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| APPLICATION NO | PA/2010/0366 |
| APPLICANT | Trust Care Ltd |
| DEVELOPMENT | Planning permission to erect an 8-bedroom extension to the rear of an existing care home and an independent single-storey special care unit to the rear |
| LOCATION | Wrawby Hall Care Home, Vicarage Road, Wrawby |
| PARISH | WRAWBY |
| WARD | Brigg and Wolds |
| SUMMARY RECOMMENDATION | Grant permission subject to conditions |
| REASONS FOR REFERENCE TO COMMITTEE | Officer discretion |

POLICIES

North Lincolnshire Local Plan: The majority of the proposed new build, although within the curtilage of the care home, is outside the development boundary for Wrawby (policy ST3) which is identified as a minimum growth settlement (policy ST2).

Policy H16 (Nursing and Rest Homes) sets out the criteria for the development of new and converted properties for such establishments. In this case the property is a well-established facility.

Policy DS1 (General Requirements) requires a high standard of design for all developments.

CONSULTATIONS

Highways: No objections subject to a condition (number 5).

PARISH COUNCIL

No response.

PUBLICITY

Two letters of representation have been received in which the following issues have been raised, together with some non-material considerations:

- the special care unit would be outside the development boundary and would set a precedent for further developments, it would also have an adverse impact on the character of the village
- excessive hedge and tree removal

ASSESSMENT

This application is a resubmission of PA/2009/1392 which was refused permission by the Planning Committee in March this year on the grounds that the proposed extension, with associated balconies, would have an adverse effect on the living conditions of the occupants of the adjoining dwelling and the detached special care unit would be located outside the development boundary of Wrawby without sufficient justification.

The main issue which needs to be considered in determining this proposal is whether the concerns associated with the previous refusal have been adequately addressed.

The previous application showed a single-storey extension wing to the care home with a length of 28m close to the northern site boundary with a series of outward facing balconies. In the revised scheme the wing has been reduced in depth to 19m and realigned away from the boundary with all balconies inward-facing. Hence the impact on the adjoining property, in terms of overlooking and overshadowing, should be minimal.

The single-storey special care unit to the rear as a detached building would be within the curtilage of the care home but does not involve a change of use. A condition could be attached to any planning permission granted to ensure that this unit is not occupied separately other than being ancillary to the main care home to the front.

With regard to the concern raised about excessive hedge and tree removal within the site, the Environment Team's tree officer, having requested an arboricultural report, is satisfied with its assessment and has requested a condition to protect many remaining trees and hedges.

RECOMMENDATION: Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 04/09/02, 04/09/05, 04/09/07, 04/09/08, 04/09/Site 1, 04/09/Site 10, 04/09/SNB016 and 04/09/SNB02a.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

No development shall take place until details of a soakaway system have been submitted to and agreed in writing by the local planning authority and all surface water run-off from the development shall be discharged to the agreed system.

Reason

To prevent pollution of the water environment and to comply with policy DS13 of the North Lincolnshire Local Plan.

4.

The special care unit to the rear of the site shall not be occupied other than for purposes ancillary to the residential use of the care home known as 'Wrawby Hall Care Home'.

Reason

The site of this building is situated outside the development boundary for Wrawby and the establishment of a separate unit of accommodation would be contrary to the provisions of policy ST3 of the North Lincolnshire Local Plan.

5.

The proposed new unit shall not be brought into use until the vehicle access to it and the vehicle parking, turning and servicing areas serving it have been completed in accordance with the approved details. Once complete the vehicle parking, turning and servicing areas shall be retained.

