

ANOTHERKIND

ARCHITECTS STUDIO

23-048 08 002_P1
PLANNING STATEMENT

Project Ref: 23-048 – GRANVILLE GARDENS
Client: CARE BUILD GROUP LIMITED
Date: NOV 23
Status: PLANNING
Revision: P1

Revisions: P1

First Issue

30.11.2023

1.0 **INTRODUCTION**

1.01 BACKGROUND

This Statement accompanies a full planning application for the conversion of a staff office to an en-suite bedroom within the existing care facility, and the addition of a single car parking space. The application is accompanied by a Design and Access Statement.

1.02 PROJECT TEAM

CLIENT:

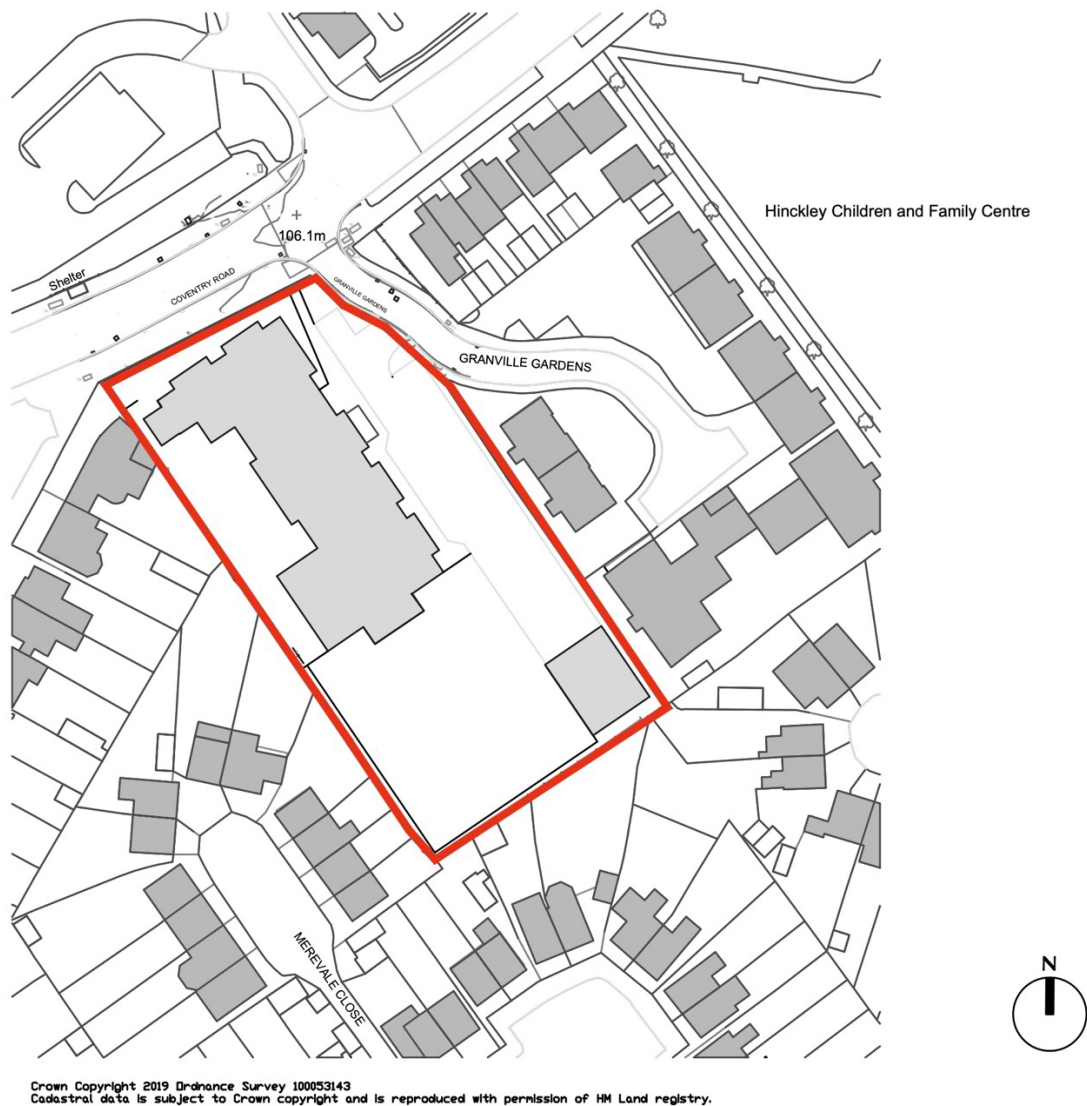
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ARCHITECT (and Agent for the application):-

