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| APPLICATION NO | PA/2014/0651 |
| APPLICANT | Gresham Lodge Care Home |
| DEVELOPMENT | Minor material amendment to PA/2012/1315 to provide the addition of small bays to 12 bedrooms to the rear projection |
| LOCATION | Gresham Lodge Care Home, 255 Ashby Road, Scunthorpe |
| PARISH | SCUNTHORPE |
| WARD | Kingsway and Lincoln Gardens |
| CASE OFFICER | Andrew Law |
| SUMMARY RECOMMENDATION | Grant permission subject to conditions |
| REASONS FOR REFERENCE TO COMMITTEE | Member 'call in' (Councillor Gosling – significant public interest) Third party request to address the committee |

POLICIES

National Planning Policy Framework: Paragraph 34 states that plans and decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy DS3 (Planning Out Crime)

Policy H16 (Nursing and Rest Homes)

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS22 (Community Facilities and Services)

CONSULTATIONS

Highways: No objection.

Environment Team (Trees): No objection. Note that there were conditions relating to tree protection on the original planning permission (PA/2012/1315) and state that these conditions need to be retained.

PUBLICITY

Neighbouring properties have been notified by letter. Objections have been received on the following grounds:

- The works have already been carried out prior to the planning application being determined.
- The development will result in a further increase of nearly 40 square metres of additional floor space on what is already an over-developed site.
- There have been previous refusals on the site due to over-development and as such it would not be appropriate to allow a significant increase in floor space due to a mistake made by the applicants.
- Hedgerows have been removed from the boundaries between 255 Ashby Road and the adjacent properties to the north and south (253 and 257).
- The bays will result in development coming closer to a protected tree and there is potential for damage to this tree.
- Ramps and shower rooms have been provided; will these be of sufficient size to be used by disabled people?
- It is believed that there have been breaches of planning conditions on the original permission and this has been raised with the council's planning enforcement team.
- Ongoing works on the site are resulting in noise and disturbance to neighbouring properties.
- A dementia unit will invariably be noisy and the proposed bays will bring this noise closer to neighbouring properties.
- The bays will further encroach on the privacy and amenity of neighbouring properties.
- The frontages of the properties associated with this application are unkempt at present and this constitutes a loss of amenity for the area.

ASSESSMENT

The application site is Gresham Lodge Care Home located at 255 Ashby Road towards the centre of Scunthorpe. There is a mix of uses in the wider area; however it is predominantly residential in character. Adjacent properties are a mix of detached and semi-detached two-storey properties, the majority of which have spacious gardens. The site consists of the care home at 255 Ashby Road, 257 Ashby Road which has consent to be used as offices

and ancillary facilities in association with the care home and 253 Ashby Road which is owned by the applicants and has consent for areas of its front and rear gardens to be used as additional curtilage for the care home. The changes of use relating to 253 and 257 Ashby Road were consented under an existing, live planning permission (PA/2012/1315) which also allowed significant extensions and alterations to the care home at 255 Ashby Road. This planning permission was granted by the planning committee in March 2013. This application seeks planning permission for a minor material amendment to the original permission (PA/2012/1315) for the addition of 12 small bays to the north (4 bays), south (6 bays) and west (2 bays) elevations of the care home. These bays are required in order for the bedrooms that they will serve to comply with minimum standards set out by the Department of Health with regard to minimum useable floor areas.

The care home was originally a dwelling and was consented to change to the current use in 1985. Since that time there have been numerous planning applications for extensions and alterations with several of these applications being refused, predominantly due to the scale of the proposals and the impact on adjacent properties. It should be noted that the majority of the previous refusals of planning permission were issued prior to the applicant obtaining the immediately adjacent properties to the north and south (253 and 257 Ashby Road).

The main issues to consider in the determination of this application are whether the proposed bays will result in additional harm to the amenities of neighbouring properties and whether the proposals will constitute over-development of the site.

As outlined above, the application site has a live planning permission for considerable extensions and alterations to the existing care home. The proposed bays each protrude 1.35 metres from the currently consented extension. The majority of the bays have a width of 2.41 metres resulting in a floor area of 3.25 square metres; however some of the bays have slightly smaller or larger widths. The proposed bays result in a total addition of 38.3 square metres to the floor area of the currently consented extensions. This is a relatively minor addition in the context of the large extensions already consented and the scale of the care home site in general. It is considered that an increase in floor area of this amount would not be sufficient to constitute over-development of the site; particularly as the incorporation of land previously associated with 253 and 257 Ashby Road (consented under PA/2012/1315) has resulted in a significant increase in the size of the curtilage associated with the care home.

