DELEGATED REPORT

Recommendation Made: 7 June 2011

Reference:- 11/00380/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Tony Marson
7a Main Street
Market Bosworth
Warwickshire
CV13 0JN

Location:- Bosworth Court Nursing Home Station Road Market Bosworth Nuneaton Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO NURSING HOME

Introduction:-

This planning application proposes a small two storey extension to the rear of the existing residential care home to provide an extension to two sitting rooms, a first floor extension along the western elevation to provide a dining room extension and the provision of four blank faced oriel windows along the western wall.

The application site is a two storey residential care home located outside the town centre of Market Bosworth and not within the conservation area. The original part of the building is constructed from red brick and slate tiles and there is a modern two storey extension to the west constructed from red brick (to match existing) and grey tiles. There are two vehicular accesses into the site off Station Road to the north and parking is provided at the front of the building. The area around the site is residential and there is a two-storey residential care home located to the rear of the site.

Relevant Planning History:

89/01143/4 EXTENSION TO LOUNGE
88/00550/4 CHANGE OF USE FROM SQUASH CLUB TO NURSING HOME AND ALTERATIONS
82/00034/4A ERECTION OF A WALL SIGN
80/01702/4R CONVERSION OF BUILDINGS TO SQUASH CLUB WITH LICENSED BAR LIVING ACCOMMODATION AND ERECTION OF 4 COURTS TO REAR OF BUILDING
80/00995/4 USE OF EXISTING BUILDINGS FOR SQUASH COURTS LICENSED BAR AND LIVING ACCOMMODATION ERECTION OF 3 NO SQUASH COURTS TO REAR
80/00994/4 USE OF EXISTING BUILDINGS FOR SQUASH COURTS LICENSED BAR AND LIVING ACCOMMODATION ERECTION OF 3 NO SQUASH COURTS TO REAR
78/01764/4 USE OF PREMISES FOR COMMUNITY EDUCATION PURPOSES IN CONNECTION WITH MARKET BOSWORTH HIGH SCHOOL AND ANCILLARY CAR PARK
76/00207/4D CHANGE OF USE TO HOTEL

Consultations:-

No objections:-

Head of Community Services (Land Drainage)
Head of Community Services (Pollution)

No objection subject to notes to applicant:-

National Grid

At the time of writing the report no comments have been received from: -
Bagworth Parish Council
Ward Members
Neighbours

Development Plan Policies:-

Adopted Core Strategy

Policy 11- Key Rural Centre Stand Alone

Adopted Local Plan

Policy BE1- Design and Siting of Development
Policy CF8- Residential Care and Nursing Homes

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the extensions and alterations on the character and appearance of the existing building and on the amenities of the occupiers of neighbouring properties.

Principle of development

The site is located within the settlement boundary of Market Bosworth, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed. The proposals involve extensions and alterations to an existing residential care home within Market Bosworth, thereby meaning that the proposed development is considered acceptable in principle.

Impact on existing building and street scene

The proposed double bay extension will protrude by 1.5m in depth off the back wall of the residential care home and will be sited below the ridge height of the flat roof extension to the rear. Given its position at the rear of the property and its small scale that reflects the character of the existing, the extension will not have any adverse impact on the street scene or the character of the existing building and is therefore acceptable in design terms. The first floor extension to the western elevation will not project beyond the existing western wall and thus will be obscured from view. The four blank oriel windows proposed to the western elevation of the care home will be constructed from brick and glass and will reflect the existing front and side (western) elevations of the care home, thereby making the development acceptable in design terms. These window features will not protrude from the side wall of the care home any further than the existing stair well situated at ground floor level, thereby making them proportionate in scale.

Impact on neighbours

The installation of the four blank oriel windows into the western wall of the care home will allow light to penetrate into the rooms but will screen views into the rear gardens and windows of 8-11 Westhaven Court to the west. These window features will not be walk-in bay windows and will have severely reduced views to the west. Therefore there is no perceived loss of amenity to 8-11 Westhaven Court through overlooking.

The separation distance from the proposed bay window to the residential care home to the rear is 27m. This separation distance is considered sufficient to negate the possibility of overlooking between the two residential care homes. The outlook from this bay window at first floor level will be onto the rear communal gardens belonging to both residential care homes and onto the blank gable end of 12 Westhaven Court. It should be noted that there are two existing windows at first floor level on the rear elevation of the residential care home, so the introduction of the bay window projection will result in this situation remaining unchanged.

Other matters

National Grid Infrastructure

Comments have been received from National Grid which state that integral gas pipelines are located within the site. In light of these comments a note to the applicant will be attached to any planning permission informing them of the existence of National Grid apparatus and that care should be taken when excavating the ground

for construction purposes.

Conclusion

The proposed extensions by virtue of their siting, scale and design are not considered to be detrimental to the character or appearance of the building or to the street scene and don't result in demonstrable loss of residential amenity to neighbouring properties or to the residential care home to the south. Measures have been taken to obscure the view from the windows in the western elevation of the residential care home to prevent overlooking to properties on Westhaven Court to the west. Accordingly the proposed development is recommended for approval subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development by virtue of its scale, siting and design would not be detrimental to the character and appearance of the existing residential care home or to the street scene and would not result in demonstrable loss of residential amenity to neighbouring properties or to the residential care home located to the south.

Hinckley and Bosworth Local Plan (2001):- BE1, CF3.

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: 2391-020, 2931-021, 2931-022, 2931-023, 2931-025, Site Location Plan received on 17 May 2011.

3 The materials to be used on the external elevations of the proposed extensions and alterations shall match the corresponding materials of the existing Residential Care Home unless previously agreed in writing with the Local Planning Authority.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the

satisfaction of the Southern Area Manager (0116 3052202).

5 Your attention is drawn to the comments received from National Grid in relation to this application. The proposed works could adversely impact on the safety and integrity of National Grid apparatus. Therefore you are strongly advised to contact National Grid Plant Protection prior to any construction or ground preparation works being undertaken on 0800 688 588 to arrange for technical advice and guidance to be provided.

Contact Officer:- Scott Jackson Ext 5929