

QA PROCEDURE P8		DATE
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TROWBRIDGE CDC

304809-DKA-01-XX-RP-A-0009- PLANNING STATEMENT

CLIENT NAME – NHS BATH & NORTH EAST SOMERSET, SWINDON & WILTSHIRE ICB

I.0 INTRODUCTION AND SUMMARY

I.1 PROJECT INTRODUCTION

This report has been prepared in support of an application for a Certificate of Lawfulness in respect of the proposed external alterations to Trowbridge Health Centre to facilitate the creation of a new Community Diagnostic Centre (CDC). It is considered that the proposed development falls within permitted development rights under Schedule 2, Part 7, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). On this basis, the application seeks formal confirmation that the proposed works constitute lawful development.

I.2 ADDRESS

Trowbridge Health Centre
Hammersmith Fields
Trowbridge
Somerset
BA14 8LV

I.3 SUPPORTING DOCUMENTS

This application is accompanied by the following supporting documentation:

304809-DKA-01-XX-DR-A-8000-P01-Planning Site Existing
304809-DKA-01-XX-DR-A-8001-P01-Planning Site Proposed
304809-DKA-01-XX-DR-A-8009-P01-Planning Location Plan
304809-DKA-01-00-DR-A-8101-P01-Planning Area of Works Existing
304809-DKA-01-00-DR-A-8102-P01-Planning Area of Works Proposed
304809-DKA-01-00-DR-A-8111-P01-Planning Ground Floor GA Existing
304809-DKA-01-00-DR-A-8112-P01-Planning Ground Floor GA Proposed
304809-DKA-01-XX-DR-A-8201-P01-Planning Elevation Existing
304809-DKA-01-XX-DR-A-8202-P01-Planning Elevation Proposed

304809-DKA-01-XX-DR-A-8211-P01-Planning Elevation South East
304809-DKA-01-XX-DR-A-8212-P01-Planning Elevation South West

2.0 PLANNING STATEMENT

The submitted documentation is provided in support of this application to demonstrate the lawful development of minor alterations to the external elevations of the original building, formerly known as Adcroft Surgery.

The building was originally constructed in the early 1990s as Adcroft Surgery. In 2017, the surgery was extended and reconfigured to form what is now Trowbridge Health Centre. This resulted in space within the existing building being vacated that has since remained unused / as an empty shell.

The proposals seek to repurpose this redundant space and reorganise part of the original building to support the delivery of a new Community Diagnostic Centre (CDC) located within the Health Centre. The development will provide three additional consultant rooms, together with the refurbishment of existing accommodation to create a functional and compliant clinical environment, including associated circulation, WC provisions, staff areas, reception, and waiting areas. The works are predominantly internal in nature and do not alter the overall scale, footprint, or general appearance of the building in any significant way.

Minor external alterations are proposed to facilitate the new layout of the CDC. On the south-west elevation, an existing fire exit door is to be replaced due to its poor condition. The former fire exit serving the redundant pharmacy unit is no longer required and is proposed to be infilled. This will enable the creation of two new consultant rooms.

Alterations are proposed on the south east elevation to provide a new dedicated entrance to the CDC. This will be achieved by adapting an existing window opening and extending it to ground level. The former pharmacy entrance on the north east elevation will be removed and replaced with a window / screen. This approach reflects the operational requirements of the proposed CDC, which will function independently from the main Health Centre, including operating at different hours. As such, the provision of a separate entrance, secure reception, and waiting area is necessary to ensure safe and efficient patient management.

The nature and extent of the works are considered to fall within the scope of permitted development rights under Schedule 2, Part 7, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which allows for the extension or alteration of commercial, business, or service premises. As the works primarily constitute internal alterations and minor external changes that do not materially affect the external appearance of the building.

The proposed development has been assessed against the limitations set out under Class A.1, and none of the restrictions apply in this instance.

- The proposal does not exceed the applicable gross floorspace limits, and no extension beyond the permitted thresholds is proposed.
- The development does not result in a building height exceeding 4 metres.
- The works do not comprise an extension within 2 metres of a boundary in circumstances where the site adjoins residential premises, Article 2(3) land, or a Site of Special Scientific Interest.
- The development is not located within the curtilage of a listed building.

- No alterations are proposed on Article 2(3) land.
- The development does not include the provision of a verandah, balcony, or raised platform.
- No part of the development extends beyond the front of the existing building.
- The proposal does not involve the insertion, alteration, or replacement of a shopfront.
- The development does not include any other restricted form of works as set out under Class A.1(i).

As none of the limitations set out under Class A.1 apply, the proposed development is not restricted and is therefore capable of being undertaken as permitted development.

The proposed development complies with the conditions set out under Class A.2.

- In accordance with condition (a), all alterations are confined to ground floor level only.
- Condition (b) is not applicable, as the site is not located within Article 2(3) land; however, the proposed works are consistent with the existing building in terms of external appearance.
- In accordance with condition (c), the development will be used solely as part of, and incidental to, the existing use of the premises.

Notwithstanding this, the applicant seeks formal confirmation through a Certificate of Lawfulness to confirm that the proposed development is lawful. Should any further information be required to assist in the assessment, please do not hesitate to contact us.