The proposed bays will extend from the northern, southern and western elevations of the care home as extended by 1.35 metres and therefore bring the building this distance closer to neighbouring properties. However, due to the incorporation of land previously associated with 253 and 257 Ashby Road there will still be adequate separation distances between the extensions and neighbouring properties to prevent unacceptable loss of amenity. There will be a minimum distance of 8.5 metres between the bays on the northern elevation and the rear garden of 251 Ashby Road; a minimum of 10 metres between the bays on the southern elevation and the rear garden of 259 Ashby Road; and more than 30 metres between the bays on the western elevation and the rear garden of 1 Hopkins Avenue. There is a much smaller distance of 1.5 metres between the bay serving bedroom 12 (north-west corner) and the rear corner of 1a Hopkins Avenue. However this measurement is taken at an obtuse angle to the very rear corner of this garden which is screened by existing fencing and mature trees. It should also be noted that the currently consented extension is sited only 2.5 metres from this boundary. It is considered that the distances to neighbouring properties, combined with existing boundary treatments and the small-scale, single-storey nature of the bays will prevent any unacceptable loss of amenity to neighbouring properties.

Concerns have been raised that the erection of the bays will result in damage to existing trees on the site by extending development closer to them. The council's tree officer has been consulted on the application and has confirmed that there is no objection to the proposed development provided that the tree protection conditions imposed on the original planning permission are complied with. It is considered that these conditions adequately protect trees on site and allow for replacement of any trees that are damaged by the development.

Concerns have also been raised that hedging has been removed along the boundaries between 255 Ashby Road and both 253 and 257 Ashby Road. However the approved site plan on the original consent (PA/2012/1315) clearly shows the existing hedging between these properties being removed to enable for the enlargement of the curtilage of the care home.

The proposed extensions are subject to Building Regulations approval; this legislation will ensure that the extensions, including shower rooms and access ramps are fit for purpose and are useable by people with mobility issues.

Unfortunately the vast majority of developments do result in some noise and disturbance of neighbouring properties as a result of construction operations. However these operations are a temporary inconvenience and will cease once development is completed. Furthermore, due to the small-scale nature of the bays in relation to currently consented extensions, the proposed amendment will not result in any significant additional disturbance as a result of construction operations.

Concerns have been raised with regard to the current appearance of the frontages of the properties associated with this application constituting a loss of amenity to the area. It should be noted that works are still ongoing at the property and some impact on appearance is to be expected whilst construction operations are undertaken. Should there be any ongoing issues with the appearance of the properties then this is something that can be investigated by the council's planning enforcement team. However this issue is not relevant to the current planning application as the addition of the bays to the rear of the property will have no impact on the appearance of the frontages.

In conclusion it is considered that due to the small-scale nature of the proposed works they will result in no unacceptable impact on the amenities of neighbouring properties, or the character or appearance of the area; on this basis it is recommended that this application be supported.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development must be begun before 13 March 2016.

Reason

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

2.
The development shall be carried out in accordance with the following plans: CP6698-07, CP6698-SK04, 6698, 6698-11, 6698-18, 6698-21, 6698-22, 6698-23, 6698-24 and 6698-25. In all other aspects the development shall be constructed in accordance with planning permission PA/2014/0651 dated 13 March 2013.

Reason

For the avoidance of doubt and to ensure the development is carried out in accordance with the approved details.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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| Title: 2014/0651 | Drawing No: | Version: 1 |
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| Drawn by: | Date: 09/09/2014 | Scale @A4 1:1250 |
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Ordnance Survey 0100023560



Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

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 All dimensions & details given on this drawing are to be checked on site by the contractor prior to works starting. Any discrepancies to be notified to C.R. Parrott Consultants Limited as soon as possible.

PA/2014/0651- do not scale

Extg Mature Trees to be retained to provide screening

1a

Extg Mature Trees, hedges and fencing to be retained to provide screening

New planting to provide screening

Extg Mature hedges retained to provide screening

Single storey extension

New 1.8m high close boarded timber fence boundary provided

Garage

Extg. Patio Area

Gates

Shared Access
 (will not be used for vehicular access)

Covered Bin Store

Staff & visitor Cycles

GRESHAM LODGE

Extg Mature Trees & hedges to be retained

Extg. block paved drive

Extg. block paved drive. (no change to this area)

Tarmac

Vehicle Turning

Extg line of soft landscaping
 Grass

Extg Mature Trees & hedges & wall to be retained

Extg Tree retained & new brick boundary wall provided

Bus Stop Location

ASHBY ROAD

PLANNING

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|-------|----------|----------|---|
| C | 20.06.14 | PW | Plan updated to reflect new projections |
| B | 13.06.14 | PW | Patio slabs removed from between bays |
| A | 12.06.14 | PW | Updated to Planning issue |
| Date: | Drawn | Revision | Chk |

C.R. PARROTT CONSULTANTS LIMITED
 Architecture | Structural Engineering | Project Management
 Priests House, Queensway Court, Arkwright Way, Scunthorpe
 T. 01724 278155 F. 01724 278144 E. info@crparrott.co.uk

Proposed Extension & Alterations At
 Gresham Lodge, 255 Ashby Rd & Change
 Of Use to 257 Ashby Rd, Scunthorpe
 Proposed Site Plan

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|-----------|----|--------------|-------------|-----------|----------|
| Drawn: | PW | Date: | 12.06.14 | Scale: | 1:100@A1 |
| Checked: | MU | Drawing No.: | CP-6698-025 | Revision: | C |
| Approved: | - | | | | |