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|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION NO</b>                     | <b>PA/2011/1564</b>                                                                                                                                 |
| <b>APPLICANT</b>                          | Mr S Majara                                                                                                                                         |
| <b>DEVELOPMENT</b>                        | Planning permission for extension and alterations to existing care home and change of use of 253 Ashby Road from a domestic dwelling to a care home |
| <b>LOCATION</b>                           | Gresham Lodge Care Home, 255 Ashby Road, Scunthorpe                                                                                                 |
| <b>PARISH</b>                             | <b>SCUNTHORPE</b>                                                                                                                                   |
| <b>WARD</b>                               | Kingsway and Lincoln Gardens                                                                                                                        |
| <b>CASE OFFICER</b>                       | Ron White                                                                                                                                           |
| <b>SUMMARY RECOMMENDATION</b>             | <b>Grant permission subject to conditions</b>                                                                                                       |
| <b>REASONS FOR REFERENCE TO COMMITTEE</b> | Member 'call in' (Councillor Gosling – significant public interest)<br>Third party request to address the committee                                 |

## **POLICIES**

**Regional Spatial Strategy for Yorkshire and the Humber:** No specific policies apply.

**North Lincolnshire Local Plan:** Policy DS1 (General Requirements) sets out the standards of design for all new developments.

Policy DS4 (Changes of Use in Residential Areas) applies.

Policy H16 (Nursing and Rest Homes) sets out the criteria whereby the development of both new and converted properties for residential nursing and rest homes may be permitted. This policy states that the preferred location of care homes is within the Scunthorpe and Bottesford urban area.

**North Lincolnshire Core Strategy:** No specific policies apply.

## **CONSULTATIONS**

**Highways:** No objections subject to conditions 5 to 9.

**Environment Agency:** No objections.

## **PUBLICITY**

Neighbouring properties have been notified and a site notice posted. Six letters have been received in which the following concerns have been raised, together with some non-material planning considerations:

- loss of amenity and general disturbance to adjacent property through noise, odours and other activities involved in the running of the care home
- over-development of the site
- visually out of keeping with the surrounding residential area
- filling the gap between 255 and 253 Ashby Road will have an adverse effect on the street scene and its character
- inadequate car parking facilities
- contrary to policy SPG1 (Design guide for house extensions) of the North Lincolnshire Local Plan
- inappropriate bin storage area
- inaccuracies to boundaries and land ownership of the application site.

## **ASSESSMENT**

Planning permission is being sought to provide a two-storey and single-storey extension linking 253 and 255 Ashby Road, a single-storey extension to the rear and a change of use of an existing dwelling to a care home with associated alterations to Gresham Lodge (255 Ashby Road). The existing business occupies the detached property of 255 to the south and one half of a pair of semi-detached properties (253) to the north.

This southern half of the semi will be used to provide some additional accommodation. The existing premises provide 17 bedrooms and this will be increased by the proposal to provide 25 bedrooms. Besides the additional accommodation it will include car facilities, extensive landscaped gardens, catering facilities, servicing, off-road parking and access and extensive lounge and dining areas. It will create additional jobs in the area requiring 10 more staff for a mixture of full and part-time employment.

This application is a resubmission of PA/2011/1114 which was withdrawn in December 2011 because of a number of shortcomings including incorrect land ownership details, omission of change of use of the semi-detached house in the application description and the unacceptable form of design of the two-storey link between 253 and 255 Ashby Road.

**The main issues which need to be addressed in determining the proposal are whether the extensions or the additional level of activity will adversely affect the living conditions of the occupiers of the adjacent properties, the scale of the development and whether there is sufficient parking provision and turning facilities to accommodate the likely increase in traffic generation.**

In terms of visual appearance of the properties, when extended along the Ashby Road frontage, whilst the gap between 253 and 255 will be infilled creating a much larger building in terms of frontage, it is a considerable improvement on the original submission. The previous application showed a two-storey flat-roofed link constructed predominantly in brickwork between the two properties giving an imposing and undue massing appearance. The re-design shows the link set back 2.4 metres from the front building line of 253 and 255, the majority of which is glazed with a flat roof to the ground floor reception/entrance

area and the two-storey element stepped back a further 1.9 metres with a false hipped roof to match the two roofs of the existing care home and adjacent semi-detached property. It is felt that the street scene of Ashby Road will not be harmed by this change in appearance.

