

# Agenda Item 134.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
153301	30	Sonning	Sonning	Cllr Haines

**Applicant** Mr John Fisher, Holme Park Sports and Leisure  
**Location** Pavilion, Holme Park Sports Ground, Sonning Lane, Sonning **Postcode** RG4 6ST  
**Proposal** Full application for amendment to planning permission F/2014/2196 to approved sports and physiotherapy clinic building, involving reorientation, redesign, improved landscaping and parking provision.

**Type** Minor all other developments  
**PS Category** 516  
**Officer** Daniel Ray

**FOR CONSIDERATION BY** Planning Committee on 27<sup>th</sup> April 2016  
**REPORT PREPARED BY** Head of Development Management & Regulatory Services

## SUMMARY

The application proposes to demolish the dilapidated wooden sports club building, and to construct a physiotherapy centre with hyperbaric chamber, associated parking and landscaping.

The application differs from previous planning permission (F/2014/2196) in so far as the proposed floor area would be 3sqm less and a greater level of parking is proposed (20 proposed in the 2014 application, 25 are proposed with this current application) and the introduction of a hyperbaric chamber in addition to the 'standard' physiotherapy services being offered.

The proposed building would be approximately 4.2m in height and be in a similar location to the existing building, although re-orientated so that the principle elevation faces westwards rather north towards the sports pitches.

In conclusion, subject to the use of appropriate conditions, approval for planning permission is recommended.

## PLANNING STATUS

- Countryside
- Minerals Consultation Zone
- Sand and Gravel Extraction

## RECOMMENDATION

That the Planning Committee authorise the GRANT OF PLANNING PERMISSION subject to the following conditions:

A: Conditions and Informatives

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. This permission is in respect of the submitted application plans and drawings numbered B.01A, P.01A, P.02A, P.04A, P.05A and 672\_01A received by the local planning authority on 17 February 2016. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

7. No other development of the site as hereby approved shall take place until the access has been constructed in accordance with the approved plans.

Reason: To ensure adequate access into the site for vehicles, plant and deliveries associated with the development in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

8. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

9. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

10. a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority

that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

11. All windows in the southern elevation of the development hereby permitted shall be permanently obscure-glazed and fixed closed at all times.

Reason: To safeguard the residential amenities of neighbouring properties.

Relevant policy: Core Strategy policy CP3.

12. The clinic hereby permitted shall not operate other than between the hours of 08:00 to 18:00 Mondays to Fridays inclusive and 08:00 to 13:00 on Saturdays. The clinic shall not operate at all on Sundays or Bank or National Holidays.

Reason: To safeguard residential amenities of neighbouring properties. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06.

13. No development shall take place until a scheme for external lighting has been submitted and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the use hereby approved commencing and shall be retained thereafter.

Reason: To ensure a satisfactory scheme for external lighting is implemented and so to protect the appearance of the area and the amenity of nearby residential occupiers.

14. The premises shall be used on for a sports and physiotherapy clinic (including hyperbaric chamber) and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order (with or without modification).

Reason: In granting this permission the local planning authority has had regard to the special circumstances of this case, being that the benefits of the use to the community outweigh the harm caused by the proposal being located outside any development limit, and wishes to that the opportunity of exercising control over any subsequent alternative use.

15. No more than seven treatment/consultation rooms (including only one treatment room associated with the hyperbaric chamber) shall be provided within the clinic hereby approved.

Reason: To prevent overdevelopment of the site and to ensure adequate parking.

Relevant policies: Core Strategy policies CP1, CP3 and CP6.

16. Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6

## **PLANNING HISTORY**

- 45097 – Approval of proposed renewal of temporary consent for sports

clubhouse

- F/2008/2461 – Refusal of change of use from D2 to D1 (05.01.2009)
- F/2009/1239 – Refusal of proposed change of use from D2 (Assembly and Leisure) to D1 (Non Residential Institution) (10.08.2009). Appeal Approved (18.08/2010) reference APP/X0360/A/10/2121591.
- EXT/2013/0796 – Approval of application to extend implantation date of appeal planning consent F/2009/1239 (11.06.2013)
- F/2014/2196 – Approval of erection of sports and physiotherapy clinic following demolition of existing sports club, changing facilities, club bar and external store (26.11.2014)

### SUMMARY INFORMATION

Site Area	0.42 ha
Original Floor Area	230sqm
Proposed Floor Area	237sqm
Existing Use	D2 (Assembly and Leisure)
Proposed Use	D1 (Non Residential Institution)
Proposed Parking Spaces	25 (including 2 disabled)

### CONSULTATION RESPONSES

**Environmental Health:** No comment

**Highways:**

Compared to the previous scheme the parking layout has been modified and some additional parking (+6 spaces) has been indicated and there is no objection to this. The previous application included a condition limiting the number of consulting rooms to six and the submitted drawing does indicate six consulting rooms. The proposed level of parking complies with the Council's parking standards in this respect.

