proximity to residential properties, would be expected to result in a significant adverse impact on these residential properties. Therefore it is recommended that a condition be applied to any granted planning permission to restrict use of the premises to that of a dental surgery only.

9.3 Environmental Health (Contaminated Land) – no objections

9.4 Hampshire County Council Highway Engineer - No objection subject to car and cycle parking being provided in accordance with the approved plans.

10 REPRESENTATIONS RECEIVED

Two letters have been received in support of this proposal.

11 CRIME & DISORDER IMPLICATIONS

None

12 LOCAL FINANCE CONSIDERATIONS

Local financial considerations are not material to the decision on this application

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.

- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case The applicant sought the Planning Authority's view on the form of development proposed, prior to making the formal submission, the principle of which was supported. All the above apply and as the application was acceptable as submitted no specific further actions were required.

14 ASSESSMENT

- 14.1 The site lies within the built-up area of Ringwood, outside any other designated area. The area is characterised by predominantly commercial land uses fronting Christchurch Road, with residential uses adjoining to the north east and north west. There is an existing vehicular access to the site directly from Christchurch Road.
- 14.2 The proposal seeks planning permission for a change of use from C3 (dwelling) to D1 (Dental practice), with operational development involving provision of off-street parking to the front and rear, a small extension to the rear, cycle parking facilities and landscaping to the front.
- 14.3 Among other things Policy CS2 of the Core Strategy seeks to ensure that all new development is appropriate and sympathetic to its setting and shall not cause unacceptable effects to adjoining land uses. In terms of the impact of the proposal upon the character and appearance of the area, the extension to the rear is unlikely to cause any adverse effect due to its very modest size and relationship to neighbouring property. The car parking area to the rear is acceptable in character terms, though the scheme submitted does appear to cover much of the rear garden in hardstanding, although this would be permeable. It is noted that the area to the front is already laid to hardstanding, although the presence of parked vehicles in this location would do little to enhance the street scene. The application shows provision of a low wall and planting to the back of the pavement, which would partially screen parked vehicles and result in a small enhancement to the appearance of the area. This would be in accordance with the Local Distinctiveness Document, which identifies the site within the Southern Approach Character Area, which needs pockets of green space restored where possible through new

development. No specific details of the planting species, spacing, numbers and planting medium are provided, which can be addressed by condition. Otherwise, the proposal complies with the character related provisions of Policy CS2 and the Local Distinctiveness Document.

- 14.4 The proposed use appears to be sufficiently far away and detached from existing properties, so as not to give rise to a loss of privacy, light or overbearing impact. However, the proposal would introduce vehicles to the back garden, via an access immediately adjoining the boundary with 113 Christchurch Road. The two sites are separated by a 2m high brick wall with trellis above. No objections have been raised in respect of this relationship and the Environmental Health Section raise no concerns, subject to a condition to restrict the use to a dental practice only. The amenity impacts of the proposal comply with the provisions of Policy CS2 of the Core Strategy.
- 14.5 In respect of the concerns raised by the Town Council, the Highway Authority raise no concerns with regard to the proposed parking, access and turning arrangements, subject to a condition to ensure car and cycle parking is provided in accordance with the submitted plans. The Planning Authority could not resist the proposed development simply on grounds that a dwelling would be lost.
- 14.6 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

15. RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development permitted shall be carried out in accordance with the following approved plans: SBA.3453-7-1

Reason: To ensure satisfactory provision of the development
3. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park Core Strategy.

4. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :
- (a) a specification for new planting (species, size, spacing and location);
 - (b) areas for hard surfacing and the materials to be used;
 - (c) other means of enclosure;

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: A pre-commencement condition is required as precise details of the landscaping arrangements were not submitted with the application and these are required to ensure that the development takes place in an appropriate way and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and the Ringwood Local Distinctiveness Document.

5. Before use of the development is commenced provision for parking, both car and cycle, shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car and cycle parking provision for the approved development.

Notes for inclusion on certificate:

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In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

Further Information:

Major Team
Telephone: 023 8028 5345 (Option 1)



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**Planning Development
Control Committee
September 2015**

Item No: 3i

115
Christchurch Road
Ringwood
15/11016
SU1504

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.

