

Application Number:	2011/56	Application Type:	Full
Proposal:	Erection of extensions infilling between two buildings and to side & rear (providing an additional 12 bedrooms) and alterations to parking	Location:	Sunnyside Rest Home, Coupland Close, Whitworth
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	23/05/2011
Applicant:	Whitworth Elderly & Disabled Care Trust	Determination Expiry Date:	15/04/2011
Agent:	Mr David Hancock		

Contact Officer:	Rebecca Taylor	Telephone:	01706 238640
Email:	rebeccataylor@rossendalebc.gov.uk		

REASON FOR REPORTING

Tick Box

Outside Officer Scheme of Delegation

Member Call-In

Name of Member:

Reason for Call-In:

3 or more objections received

Other (please state):

Associated with Cllr Neal

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

	RECOMMENDATION(S)
	Approve with Conditions

APPLICATION DETAILS

1.

SITE

The application relates to a site on the east side of Market Street (A671), near to its junction with Hall Street. To each side of the site are 2-storey buildings that face the main road, that to the north side in residential use and that to the south side in retail use. The site extends upwards to housing on Coupland Close, an un-adopted road with which it shares access.

Presently to be seen on the site are two separate 1-storey buildings, both with tiled roofs and external walls that are a mix of stone and render. The building fronting Market Street is used as a Day Care Centre. To its rear, and at a slightly higher level, is an L-shaped building used as an 8-bedroomed Rest Home.

A path running to the side of 276 Market Street leads through to Coupland Close and provides access to the main entrance of both buildings for those on foot. For those arriving by car there is either a drop-off point immediately in front of the entrance or a 6-space car park on the east side of Coupland Close before it turns into the cul-de-sac around which are arranged 3 pairs of semi-detached houses, No 12 elevated approximately 3m above the level of the Rest Home, with its blank gable facing towards the party-boundary.

The residents of the Rest Home have use of a small garden area on the east side of the building, which is primarily paved. From a 1.2m high stone retaining wall bounding it the land slopes up to the party-boundary with No 12, along which there is mature vegetation. The house to the north of the site (294 Market Street) has no windows in its gable and has a timber fence to its side/rear separating it from Rest Home.

2.

RELEVANT PLANNING HISTORY

1980/611 Change of Use to Day Care Centre
Approved

1985/001 Erection of additional building to rear of day care centre for a residential home
Approved

3.

THE PROPOSAL

The applicant seeks permission for extension of the Rest Home to eliminate shared-occupancy bedrooms (of which there are presently 4), and up the total number of bedrooms from 8 to 20 (each single, with en-suite facilities), including one special care bedroom.

This will entail :

- Construction of an infill extension between the two existing

buildings.

- Construction of an extension to the east side of the existing Rest Home, having a footprint of 6.5m x 13.6m, to both infill the L-shaped building but push approximately 2m further to the east and north.
- Construction of an extension to the north side of the Day Care Centre building projecting by 2m, thereby retaining a 1m wide path between it and the boundary with No.294 Market Street.

The extensions would be constructed with rendered blockwork walls, and brown UPVC windows and tiled roofs, to match the existing.

Although there will be no new windows or doors in the resulting building that face Market Street, there will be a number of new/altered windows and doors beyond those in the new-build sections of the building. To the north elevation there would be four new windows, 3 of which would serve habitable rooms and one the laundry. There would be four new doors, including patio doors serving the lounge. In the east elevation there would be two new habitable room windows. In the south elevation there would be a new porch serving the main entrance and six new windows, five of which serve habitable rooms. The porch on this elevation would extend approximately 1m and be 2.5m in width, with a flat roof.

Although the amount of open space available to residents will diminish, it is intended to form an un-roofed courtyard in the centre of building. There will also be new steps up to the rest home from Market Street.

Whitworth Elderly and Disabled Care Trust advises that the proposals are necessary in order to meet the latest criteria of the Care Quality Commission for all patients to have single rooms and en-suites, as well as their own wishes to enhance the quality of the rest home and meet demand for accommodation.

4.