The layout now also includes disabled parking and areas for cycle storage and refuse. The cycle storage is considered acceptable (Condition 5)

Turning area is retained to enable vehicles to enter and leave the site in forward gear.

The access remains as previously approved and this is considered acceptable subject to suitable construction.

No further comments arose as a result of amendments made by the applicant, subject to the use of appropriate conditions (Conditions 4, 5, 6 and 7).

**Landscape and Trees:**

The site is in Countryside. There is a TPO of multiple trees along the east boundary with Sonning Lane.

This proposal is similar in concept to consented application F/2014/2196. The TPO trees will need to be protected during construction, please condition for this (Conditions 8, 9 and 10).

## REPRESENTATIONS

**Local Residents:** - 5 letters of objection were received over the two consultation periods including two letters from Sonning and Sonning Eye Society. All comments are summarised as follows:

- There is no reference in the formal application document to the introduction of a hyperbaric chamber (see para. 12)
- The building footprint appears to have increased in size (para. 3)
- The car parking area appears to have increased 100% (from the approved scheme) (para. 15-17 and 23)
- It is considered very unlikely the hyperbaric chamber will be used simply for sports injuries, thus meaning additional traffic visiting the site (hence the need for the increased car parking) (para. 13)
- The height of the proposed building appears to have increased from 2.7 metres high to 4.1 metres since the previous approval (para. 4)
- Notwithstanding the comments in the design and access statement it is considered there is a distinct possibility of noise from the hyperbaric chamber equipment (para's. 18-22)
- The proposed development is considered inappropriate in the countryside (para. 8-10)
- Since the building was last in use there has been significant increases in traffic flow and the roads and junctions in this area are already congested at peak times (para. 24)
- Parking takes place along Sonning Lane and goes unchecked so that it is a single lane road for quite a distance, this development will only make it worse (para. 24)
- It is acknowledged the pavilion is an accident waiting to happen because of its dilapidated state as are the trees that have also been neglected, however to replace it with a commercial enterprise leading to increased and frequent traffic and visitors is not in keeping with the current peaceful surroundings

Further objections from an immediate neighbour were made in great detail however a summary of specific comments not already raised are as follows:

- Objections to earlier applications were not raised due to a restrictive covenant on their property
- The proposed development shall have an adverse impact on the privacy and quiet enjoyment of the neighbouring dwelling (The Bungalow) (para's. 18-22)
- The hyperbaric chamber presents noise and disturbance issues, fire and explosion risk as well as day to day interference from the car park and deliveries to serve the oxygen chamber (para's. 25-26)
- Detail has been supplied of a number of accidents in the United States. (para. 25-26)
- The proposal is not in accordance with the Inspector's decision as the proposal is not a physiotherapy centre and does not focus on the sports community but is a medical centre and draws its customers from any section of the population

(para's. 12-14).

- The size of the building has increased but the number of consulting rooms has decreased, not in accordance with the Inspectors decision (para 12).
- The proposal is not in keeping with CP11 as it is not appropriate development in this location (para's 8-10).

**Sonning Parish Council** – The Parish Council objected both to the scheme as originally submitted, and following revisions to parking layout, landscaping and layout. The summary of the objections are as follows:

- The proposal is not in keeping with the reasoning for the Inspectors findings for the originally consented scheme, the introduction of a hyperbaric chamber in the scheme has a tentative association with sport/sports injury (para. 8-13).
- The hyperbaric chamber is not ancillary to the approved use but occupies a third of the total area (para's 11-14).
- Concern with the safety of the hyperbaric chamber and is not convinced that it would not explode under any circumstances. The storage of oxygen also remains a concern (para's. 25 and 26).
- Concern that the commercial business venture shall introduce significantly more traffic (para. 24).
- There have been accidents at this junction and there have been no funding allocated to Sonning or the Third Bridge to improve infrastructure in this area (para. 24.)
- The Council are concerned about the impact the facility will have on the infrastructure and the additional pressure it will have on the sub-standard Victorian drainage system.

**Ward Member** – The application has been listed because of the considerable enlargement of the development since the 2014 application (see para. 4 re: floor space and height), the building on green space between villages (Sonning and Woodley) (para's 8-10) and potential health and safety issues involving Hyperbaric Therapy (para's. 25-26), along with increased attendance and car parking (para's. 23-24).

