

OFFICER REPORT

Planning Ref:	FUL/2020/2637	
Site:	Woodway Medical Centre 201 Wigston Road	
Ward:	Henley	Parish:
Proposal:	Revised Extension & Alterations to Medical Centre	
Case Officer:	Rhiannon Campbell	

POLICY GUIDANCE

Local plan

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include:

AC1
AC2
AC3
AC5
CO1
DE1
DS1
DS3
EM7
GE1
GE3
GE4

SPD/ SPG

SPD – Sustainable Development

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

National Design Guide

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Neighbour consultation was sent in accordance with the Communications Record. No representations have been received.

RELEVANT HISTORY

L/1993/1381	Steel security fencing	Approved - 22/12/1993
L/1994/0951	Steel security fencing (Amending document - detail of fencing)	Approved - 06/09/1994
L/1995/1342	Ground and first floor extensions to doctor's surgery	Approved - 21/12/1995
L/1996/0445	Single storey extension to surgery	Approved - 13/05/1996
L/1996/1306	Retention of roller shutters to all ground floor openings	Approved - 19/02/1997
S/1972/1556	Erection of extension to form lounge and W.C.'s	Refused - 04/08/1972
S/1973/1541	Erection of an extension	Refused - 08/11/1973
S/1985/1219	New doctor's surgery, including car parking for 4 cars	Approved - 15/05/1985
FUL/2019/2693	Extensions and alterations to Medical Centre	Approved – 23/01/2020

CONSULTATION RESPONSES

Tree Preservation Officer – Further information requested.

Urban Design Officer – No objections.

Highways Officer – No objection subject to conditions.

Ecology Officer – No objection subject to conditions.

SITE DESCRIPTION

The application site relates to a post-war detached single-storey, red-brick building constructed during the 1980's and currently occupied as a doctors surgery. The site is located on southern side of Wigston Road, adjacent to the junction with Woodway Lane. The application property is surrounded with black metal railings, and has an open car park, accessed from Wigston Road, which is shared with the Community Centre to the east. A pharmacy is located directly opposite to the north, and a local centre of shops on Ringwood Highway within 100m to the west. The application site has large amounts of mature landscaping along the boundary fronting onto Woodway Lane which limits the prominence of the building, and an abundance of trees to the side of the property.

The application previously had permission for a two-storey and single storey extensions.

PROPOSAL DESCRIPTION

The proposal is for the erection of a two-storey side extension, the proposal will project from the eastern elevation of the existing Building so the proposal faces onto Wigston road rather than Woodway Lane as previously approved. Both the existing building and proposed extension are to be complete in a rendered finish, parapet wall and with roof pitch and tiles to match existing. The western elevation (which will be visible from Woodway Lane) will remain largely unchanged for the existing building, with the removal of roof light and addition of window, plus the proposed bin store will be visible along this elevation. The northern elevation will introduce 4no. windows at ground and first floor respectively in the two-storey extension. The eastern elevation will introduce 1no. window and 1no. door at ground floor and 1no. window at first floor. The southern elevation will introduce 5no. windows, 1no. entrance door and 1no. door at ground floor, 6no. windows at first floor, and 1no. rooflight in the single storey element of the proposal. Accoya cladding will be situated in the middle of the first-floor level, where the proposal is to project slightly and around the entrance doors at ground floor in the northern and southern elevation. At ground floor level the extension will create a total of 6no. consultation rooms, 4no. treatment rooms, waiting room, 3no. lobby, 2no. W.C., 1no. disabled W.C, 4no. sluice room, 1no. cleaner cupboard, 1no. plant room and 1no. storeroom. At first-floor level, the extension will create manager office, 2no. storage, staff/storage room, 23o. storage room, conference room, library, 1no. W.C. and 1no. disabled W.C. The side extension will also include a lift and stair access for the upper floor, in addition to stair access in the original building.