Reason

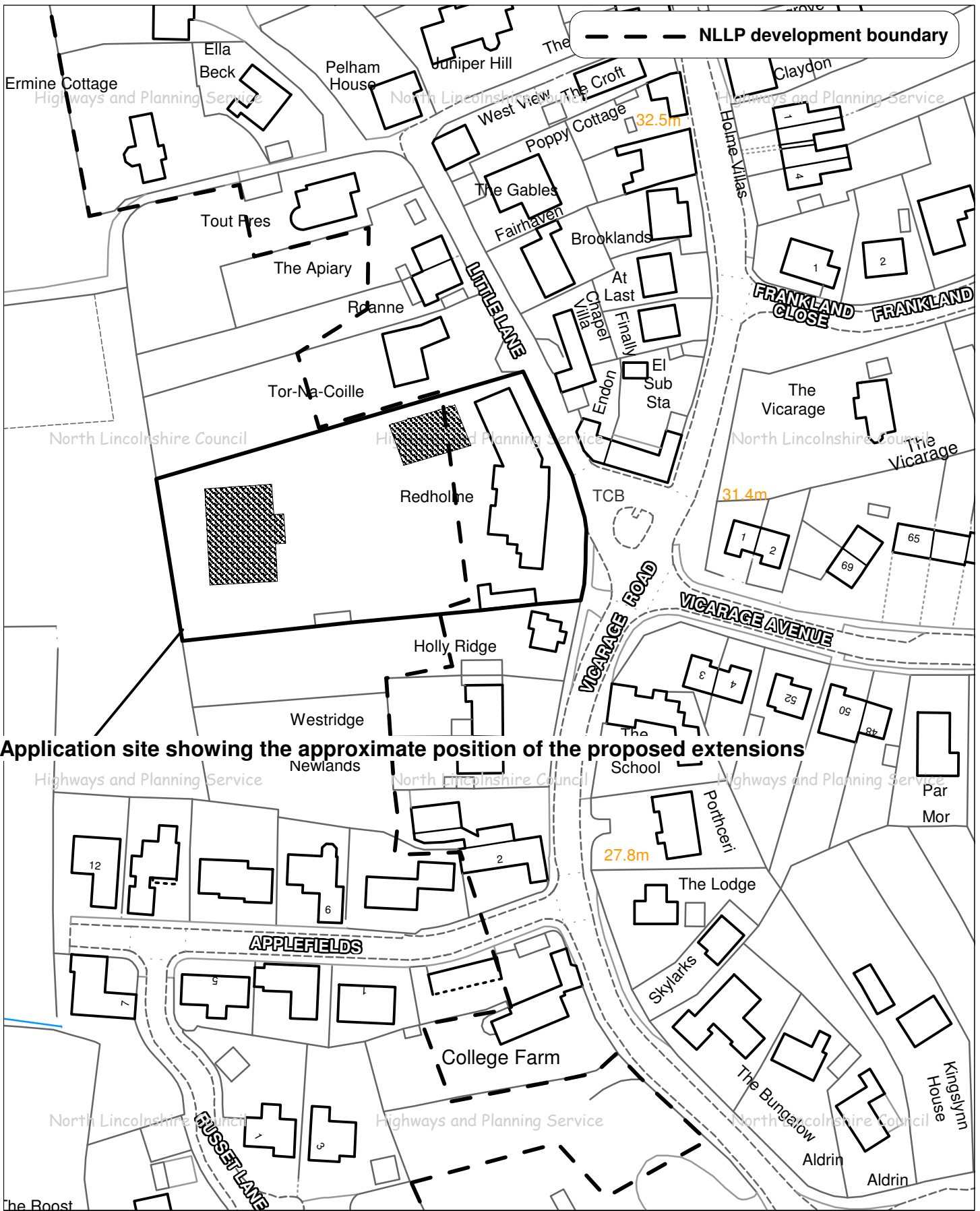
In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

6.

Before development is commenced, details of the method of protecting the existing trees on the site throughout the construction period shall be submitted to and approved in writing by the local planning authority, and such works as may be so approved shall be carried out before development is commenced, and maintained until completion of the development. None of the trees so protected shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped, nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees during the period of construction without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason


In order to protect the existing trees on the site.




Application site showing the approximate position of the proposed extensions

Drawing Title: 2010/0366

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|-------------------------|--------------|---------------|------------------|
| OS Grid Ref: TA01900878 | Drawn by: KC | Scale: 1:1250 | Date: 26/01/2010 |
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Highways and Planning Service
 Service Director,
G Pople

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