PLANNING AND DESIGN & ACCESS STATEMENT FOR THE EXTENSION AND CHANGE OF USE OF EXISTING GARAGE/STORE TO PROVIDE AN OCCUPATIONAL TRAINING SUITE, AND THE ERECTION OF A GARDEN CABIN TO PROVIDE A RECREATIONAL PLAY AREA FOR THE RESIDENTS OF THE EXISTING CARE HOME AT 'THE BRIARS' 29, SPA LANE, HINCKLEY

The applicant wishes to carry out the above development which is to convert and extend the existing garage /store, to provide an educational and occupational training suite to assist with the development of the residents with learning difficulties who reside in the care home. They also wish to erect a garden cabin which can provide a recreational play area within the grounds of the home and can provide space for a pool table, table tennis, table football etc which the residents can enjoy without having to make special journeys and arrangements to similar facilities which are not always available.

The existing premises already has wheelchair access and the new works will incorporate wheelchair ramps, wide access doors and toilet facilities to meet the requirements of the residents, whilst the construction will also meet the standards set down by Building Control for Energy Conservation.

We feel the development will have its own individual character whilst remaining sympathetic with scale, massing, orientation and height of the adjacent dwellings. The use of existing materials is sympathetic to those used on the existing adjacent dwelling and would therefore not detract from the local amenity or the appearance of the existing settlement.

The development does not incur any adverse impact on the amenity of the area due to overlooking, loss of privacy, loss of daylight/sunlight, disturbance from traffic, excessive illumination, noise, dust, fumes and/or smells and would not lead to any additional traffic movements or parking requirements to the property.

Additional vehicle movements and parking will not necessarily as the facilities will be staffed by and used by persons already within the Care Home.

No trees will be affected by the work as not excavations are necessary within the root areas of nearby trees.