DELEGATED REPORT

Recommendation Made: 11 June 2009

Reference:- 09/00017/COU **Parish:- Barwell Parish Council**

Applicant:- Mr Albert K Skubala
Alexandra House
Narborough Road
Huncote
Leicester

Location:- Glebe Farm Kirkby Road Barwell Leicester Leicestershire

Proposal:- CHANGE OF USE TO RESIDENTIAL CARE HOME

Introduction:-

Planning permission is sought for the change of use of Glebe Farm, Kirkby Road, Barwell from use as a private dwelling house to a residential care home.

Glebe Farm is a three storey rendered property with the side gable facing Kirkby Road. There are no external changes proposed for the development. It is proposed to create a parking area to the front of the property with access off Kirkby Road.

To meet with current residential care home standards, internal alterations and modifications will be required. However these would not require planning permission, and the change of use will be considered on its merits. The owner states that there would be one resident per room. At present there are 8 rooms proposed which would require one staff member to be on site. A staff member would be on site during the night.

The site has vehicle access off Kirkby Road, via an existing track.

The site was visited on the 5th June 2009 where it was observed that works were continuing on the site. Outbuildings adjoining the site had been demolished and the bricks were being cleaned for the purpose of re-using them. A detached out building had been completely demolished. A static caravan was on the site and was being used as a store and facilities area for the people working on the main building. The driveway and surrounding area was overgrown and there were piles of waste building materials around the site. The site was enclosed by a 2m wire fence and gates prevented vehicular access.

Relevant Planning History

07/00666/FUL Demolition and re-building of existing rear and side extensions and demolition and rebuilding of out building to form annex living accommodation Approved 10.08.07

Consultations:-

No objections received from:-
Environmental Health Officer
Land Drainage Engineer,
Ecology

Barwell Parish Council have objected on the grounds that the plans do not show lifts or fire escapes on the first floor, staff facilities and that residents have to walk through the kitchen to get to the dining room.

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.
Policy CF8- Residential Care and Nursing Homes

Supplementary Planning Guidance- Care Homes

Appraisal:-

The main issues for consideration are the effect of the change of use on the amenities of neighbouring residents and highway safety.

Glebe Farm stands alone from other residential properties. There is plenty of space to the front of the building to provide an adequate level of car parking. The internal layout will have to be changed before the use can be implemented, however the size of the building restricts the number of people the use could accommodate and planning permission would be required for additional accommodation. There is adequate space to provide parking for more than the 8 rooms the applicant says will be accommodated. It is therefore considered that the proposal would not detrimentally affect the amenities of neighbouring residents.

Access to the site is located to the south of the junction between Kirkby Road and Charnwood Road. It has a wide entrance and good visibility in either direction. Highways have not objected and adequate off street parking can be provided. It is therefore considered that the proposal would not detrimentally affect highway safety.

The site is located within 400m of a bus route and facilities such as a bowling green and recreational park. It is considered that the proposal is close to facilities.

There are no external changes proposed as part of this application and therefore there would be no affect on the external appearance of the property or the street scene.

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 use and space for off street parking would not detrimentally affect the amenities of neighbouring residents nor the character or appearance of the area and would therefore be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, CF8

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

2 Before first occupation of the use hereby permitted, its access drive/ junction bellmouth and any turning space shall be surfaced with a hard bound porous material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary, details of which shall be submitted and approved in writing by the Local Planning Authority. The surfacing shall be implemented as approved and so maintained at all times.

3 Before the development hereby permitted is first brought into use, the off-street parking provision shown on the block plan received 14.01.09 shall be marked out in accordance with details to be submitted and approved in writing by the Local Planning Authority and thereafter so maintained.

4 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

(i) proposed finished levels or contours

(ii) means of enclosure
(iii) car parking layouts
(iv) other vehicle and pedestrian access and circulation areas.
(v) hard surfacing materials
(vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.)
(vii) planting plans
(ix) written specifications
(x) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(xi) implementation programme.

5 The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reasons :-

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

2 To reduce the possibility of deleterious material being deposited in the highway (loose stones etc) and causing a danger to other users of the highway in accordance with Policy T5.

3 To ensure that adequate off-street parking provision is made to reduce the possibilities if the proposed development leading to on-street parking problems in the area in accordance with Policy T5 of the Hinckley and Bosworth Local Plan.

4 To protect the visual amenity of the area in accordance with Policy BE1 of the Hinckley and Bosworth Local Plan.

5 To ensure that the work is carried out within a reasonable period and thereafter maintained 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 6th 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 List of plans used in the determination of this application:-
Block and site plan, Glebe Farm House 03

6 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 - (telephone 0116 3052202)

Contact Officer:- Sarah Humphries Ext 5680