#### **APPLICANTS POINTS**

- Additional planting including a wider and denser landscape as well as buffer strip has been proposed; re-orientation of the car park and moving the oxygen chambers and path to the north of the building have been designed to eliminate any impact on The Bungalow
- The chamber cannot explode, it will only have air in it, the patients use a face mask on a non-reverse valve (like a scuba diver wears) to breathe 96% Oxygen, it cannot ignite.
- The oxygen tanks will be stored as per the 'Storage of Oxygen' Regs and with the advice of Air Products in an open air Cage at the rear of the building, so if any oxygen were to escape from the tanks it does not present a danger as it escapes in to the atmosphere and is not in an enclosed space to allow the build-up of oxygen.
- First and foremost the clinic will be a Physiotherapy and Rehabilitation Centre offering multiple disciplines to achieve the correct outcome for the patient, to include physiotherapy, chiropractors etc. The chamber will be one of the options available to patients.

#### **PLANNING POLICY**

National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP11</b>	Proposals Outside of Development Limits
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design & Construction
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide
	<b>WPSS</b>	Wokingham Parking Standards Study Report October 2011

## **PLANNING ISSUES**

### Description of development

- 1) The application proposes to demolish the existing sports club building and outbuildings, and to erect a new building for a sports and physiotherapy clinic including hyperbaric chamber. The air pressure inside a hyperbaric oxygen chamber is about two and a half times higher than normal air pressure; this aids recovery. Landscaping and parking provision is included within the proposal.
- 2) Planning permission was achieved by appeal in 2010 for the conversion of the wooden clubhouse in to a sports and physiotherapy centre. This planning permission was extended following an EXT application in 2013 and as a result planning permission for this conversion remains extant until June of this year.
- 3) In addition to aforementioned conversion, further planning permission remains extant on the site through application F/2014/2196 for a replacement building but for the same D1 use; a sports and physiotherapy clinic with 6 consultation rooms following the demolition of the existing club house. Planning permission remains extant on the site for this permission until November 2017.
- 4) The proposed building would be similar in shape and form from the extant permission (F/2014/2196) however the current proposal would have a floor area of 3sqm less. The building has been re-orientated and a dual pitched roof proposed instead of a flat roof. As a result the building is approximately 4.2m high (to ridge), some 1.3m higher than the previous permitted scheme, however this would have no undue impact on the character of the area and is set far enough away from the nearby dwelling (The Bungalow) not to cause any overshadowing or overbearing issues.

- 5) This application proposes 5 'standard' treatment rooms plus one 'hyperbaric' treatment room. A further hyperbaric consultation room is proposed along with the hyperbaric chamber itself.
- 6) The application also includes an additional 6 parking spaces above that of previous consents, this parking appears to be spread out over a larger area but also includes disabled bays and cycle storage which hadn't previously been identified within plans.

#### Principle of development

- 7) The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the Local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless considerations indicate otherwise.
- 8) Whilst the site is located within the open countryside, the principle of development of a D1 use has been established as per appeal decision APP/X0360/A/10/2121591 and the extension to this permission as well as the principle of a replacement building as per F/2014/2196. This is despite the Inspector concluding that the proposal was contrary to Policy CP11 as the proposed development would not have a detrimental impact on the quality of the surrounding rural environment and also would not have a detrimental impact in terms of parking and highway safety.
- 9) The Inspector found that the policy does not accord with Policy CP11 as this policy does not normally permit development outside the development limits of settlements except in specific circumstances and none of the exceptions referred to in the Policy apply in the his case. However the Inspector concluded that:  
  
*Policy CP11 was adopted by the Council to protect the separate identity of settlements and to maintain the quality of the environment. The proposed re-use of the building clearly does not harm the separate identity of settlements – it already exists. The improvements that will result from the proposal will add quality to the environment and this, in my judgement, clearly outweighs the harm that arises from non-compliance with the terms of Policy CP11. I therefore conclude that the proposal would be appropriate development in this location and it would not have a detrimental impact on the quality of the surrounding environment.*
- 10) The removal of dilapidated buildings and structures in this location and the introduction of a replacement building in this location would bring about the same positive environmental improvements that have already been considered acceptable by the Inspector.
- 11) The specific impact of the design and re-orientation of the building as well as the expansion of the parking shall be considered below however concern has been raised as to whether or not the introduction of a hyperbaric chamber would be in accordance or the spirit with the Inspector's original decision.

- 12) The application proposes a sports and physiotherapy clinic of 5 consulting rooms as well as third of its floor space dedicated to a hyperbaric chamber, consulting room and hyperbaric treatment room. This additional floor space appears to be commensurate to the needs of the type of treatment rather than the level of provision. The proposed treatment and consultation rooms are broadly similar in size to the individual sports and physiotherapy treatment rooms. As such it is reasonable to conclude that the level of hyperbaric treatment would be supplementary to and not the sole focus of the clinic.
- 13) Regardless, the use of a hyperbaric chamber for sports/physiotherapy or other medical use still falls under the D1 remit and there is no evidence to suggest that the proposal is anything beyond a sports and physiotherapy centre despite the additional provision of a wider treatment offer. The inspector was mindful when permitting the original scheme that the centre would be able to serve the local population and there is nothing to suggest that this would still not be the case.
- 14) The principle of development is considered acceptable as it the proposed sports and physiotherapy clinic with hyperbaric chamber is in accordance with adopted policy and the planning inspector's decision.

