

Design and Access Statement

Alterations and extension and change of use of closed doctors surgery into a dwelling house at The Surgery, Overton Road, St Martins, Oswestry, Shropshire



The Surgery viewed from the rear car park

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1. The Proposal

1.1 The medical practice serving St Martins reorganised some two years ago and the surgery on Overton Road which was originally built as a school was no longer needed. It has been empty since then and was sold to the applicant who wishes to convert it into a dwelling.

1.2 The dwelling will have three bedrooms and a bathroom upstairs and a lounge, dining area, kitchen, snug, playroom, cloakroom and office on the ground floor. Some of the accommodation will be provided in a two storey extension at the rear of the property.

1.3 The land in front of the building will be retained as a garden and the land at the rear will be used as a garden and to provide parking for at least five vehicles.

1.4 The existing access onto Overton Road will remain.

2. The Application Site

2.1 The surgery is located on the north side of Overton Road, opposite Lens Plaice and near the junctions with Church Lane and Puddle Lane. It is attached to a residential property and is surrounded by housing.



The surgery is surrounded by housing and its conversion into a dwelling satisfies national and local planning policy and is completely sustainable

2.2 There is an open garden area to the front and a large car park at the rear which was used by staff and patients visiting the surgery.

2.3 There are open fields beyond the car park.

2.4 Vehicular access onto Overton Road is shared with a terrace of four modern houses on the western side.

3. Planning Policy

3.1 St Martins is a designated Community Hub in the adopted SAMDev Plan and is to remain a Community Hub in the emerging Local Plan where new residential development of all types and tenures is supported.

3.2 The surgery stands at the heart of the village and it is within the established settlement boundary such that a residential conversion as proposed accords with both national and local planning policy.

3.3 The loss of the G P service from this location is not a material consideration as the decision to relocate was made more than two ago and the medical practice still serves the village from another surgery. The decision to sell the surgery was made by the doctors after careful deliberation and the conversion will not result in a reduction in the quality of medical services provided to the community.

3.4 The building is not Listed. It was originally built as a school and the shell appears to remain intact. However any architectural features and the internal subdivision more or less disappeared when the surgery was created and the current proposals will have no significant impact on its historic value.

4. Sustainability

4.1 The proposals are environmentally, socially and economically sustainable.

4.2 The new dwelling will provide a home for a local family and will make good use of the building that appears to have remained unused for some time and is deteriorating.

4.3 St Martins is a designated community hub with several shops, a pharmacy, medical services, junior and secondary schools, several employment opportunities, pubs and clubs, public transport and direct links to the national road and rail network.

4.4 All the conversion work will be carried out by local tradesmen using sustainably managed resources and materials that satisfy the strictest building regulations.

4.5 The intention is to exceed level three in the former Code for Sustainable Homes.

5. Design

5.1 The surgery accommodation is very modest and does not lend itself to immediate residential use. Some internal sub division will therefore be necessary to provide the lounge, office and playroom at ground floor with two bedrooms and a bathroom above.

5.2 To provide a kitchen / dining room and a third bedroom a two storey extension is proposed at the rear. This will make it an average sized family house similar to many houses in the village.

5.3 The ground floor extension will run the width of the property but the first floor element will be much narrower and set back to minimise its visual impact and potential for impact on the neighbours.

5.4 The ground floor will have a flat roof and the first floor will have a mono pitched roof.

5.5 Roofing materials will match the existing building and the walls will match cladding on a number of houses nearby.

6. Residential Amenity

6.1 On completion the new house will offer a very high level of residential amenity.

6.2 The property is set back from the road with a good front garden and the rear garden will be larger than most of the houses nearby with ample room for family activities and high levels of privacy.

6.3 None of the neighbouring houses will be adversely affected by the new dwelling and in fact their amenity will be improved by the significant reduction in traffic and people visiting the site. There will be no loss of privacy.

7. Highway Safety

7.1 The new house will share a vehicular access with the four terraced houses to the west, in the same way that the surgery did.

7.2 Visibility is very good in both directions where the access joins the main road and the significant reduction in the number of vehicles visiting the site will dramatically improve highway safety.

8. Ecology

8.1 No habitat will be destroyed by the proposed conversion and a consultant ecologist has indicated that from an initial inspection of the building no protected species will be harmed.

8.2 A formal survey report can be provided if necessary.

9. Summary

9.1 In summary:-

- The application is for alterations and an extension and change of use of a closed doctor's surgery into a single dwelling.
- The surgery is believed to have closed more than two years ago and the village is now served by the same doctors from a new, improved surgery. The building is redundant in medical terms.
- The alterations and proposed extension are modest and will have limited impact outside the application site.
- The proposals satisfy national and local planning policy and they are environmentally, socially and economically sustainable.
- The new house will offer very high levels of residential amenity and it will have no adverse impact on the residential amenity of surrounding residents.

- The reduction in the number of visitors to the site will improve highway safety.
- No habitat will be damaged by the conversion and no protected species will be harmed.
- No pollution will be created and no flooding will arise either within the site or further afield.
- On completion the new house will significantly improve the appearance of the area and the housing stock of the village.