With regard to the scale of the development, there is a significant reduction in the size of the extensions and number of additional bedrooms proposed from previous applications PA/2005/1908 and PA/2009/0995 and PA/2005/1908 which sought to increase the care home's capacity to 27 and 30 respectively. Both applications were refused planning permission mainly because of adverse impact on the amenity of adjacent residential properties through increased noise and the size, scale and massing of the extensions. Subsequent appeals were dismissed.

A number of the objectors have mentioned inadequate parking provision as an issue. However, Highways are satisfied that satisfactory parking provision and turning facilities can be provided in the front garden area of 253 Ashby Road. The additional parking spaces would be separated from the living room window of 251 to the north by an existing hedge along the boundary. The original block plan showed the new parking spaces overlapping the boundary with 251 Ashby Road. However, an amended plan has been submitted rectifying this situation.

Concern has been expressed about the inappropriate position of the bin storage area in the north-eastern corner of the garden area of 253 Ashby Road where it abuts the boundary with 251 and footpath to Ashby Road. However, it is not uncommon for a bin storage area to be found in the front gardens of residential properties for ease of access for collection vehicles. In this case the view of the bins would be largely masked by a hedge between the two properties and a medium-sized tree immediately adjacent to the bin storage area.

The possibility of loss of amenity to the occupants of the dwelling at 251 Ashby Road through noise and general disturbance from activities involved in the running of the care home is recognised as a relevant issue which needs to be addressed. In view of this an appropriate condition would be imposed on any planning permission granted requiring the soundproofing of all internal walls separating 253 and 251 Ashby Road.

**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: 6405-01 Rev A, 6405-02 Rev F, 6405-03 Rev C, 6405-04 Rev C, 6405-05 Rev A and 6405-06 Rev B.

Reason

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

3.

The development shall be carried out in accordance with the amended details received by the local planning authority on 13 October 2011 and 8 February 2012.

Reason

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

4.

No development shall take place until a scheme of soundproofing for the laundry room and all the intervening internal walls separating 251 and 253 Ashby Road has been submitted to and approved in writing by the local planning authority.

Reason

To ensure the living conditions of the adjoining dwelling are protected in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

Nothing shall at any time, whether permitted by the Town and Country Planning (Development Management Procedure) (England) Order 2010 or not, be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

6.

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.

7.

The submitted framework Travel Plan shall be fully implemented prior to the proposed development being brought into use and all conditions and requirements of the plan shall be fully implemented and retained at all times that the use is in operation.

Reason

In accordance with the requirements of PPG13 and to ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

8.

The final Travel Plan shall be submitted to and approved in writing by the local planning authority within six months of the proposed development being brought into use and all

conditions and requirements of the plan, once approved, shall be implemented and retained at all times.

#### Reason

In accordance with the requirements of PPG13 and to ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

9.

The Travel Plan, once approved and in place, shall be subject to monitoring on an annual basis for a period of three years from the approval date. The monitoring report on the impact of the Travel Plan shall be submitted to the local planning authority on the first of January each year following the grant of planning permission. All amendments to the approved Travel Plan identified as a result of the monitoring process shall be implemented and retained.

#### Reason

In accordance with the requirements of PPG13 and to ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

#### **Reasons for approval**

This proposal complies with policies DS1, DS4 and H16 of the North Lincolnshire Local Plan. The conditions imposed should satisfy the main concerns about this proposal regarding parking facilities and amenity to the adjoining dwelling.



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



**Regeneration and Planning**

Head,

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PA/2011/1564 - PROPOSED LAYOUT

NOT TO SCALE