#### Impact on the Character of the Area

- 15) The application site forms part of a sports field and is located within the designated countryside. The proposed clinic itself would be located where the existing sports club is sited albeit the clinic would be orientated differently and have a much more positive appearance than both the dilapidated sports club and the flat roofed clinic in 2014. The parking area, whilst larger would still be limited to the area of the previous tennis court that has since overgrown and not in use.
- 16) Adjacent to the site is a large parking area that serves a children's day nursery and other sports and education uses. Immediately to the south of the proposed clinic and to the east of the parking area is a residential property. A number of conifers have been removed in recent months; however these had no positive benefit on the character of the area and were not covered by any tree preservation orders. Further additional landscaping shall be secured by Condition 8.
- 17) The proposed building would not have a negative impact on the character of the area beyond what has previously been approved by the appeal scheme. Whilst the increase of parking area would result in a greater level of hardstanding, the introduction of a positive planting scheme would help reduce the visual impact of this and an overall improvement to the appearance of the site would take place as a result (Condition 8).

#### Impact on Neighbouring Amenities

- 18) Concern has been raised that the proposal would have a detrimental impact on the private amenity of the neighbouring property 'The Bungalow' in terms of overlooking, general disturbance, and the noise impact from vehicles, parking and from the use of the building and plant equipment.

- 19) Amendments were received during the determination of the application to improve the planting scheme, improve boundary planting between the car park and the neighbouring dwelling and move the oxygen storage tanks and path serving the storage area to the north of the building away from the neighbouring dwelling.
- 20) A number of windows are situated on the southern elevation of the proposed building however these would all serve treatment rooms and are identified as being obscure glazed on the plans. To ensure this remains the case, a condition requiring the windows be obscure glazed and non-opening is recommended (Condition 11).
- 21) Overall it is considered that the proposed development would not have a significant detrimental impact on the neighbouring residential development. The additional parking area would be mitigated through a positive landscape and planting scheme. Through the use of conditions there would be no overlooking issues and no concern has been raised regarding potential noise issues from Environmental Protection. Although the proposed use is not considered to be a particularly noisy activity, should noise occur outside of opening hours or to a level beyond what would be considered acceptable, this would be investigated and dealt with under the relevant legislation.
- 22) Furthermore, visitors associated with the proposed use are likely to be during more sociable hours than the existing D2 use that was present on the site. Whilst this has not occurred recently due to the decline of the building, this use could be re-established and would result in much greater disturbance than what is proposed. Proposed Condition 12 would limit the opening hours of the proposed development to ensure that residential amenity is retained.

#### Highways & Parking

- 23) The application proposes 25 parking spaces, two of which are disabled bays as well as cycle parking. No highway objection has been raised subject to the use of conditions ensuring the parking and turning arrangements are implemented in accordance with the plans proposed (Conditions 4, 5, 6 and 7).
- 24) It is acknowledged that concern has been raised about traffic and parking problems in the area, however the proposed development is in accordance with the Council's parking standards and adequate parking facilities are proposed, therefore there should be no increase in informal parking outside of the site as a result of this proposal. No concern has been raised by the Highways advisor in terms of existing highway infrastructure or safety or due to any additional journeys attracted to the site and as a result, the proposal is considered acceptable in this regard.

#### Other issues

- 25) Concern has been raised regarding the safety of the hyperbaric chamber and the storage of oxygen and the risk of fire and explosion. No concern has been raised from Environmental Health in this regard and nor have they raised any issues regarding noise as a result of the plant equipment.

26) Regardless, the installation, use and storage of oxygen would be covered by both building control regulations and other regulations such as the Explosive Atmospheres Regulations 2002. It is the applicants responsibility to ensure that the use/storage etc. conforms to all the relevant Acts and Regulations and this is not a material planning consideration as the levels of Oxygen to be stored on site would not require Hazardous Substances Consent; this is outside the remit of planning legislation and not a substantiate reason for refusal on these grounds.

## **CONCLUSION**

In accordance with previous the previous appeal decision, the proposed development, would bring about a positive environmental improvement to the area and would be in accordance with the Planning Inspectors findings that development of this type and in this location would not erode the separate identities of settlements. The proposed introduction of a hyperbaric chamber as an additional treatment would not undermine reasons for approval of previous applications for a sports clinic and physiotherapy centre.

The development would have no undue impact on the character and appearance of the area, nor would it have any detrimental impact on neighbouring residential dwellings to a level that would warrant refusal. As a result, the proposal is recommended for approval subject to the use of appropriate conditions.

## **CONTACT DETAILS**

<b>Service</b>	<b>Telephone</b>	<b>Email</b>
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk