

Item 4 **09/01016/COU** **Permit Full Planning Permission**

Case Officer **Mr Andy Wiggett**

Ward **Chorley East**

Proposal **Conversion of retail units to form Doctors Surgery - change of use from A1 to D1**

Location **225 - 227 Eaves Lane Chorley Lancashire PR6 0AG**

Applicant **J Y Kinsha**

Proposal The proposal involves the conversion of former shop premises to form a doctor's surgery for two GPs and a health nurse. There will be no changes to the front elevation and on the rear elevation an existing door will be built up and a high level window put in its place and the insertion of an additional high level window.

Policy SP6, GN5, TR4

Planning History **07/01151/FUL:Conversion of one shop back into two**
Withdrawn **Decision Date:** 22 November 2007

Consultations Lancashire County Highways – There is a controlled pedestrian crossing directly outside the front of this property and the controlled zone for the same prevents on street parking for staff and patients alike. Nonetheless, it is expected that the catchment area for the surgery will be local and given that there is alternative parking in nearby bays and side streets there are no highway objections.

Representations

- Lack of off –street parking will result in patients and staff parking on adjoining residential streets
- Need a residents parking scheme in the area
- Loss of residential amenity due to potential overlooking from rear windows

Applicant's Case

- proposal is to replace an existing surgery premises 0.5km to the north on Eaves Lane which are becoming inadequate and difficult to comply with DDA
- envisaged that the majority of patients will visit on foot as is the case for with the existing surgery
 - parking is available on Eaves Lane and drop off points for disabled people are close to the premises
 - the building will be secure as there are already shutters to the front windows and the new high level windows will have security grills to the inner faces

Assessment

The property is within a terrace predominantly of shops and is identified on the Local Plan Proposals as being within a neighbourhood shopping centre. The Local Plan explains that these

serve as locations for local and specialist uses, including retailing, food and drink as well as offices.

A doctor's surgery comes within the range of uses appropriate to a local centre and the only issue to be resolved concerns car parking. The Eaves Lane centre has no dedicated off-street parking for any of the units but it is relevant that many patients to the existing premises visit on foot. The Highway Authority have no objections and it is not considered that a refusal on the grounds of lack of parking could be substantiated on appeal.

There will be no problem of overlooking of properties to the rear as the windows proposed are high level and are into the nurses room and a toilet.

Conclusion

The proposed change of use will replace an existing surgery with larger more usable premises. It is located in the neighbour centre to serve the local community, many of whom may walk. The issue of car parking is relevant but given the nature of the centre the use is unlikely to make the situation worse given that the property could be used for a high traffic generating use such as food and drink. It is considered that the use is a valuable amenity the community benefit of which overcomes the objection on lack of off – street parking.

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.
