

Delegated Report

Planning Ref: 24/00049/FUL

Applicant: Emily Lumb

Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

**Site: Bethel And Bethesda Residential Home, Equity Road East,
Earl Shilton, Leicester**

Proposal: Extensions and alteration to an existing residential home.

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

2.1. The application seeks full planning permission for extensions and alteration to an existing 34 bed residential home. The proposals will not increase bed numbers and are summarised below:

- Increase in size of kitchen;
- Increase to size of dining room;
- Increase to size of 14 existing bedrooms
- En-suites to a number of existing bedrooms;
- Enlarged laundry;
- Bespoke area for a hairdressers;
- Bespoke area for medication room; and
- Additional resident toilets.

3. Description of the site and surrounding area

3.1. The application site is located within the settlement boundary of Earl Shilton and consists of an existing residential care home.

3.2. The application site is centrally located within Earl Shilton in close proximity to services and facilities. It lies within Flood Zone 1 (land with the lowest probability of flooding) and is not within the Earl Shilton Conservation Area.

4. Relevant planning history

4.1 The application site has the following relevant planning history:

84/00652/4 – Residential Care Home for the elderly – APPROVED

89/00350/4 – Siting of new building for the old people's home – APPROVED

96/00204/FUL – Extensions to residential care home – APPROVED

22/00370/FUL – Proposed construction of 4 no semi-detached dormer bungalows and 1 detached dormer bungalow (for occupation by persons over the age of 55 only) with associated parking and amenity space – APPROVED

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

5.2. No public comments have been received.

6. Consultation

6.1.

- HBBC ES Pollution – no objection.
- HBBC Drainage – no objection.
- HBBC Waste – no objection.
- LCC Highways – no objection.

No comments have been received from Earl Shilton Parish Council or LCC Children and Young People's Services.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

7.5. Other relevant guidance

- Good Design Guide (2020)

8. Appraisal

8.1. Key Issues

- Principle of development
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

Principle of development

8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) July 2023) states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in determining applications. Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

8.3. Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009) (CS) the Site Allocations and Development Management Policies DPD (2016) (SADMP).

8.4. Earl Shilton is a key urban area for the Borough of Hinckley which supports growth and has an array of services and facilities. The application site lies within the settlement boundary and seeks to improve housing for a specific sector of society

that has a high demand and is needed. It is located in a highly sustainable location. The proposal is therefore considered to be acceptable in principle.

Design and impact upon the character of the area

- 8.6. Policy DM10(c), (d) and (e) of the SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally and incorporates a high standard of landscaping.
- 8.7. The Good Design Guide SPD provides guidance upon how to design an appropriate new residential development. This includes appraising the context, creating appropriate urban structures through blocks, streets, enclosure, open space and landscaping, parking, amenity space and design detailing. The SPD advocates the use of a Building for Life Assessment.
- 8.8. Paragraph 134 of the NPPF states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance. Local policy is considered to accord with the NPPF.
- 8.9. By the nature of its size, scale and materials, the scheme is considered to be acceptable in design and character terms and in compliance with Policy DM10(c), (d) and (e) of the SADMP, the Good Design Guide SPD and the requirements of the NPPF.

Impact upon neighbouring residential amenity

- 8.10. Policy DM10 (a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.11. The Good Design Guide SPD outlines that development will need to provide high quality internal amenity space as this is critical to the quality of life of residents. The guide states that new developments should meet minimum standards of garden sizes and separation distances between dwellings. The National Design Guide also promotes a healthy, comfortable and safe internal and external environment.
- 8.12. Paragraph 130 of the NPPF states that decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 8.13. Paragraph 185 of the NPPF states that decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

- 8.14. No objections have been received from local residents and the proposals will not result in any overlooking, overshadowing or loss of privacy. The residential amenity of the care home occupants should be improved by the proposals.
- 8.15. This application is considered to be acceptable in amenity terms and in compliance with Policy DM10 parts a) and b) of the SADMP, The Good Design Guide SPD and the requirements of the NPPF.

9. Equality implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2. Officers have taken this into account and given due regard to this statutory duty in the consideration of this application.
- 9.3. There are no known equality implications arising directly from this development.
- 9.4. The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Recommendation

- 10.1. **Grant planning permission subject to the following planning conditions.**

11. Conditions and Reasons

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall only be carried out in accordance with the following details:
- Site Location Plan. Drg No. 1626/SL
 - Block Plan. Drg No. 1626/BP
 - Floor Plan and elevations. Drg No. 1626/2

Reason: To ensure the development is carried out in accordance with the approved plans.

3. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).