POLICY CONTEXT

National

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PPS4 – Economic Development

PPG13 – Transport

PPG24 – Planning and Noise

PPS 25 – Flood Risk

Development Plan

Regional Spatial Strategy of the

North-West of England (2008)

DP 1-7 Spatial Principles

RDF 1 Spatial Priorities

L 1 Health, Sport, Recreation, Cultural and Education Services Provision

RT 2 Managing Travel Demand

RT4 Management of the Highway Network

EM1 Environmental Assets

Rossendale District Local Plan (1995)

DS1 – Urban Boundary

DC1 – Development Criteria

DC4 – Materials

Other Material Planning Considerations

RBC submitted Core Strategy DPD (2010)

5.

CONSULTEE RESPONSES

RBC (Environmental Health)

No objection in principle. Recommend that a condition be imposed to ensure that the drainage are adequate for the premises as extended. It also advises that Steps should be taken to minimise the dust/noise impact on residents of nearby properties.

LCC (Highways)

No objection in principle. The proposed parking arrangements would alleviate some pressures on on-street parking. A condition should be imposed to help prevent vehicles parking around the turning head in order that this area is available for use by an ambulance / for bus drop-off.

Whitworth Town Council

Support the application

6.

REPRESENTATIONS

To accord with the General Development Procedure Order two site notices were posted on 25/2/11 and 33 neighbours were notified by letter on 21/2/11.

Two representations have been received; one neighbour has made comment in relation to the availability of on-site parking and the other neighbour has objected to the proposal for the following reasons :

- The impact of the scheme on parking, access and the road surface
- The safety of children due to increased traffic flow to the site
- Insufficient drainage system and history of drainage issues

- The practicalities of construction - where would vehicles park / materials be stored?

7.

ASSESSMENT

The main considerations of the application are: 1) Principle; 2) Visual Amenity 3) Neighbour Amenity and 4) Access/Parking

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Principle

The application site is within the defined Urban Boundary. Therefore the development is acceptable in principle.

Visual Amenity

To extend the Day Care Centre building northwards by 2m will not result in it appearing an unduly prominent or intrusive feature as viewed from Market Street so long as matching facing materials are used. Likewise, the infill extension will be visible from Coupland Close, however I am satisfied it will not unduly detract from the street-scene having regard to its scale/design/facing materials.

Although the proposal entails significant extension/alteration of the buildings presently to be seen I am satisfied the scheme is acceptable in terms of visual amenity.

Neighbour Amenity

To the east of the property the Rest Home will be extended, and two additional bedroom windows will be installed, facing 12 Coupland Close. I am satisfied this neighbour will not be caused an unacceptable loss of amenity as No.12 is at a higher level and has no habitable room windows in its gable. Furthermore, there is generous vegetation on the party-boundary to act as a screen. It is considered that the extensions/alterations to the building will not significantly impact on residents of any other properties on Coupland Close.

The scheme will reduce the separation distance between the Day Care Centre building and the gable of 294 Market Street from approximately 3m to 1m. There are no windows in the gable of No.294 and there is a 1.4m high timber fence on the party-boundary with its rear yard/garden. Accordingly, it is considered that the scheme will not unduly impact on sunlight, outlook or privacy currently enjoyed by this neighbour.

The proposed infill-extension will mean there are additional habitable room windows in the south elevation. A bedroom window would face towards the back yard of 276 Market Street. The yard is bounded by a 1.8m timber fence on top of a small supporting wall. It is not considered these proposed windows will cause a greater loss of amenity for this neighbour than arises at present from use of the adjacent entrance door into the Day Care Centre.

The Council's Environmental Health Officer advises that complaint has in the past been received about drainage problems that have arisen at/in the vicinity of the premises. Accordingly, a condition is recommended to ensure that the drainage arrangements are adequate to meet the needs of the premises as extended.

Neighbours have expressed concern about access/parking issues; they are considered in the section below.

Access/Parking

The land the applicant can make available for the parking of staff/visitors to the premises is limited. Accordingly, I can appreciate the concerns of neighbours that to increase the number of bedrooms at the Rest Home from 8 to 20 will add to parking needs and traffic movements to an extent that will inconvenience them.

However, since the proposal will do away with 4 double-rooms the increase in staff/visitor numbers will not be quite so great. Furthermore, by more efficient use of the limited space available for parking more vehicles can be accommodated, namely 3 additional disabled parking spaces and 2 additional standard parking spaces.

