

APPLICATION NO	PA/2011/0919
APPLICANT	Dr R Rajkumer & Dr S Kurien-George, The Medical Centre
DEVELOPMENT	Planning permission for change of use to medical centre including demolition of two garages and construction of associated car park
LOCATION	80 Oswald Road, Scunthorpe
PARISH	SCUNTHORPE
WARD	Town
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) states that the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area. It also states that there should be no unacceptable loss of amenity to neighbouring land uses in terms of noise, smell, fumes, dust or other nuisance, or through overlooking or overshadowing.

Policy T19 (Car Parking Provision and Standards) states that provision will be made for car parking where it would meet the operational needs of businesses or improve the environment or safety of streets.

North Lincolnshire Core Strategy: No specific policies apply.

CONSULTATIONS

Highways: No objections.

PUBLICITY

Neighbouring properties have been notified by letter. Three letters of objection have been received raising the following material issues:

- noise from cars in the car park
- lowering of boundary wall would have an impact on privacy
- extra traffic on Comforts Avenue
- increased traffic noise

- is there a need for a car park as there is not a problem now?

ASSESSMENT

Planning permission is being sought to change the use of a commercial building to a medical centre. The adjoining property is a medical centre and, if approved, the two properties would be internally linked to provide one larger medical centre. The application also seeks to demolish garages and construct an associated car park.

The main issue in determining this application is whether the proposed development would have an adverse impact on the amenity of neighbouring properties.

The proposed change of use from a counselling services office to a medical practice is considered acceptable. A large number of premises on this part of Oswald Road are commercial properties and the adjoining property is a medical practice which would be extended by allowing this change of use. This property is located on the corner of Oswald Road and Comforts Avenue, the latter being primarily residential in nature.

The objector's property is a detached bungalow located to the rear (east) of the application site. The garages to be removed are close to this boundary. There is an approximately 2.4 metre high wall on the boundary, which is linked to the garages. The agent has confirmed that this wall would be retained as far as safely possible.

One of the main issues raised in the objection is that of noise from the proposed car park. The objector has stated that the existing car park can cause some disturbance with noise from cars driving over gravel and drivers talking. It is proposed to surface the car park with tarmac which should minimise any noise disturbance from vehicle movements. Highways have been consulted and raise no objection to the proposal subject to conditions. Discussions have been held with Highways regarding the necessity of a travel plan, however it is considered that, due to the existing use, a condition of this nature is not necessary.

The proposed 14-space car park would serve both the existing doctors' surgery and the proposed medical centre. This car park would reduce on-street parking which would be beneficial to highway safety. It is not considered that removing the garaging and formalising the car parking area would restrict traffic flow or have an adverse impact on highway safety.

The retention of the boundary wall should prevent any loss of privacy to the objector's property and should minimise any noise disturbance. The agent has confirmed that some of this area is currently used for car parking with parking spaces fronting Comforts Avenue and parking is available through the covered access between the garages and the boundary wall. As such it is not considered that the proposal would create a significant increase in noise and disturbance, or loss of privacy, to what is currently experienced and the proposal is therefore considered acceptable.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must 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.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2011/0919/01 and PA/2011/0919.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The car parking area shall be surfaced with tarmac and spaces shall be marked as indicated on plan PA/2011/0919/03 unless otherwise agreed in writing by the local planning authority.

Reason

To define the terms of the permission and to protect the amenity of nearby residents in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

The boundary wall along the eastern boundary shall be retained in accordance with plan BS.11.2825.02A. If the wall is at any time damaged or removed it shall be repaired or rebuilt in accordance with details to be agreed in writing by the local planning authority.

Reason

To define the terms of the permission and to protect the amenity of nearby residents in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

The hereby approved use shall not be open outside the hours of 8.30am to 7pm Monday to Friday, unless otherwise agreed in writing by the local planning authority.