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2.0 SITE APPRAISAL & PROPOSALS

2.01 LOCATION



The Royal Mail Postcode for the site is LE10 0PN.

2.02 OVERVIEW

For a description of the site and existing building, please refer to the Design & Access Statement which accompanies this application.

3.0 PLANNING HISTORY

3.01 PREVIOUS RELEVANT PLANNING APPLICATIONS

The facility was granted consent as part of a wider masterplan under Planning application reference no. 21/00912/FUL,

A Non Material Amendment application was submitted to formalise changes to windows and facades (application reference 23/00500/NMA). The changes were accepted during the construction period.

4.0 THE PROPOSALS

4.01 OBJECTIVES

Please refer to the accompanying Design & Access Statement for a description of the proposals.

5.00 PLANNING POLICY

PLANNING POLICIES NATIONAL PLANNING POLICY

The National Planning Policy Framework February 2019 sets out the latest Government planning policy. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development which is defined as development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

The planning system is described as having three overarching objectives – economic, social, and environmental.

Para 119 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses whilst safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

Para 124 states that planning decisions should support development that makes efficient use of land.

LOCAL PLANNING POLICY

The Development Plan comprises two documents, the Core Strategy (2009) and the Site Allocations and Development Management Policies DPD (2016).

There are no specific policies relating to residential care homes in either document. The most relevant policies are :-

Policy 1: Development in Hinckley which sets out a number of measures to encourage development that will support the role of Hinckley as a sub-regional centre including new housing, employment and retailing floorspace and leisure facilities and improved transport infrastructure and health care provision and addressing deficiencies in the quality, quantity and accessibility of green space and play provision. Development is required to be of the highest environmental standards.

Policy 24: Sustainable Design and Technology requires all new housing development to meet Code for Sustainable Homes Level 6 from 2016 and all other development to meet BREEAM "excellent " from 2016.

Policy DM1: Presumption in Favour of Sustainable Development states that planning applications in accordance with the Local Plan will be approved without delay in accordance with the NPPF.

Policy DM17 : Highways and Transportation seeks to make the best use of public transport services, and maximise the use of sustainable transport modes and ensure there are no detrimental highway safety impacts

Policy DM18 : Vehicle Parking Standards states all new development should provide an appropriate level of parking in accordance with the 6C's Design Guide including disabled parking.

6.00 APPRAISAL

The proposals involve conversion works within an existing building which is located on a developed site where the NPPF and the Core Strategy Policy 1 both encourage appropriate development.

The development can be seen to accord with Policy DM1: Presumption in favour of sustainable development, owing to the conversion nature of the development, which creates sought after accommodation from existing building stock.

Owing to the minimal impact on resident numbers, the application can be seen to accord with policy DM 17 and DM18.

Satisfactory levels of amenity are maintained, as are suitable parking numbers by the introduction of the additional parking space (24 total). For more details on the accommodation, amenity space provision per resident and overall gross internal area space provision per resident, please refer to the accompanying Design & Access Statement.

7.00 CONCLUSION

The proposed development will meet the need for the provision of specialist accommodation for the elderly.

The development will provide a satisfactory level of amenity for the proposed residents and would not have a detrimental impact on the amenities of neighbouring occupiers or impact on highway safety.

The proposal therefore represents a sustainable development in accordance with National and Local Planning Policies.