

Application Reference: 21/01305/FUL

Address of Proposal: The Surgery, Dark Lane, Freshford, Bath, Bath And North East Somerset, BA2 7TT

Proposal: Change of use from doctor's surgery to a dwelling (Use Class C3)

Type of Application: Full Application

Planning Constraints: Agric Land Class 3b,4,5, Conservation Area, Housing Development Boundary, LLFA - Flood Risk Management, MOD Safeguarded Areas, Neighbourhood Plan, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones

Key Points:

- We support the change of use to residential.
- Highways has raised no objection. Although there is no proposed parking, the demand will be a reduction on that required as a surgery. Almost inevitably some off-road parking will though result from the conversion, which is a concern.

Comments:

- A number of different arguments might be made for the best use of The Surgery.
- This might be considered a rare opportunity to provide more 1 or 2 bed homes to address the shortage of these properties in the village, as identified in the NP 3.0.11. In order to satisfy demand from elderly members wishing to downsize and in doing so free up more housing for families.
- However, it might be argued that if it were converted into flats these may be made holiday lets. Which wouldn't really help contribute to our objective of providing more 1 and 2 bed homes. Although it might also be argued that these may be made holiday lets instead another property in the village...
- Although a 3 bed home is proposed, this might actually better suit a 'down sizer' than a family as there is little outdoor space.

Recommendation

- Councillors to discuss how we wish to respond.