Reason

To define the terms of the permission and to protect the amenity of nearby residents in accordance with policy DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2011/0919

OS Grid Ref: SE89241098

Drawn by: KC

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Regeneration and Planning

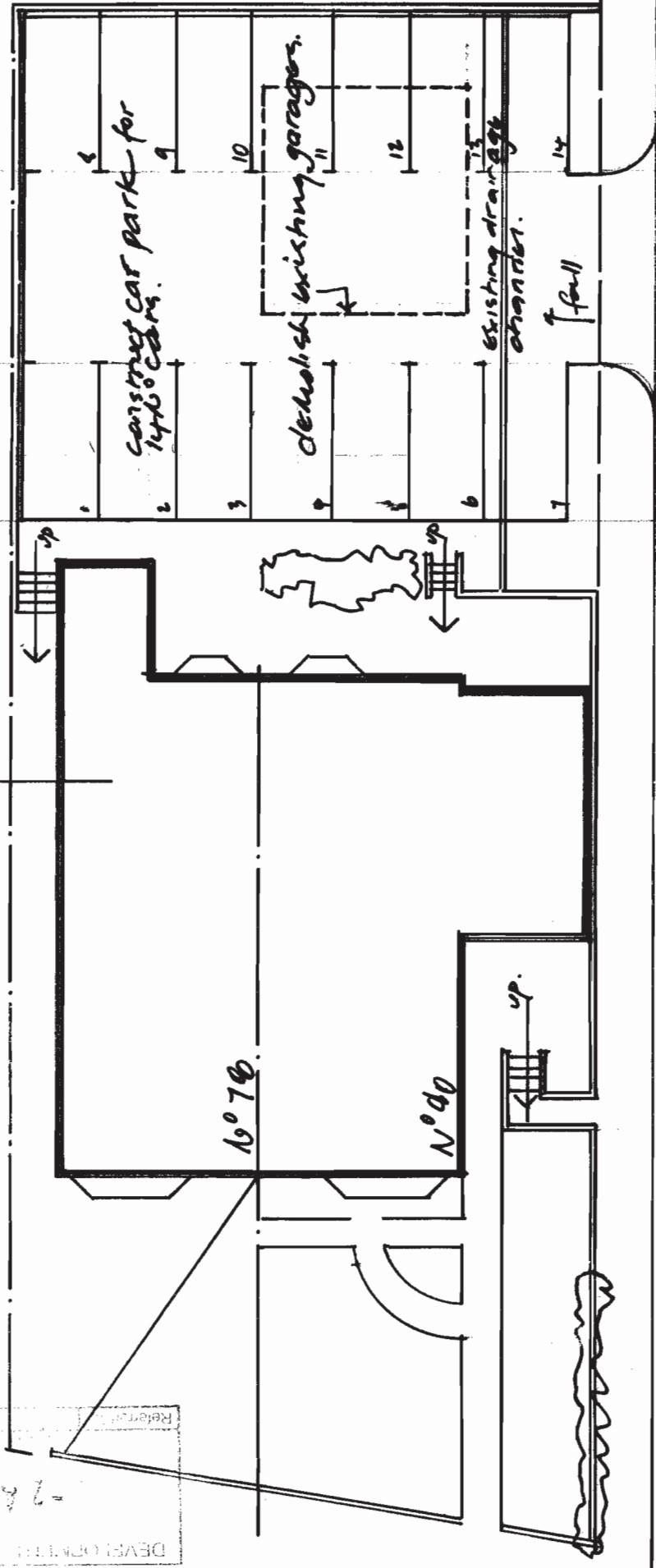
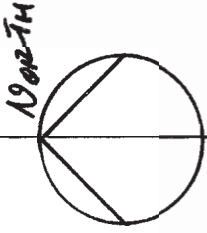
Head,

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NOT TO SCALE

PA/2011/0919 - PROPOSED CAR PARK



COMFORTS AVENUE

PLAN AS PROPOSED Scale 1:200

PROPOSED ALTERATIONS - LOS 7B and 80
OSWALD ROAD SUNTHORPE

DATE - JULY 2011
Scale - 1:200
DRG No. BS.11.2025.03

PA/2011/0919/03

WORK LINES - DN157P9.
BROWN AND BUTTRICK ARCHITECTS -
21 LEW STREET, WINTERTON SUNTHORPE
DN15 9RT.