Whilst the resulting provision may not be all the Highway Authority would wish, it has not raised objection to the proposed development. It has requested use of the drop-off point is strictly controlled; there is currently a sign to this effect. As the road is un-adopted a condition is recommended requiring that the applicant investigate how parking in locations which are inappropriate can be further discouraged by signs/road markings. On this basis the scheme is considered acceptable in terms of access/parking.

8. SUMMARY REASON FOR APPROVAL

The proposed development is appropriate in principle in the Urban Boundary and, subject to the conditions, it is considered that the scheme will not unduly detract from visual and neighbour amenity or highway safety. It is considered that the development is in accordance with PPS1/PPS3/PPG13, Policies RDF1/L1/RT2/RT4/EM1 of the Regional Spatial Strategy and Policies DS1/DC1 of Rossendale District Local Plan.

9.

10. RECOMMENDATION

Approve with Conditions

CONDITIONS

1. The development hereby permitted shall be begun before the

expiration of three years from the date of this permission.

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the drawings numbered 1040/03, 1040/04, 1040/07, 1040/08 and both drawings numbered 1040/09 date stamped 18/02/2011 and the accompanying design and access statement dated 18/02/2011, unless otherwise required by the conditions below or first agreed in writing by the Local Planning Authority.

Reason: To ensure the development complies with the approved plans and to protect visual and neighbour amenity, in accordance with Policy DC1 of the adopted Rossendale District Local Plan.

3. Development shall not begin until full details of surface and foul-water drainage arrangements, incorporating sustainable drainage principles and assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of any of the additional bedrooms hereby permitted.

Reason: To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and having regard to past drainage problems at/in the vicinity of the premises, in accordance with Policy DC1 of the Rossendale District Local Plan.

4. Notwithstanding what is shown on the submitted drawings, prior to the commencement of development full details of the colour and materials of the facing materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect visual and neighbour amenity, in accordance with Policy DC1 of the adopted Rossendale District Local Plan.

5. Notwithstanding what is shown on the submitted drawings, prior to the commencement of development full details of landscaping and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. Any fences/walls/gates/hard-surfaced areas forming part of the approved scheme shall be completed prior to first use of the extensions hereby permitted and any planting in the first planting season thereafter, unless otherwise first agreed in writing by the Local Planning Authority. Any of the plants which are removed, die or becomes seriously damaged or diseased within 5 years shall be replaced by others of the same siting/size/species, unless otherwise first agreed in writing by the Local Planning Authority.

Reason : To safeguard the amenities of neighbours, in accordance with Policy DC1 of the Rossendale District Local

Plan.

6. The approved parking scheme shall be implemented prior to first occupation of any of the additional bedrooms.
Reason: In the interests of highway safety and to safeguard the amenities of neighbours, in accordance with Policy DC1 of the Rossendale District Local Plan.
7. Notwithstanding what is shown on the submitted drawings, prior to the first occupation of any of the additional bedrooms a scheme relating to traffic management measures shall be submitted and agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and to safeguard the amenities of neighbours, in accordance with Policy DC1 of the Rossendale District Local Plan.
8. Prior to the commencement of construction on site, a Site Construction Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Construction Plan shall include : details/timetable of construction; vehicle wheel –cleaning facilities; construction traffic parking & construction compound location; the proposed temporary closure/diversion of any existing parking areas, paths or roadways. The approved Site Construction Plan shall be implemented and adhered to throughout the entire construction period of the development.
Reason: To maintain safe and satisfactory access arrangements to neighbouring premises and through routes in the area during the period of construction, to accord with Policy DC1 of the Rossendale District Local Plan.
9. Notwithstanding what is shown on the submitted drawings, prior to the first occupation of any of the additional bedrooms a scheme showing a suitably screened area which makes provision within the site for storage, prior to disposal, of any waste shall be submitted and agreed in writing by the Local Planning Authority.
Reason: To safeguard the amenities of neighbours, in accordance with Policy DC1 of the Rossendale District Local Plan.
10. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.
Reason: To safeguard the amenities of neighbours, in accordance with Policy DC1 of the adopted Rossendale District Local Plan.