ISSUES AND ASSESSMENT

Principle

Policy CO1 supports the provision of improved health facilities within the City. The doctor's surgery is long established, and whilst not located within a defined centre, it is located within a group of social and community buildings, and serves the immediate requirement of the local catchment area. The disaggregation of services is considered unrealistic and the expansion of the surgery is required to improve facilities and extend the types of care available. There is not envisaged to be any substantive increase in patient numbers, but this is likely to relieve the pressures of ongoing Coronavirus. The expansion and improvement of the facilities is therefore considered appropriate in principle and in accordance with both local and national policy concerning health provision.

Design

The design has been amended to allow the rotation of the proposal, keeping a similar design to what was previously approved, with the extension projecting along Wigston Road rather than Woodway Lane. This would result in little impact on the residential properties along Woodway Lane in comparison to the previously approved, as the proposal will now be mostly screened by the existing building and a larger separation distance. This includes a parapet wall around the application property, and an extension of the roof. Thus, creating a more harmonious design for this prominent corner location and the scheme is considered acceptable under Policy DE1 of the Local Plan.

The property is located within an area of single-storey and two-storey properties to the east and south respectively. The proposal intends to step between the two massing, creating minimal impact on the wider context due to the sloping topography. In addition to this, due to the retained mature landscaping the two-storey extension will be sufficiently concealed when viewed from Woodway Lane. Whilst the rendering is not characteristic of the surrounding area, it allows for a more coherent design.

Highways

The proposed increase in the intensity of use of the site will inevitably lead to an increase in vehicular movements, and given the siting of the extension, some of the existing parking provision will be lost. However, the surgery shares parking facilities with the adjacent community centre (approx. 46 spaces), and these general use spaces remain available through the day and evening for use. The surgery are currently in negotiation with the owners of the Community Centre (CCC) to formalise the existing informal access and parking arrangements, and consequently the ongoing use of these shared spaces between the surgery and the community centres is considered reasonable and adequate for the demand which could be generated by the increased surgery.

The proposal seeks to relocate the entrance to the car park further along Wigston Road nearer to the Community Centre. As a result of the extension, the proposed spaces have been reduced to approximately 32 parking spaces. Additionally, the proposal has been amended to include cycling spaces.

The applicants have also provided a parking survey which demonstrates on-road provision is available throughout the day to accommodate overspill; and additional parking provision is available at the local parade of shops to the west of the site. Overall, the proposal is not considered prejudicial to highways or pedestrian safety and adequate parking provision will remain within the site.

Given the site location adjacent to a busy road junction and a condition requiring the submission of a Construction and Environmental Management Plan (CEMP) is recommended and Green Cycle & Parking Management Plan has also been requested to encourage sustainable transport and management of the parking facilities'.

Landscaping and Ecology

Landscaping works to improve the site are also to be secured by condition.

As the proposal is to retain the surrounding trees and hedges, there will be minimal impact on the biodiversity. The Ecology Officer has requested for a further Bat Assessment, in line with the recommendations of paragraphs 5.1, 5.2 and 5.3 within the submitted Bat Assessment. The Officer has also requested the addition of a bat box and a bird nest. These requests are due to Policy GE3 of the Coventry Local Plan to retain Green Infrastructure within the local area as a way of adapting to climate change.

With the rotation of the proposal, the two-storey extension will be situated away from the trees found on the western elevation. The Tree Preservation Officer has requested for a Revised Tree Constraints Plan for the tree constraints super imposed upon the proposed layout under Policy GE4 of the Coventry Local Plan. The Tree Officer has also requested a Dimension Tree Protection Plan (to show annotated RPA radii between retained trunk centres and tree protective fencing hic heeds to be display weatherproof posters at 10m centres) and an Arboricultural Method Statement to include: a site monitoring sheet to ensure that a qualified arboriculturist signs off the erection of tree protection barriers prior to any site activity taking place upon the site, and where they are to remain sacrosanct until end of physical build for final signing off to be returned to the LPA case records; methodology, section plan and type of product for the instalment of the car park's porous designed construction; and Veteran Tree Management Plan for T11 which requires immediate staggered works prior to site activity taking place, due to the large sections of deadwood within the crown.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- a) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- b) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

In view of the design, siting and massing of the extension it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval, subject to conditions.