

Planning Applications Committee

Section C

19 June 2008

Agenda Number:	C4
Section/Area:	OUTER
Ward:	WENS
Officer:	Neil Campbell
Valid Date:	22 April 2008
Application Number:	08/00436/F
Site Address :	154A Dereham Road, Norwich. NR2 3AB
Proposal:	Change of Use of first floor from Office to Dental Surgery, (Class D1 Use) - Lift extension to Alexandra Road elevation.
Applicant:	Dr Bikho Patel
Agent:	Chaplin Farrant Limited

THE SITE

The proposed change of use relates to 154a Dereham Road. The existing building is a two-storey 1960's office block. The site lies approximately one mile from the city centre on the south side of Dereham Road and has parking and access via Alexandra Road.

THE PROPOSAL

Change of Use of first floor from Office to Dental Surgery, (Class D1 Use) together with a lift extension to Alexandra Road elevation.

CONSULTATIONS

Advertised in the Press and four neighbours consulted.

One representation received from a resident in Alexandra Road with concerns regarding the parking arrangement.

PLANNING CONSIDERATIONS

National Planning Policy

PPS 1: Delivering Sustainable Development

Relevant Local Plan Policies:

HBE12 - High Quality of design, with special attention to height, scale massing and form of development.

EP22 – High standard of amenity for residential occupiers.

TRA5 – Approach to design for vehicle movement and special needs.

The application seeks planning permission for the change of use to the first floor area from office use (B1) to that of a Dental Surgery (D1). The main external alteration is the addition of an external lift on the Alexandra Road elevation to provide access to the first floor for a disabled person.

In assessing alterations to buildings a high quality of design will be sought in new development, which will reinforce and complement the character and townscape of the City in line with policy HBE12. Developers should demonstrate that appropriate attention has been given to the height, scale, massing, and form of new development which can be integrated successfully within the area and that appropriate consideration has been given to the selection and choice of materials. The design of the lift satisfies the requirements of HBE12 in terms of height and scale. The use of appropriate materials can be secured by condition.

Policy EP22 states that development, including alterations and extensions to existing buildings, will only be permitted if it provides for a high standard of amenity to existing or potential residential premises in the vicinity. The proposal due to the limited scale should not result in an unreasonable loss of light or create an overbearing impact on neighbouring dwellings. The limited impacts of the proposal are not considered sufficient to warrant refusal in this case.

Many sections of the community do not have full access to facilities owing to a lack of personal mobility. This is true of many people within the City whose mobility is restricted by disability. There is a need to take particular account of the needs of those who are, or would be excluded from activities or services that are taken for granted by most people. The proposed development provides a means of access to the surgery and therefore accords with policy TRA5.

It is anticipated that the proposed use would not generate any more traffic movements than the existing use. The parking area provided appears to be

adequate in terms of spaces. Therefore it is not considered that the proposed change of use would have a detrimental impact upon the highways in the locality.

RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development must be begun within three years of the date of this permission.
2. Development shall not be started until precise details or samples of the materials to be used in the construction of the platform lift have been submitted to and approved by the Council as Local Planning Authority.

Reason for Approval:

The decision to grant planning permission has been taken having regard to policy HBE12 and EP22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004) and all material considerations. The change of use and alteration of the building are considered to be acceptable within this location and will not be detrimental to amenities in the area.



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 Site Address - 154a Dereham Road
 Scale - 1250



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

