

Delegated Report

Planning Ref: 23/01165/FUL

Applicant: Mr Steve Day

Ward: Hinckley Castle

Site: Granville Gardens Care Home, Granville Gardens, Hinckley

Proposal: Conversion of an existing office space into a new en-suite bedroom and additional parking space (Retrospective)



Hinckley & Bosworth
Borough Council

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 proposal is for the retrospective conversion of an existing office space into a new en-suite bedroom and one additional parking space. The conversion was completed in November 2023.

3. Description of the site and surrounding area

- 3.1. The application site is located on the south side of Coventry Road (B4666) within the Hinckley Urban area. The site is rectangular in shape and is a residential care home.

4. Relevant planning history

21/00912/FUL

Demolition of existing buildings, erection of a 67 bedroom residential care home (use class C2) and sports pavilion.

Planning Permission

24.01.2022

23/00500/NMA

Non material amendment to planning application 21/00912/FUL. Changes to windows and cladding

Permitted

12.06.2023

5. Publicity

- 5.1. The application has been publicised by posting letters to neighbours.
- 5.2. No comments were received.

6. Consultation

- 6.1. LCC Highways: No objections, proposed condition.
- 6.2. HBBC Drainage: No objections, notes to applicant.
- 6.3. HBBC Pollution: No objections.
- 6.4. HBBC Waste Management: No objections.
- 6.5. HBBC Private Sector Housing: No objections.

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
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. **Core Strategy (2009)**

- No relevant policies

7.3. **National Planning Policies and Guidance**

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

7.4. **Other relevant guidance**

- Good Design Guide (2020)
- National Design Guide (2019)

8. **Appraisal**

8.1. **Key Issues**

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions. Paragraph 12 of the NPPF states 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. Where planning applications conflict with an up-to-date plan, permission should not usually be granted unless other material considerations indicate otherwise.

8.3. The development plan in this instance consists of the Core Strategy (2009) and the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016).

Design and impact upon the character of the area

8.4. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.5. The retrospective proposal for the conversion of an office space to create an additional en-suite and bedroom, alongside the provision of an additional car parking space would have no impact on the external appearance of the residential care home, resulting in no detrimental impacts upon the design of the building or the character of the area.

8.6. The proposal is therefore considered to be in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.7. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.8. The proposal seeks retrospective planning permission for the increase the number of bedrooms at the care facility to 68 from 67, through the conversion of an office space. It is considered that the conversion would have no impact on neighbouring residential amenity or to the amenity of other users of the site when considering the existing 67 bedrooms, in context, the additional room is unlikely to cause impacts in terms of noise. The proposal also does not include any external alterations in relation to the conversion and as such no detrimental impacts in terms of loss of light, loss of privacy or overbearing impacts will occur.
- 8.9. As such it is considered that the proposals from the submitted information are in general accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.10. Policies DM17 and DM18 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety and requires new development to provide an appropriate/justified level of parking provision.
- 8.11. The proposal includes an additional bedroom at the facility alongside an additional car parking space. The proposal is not considered to cause detrimental impacts upon highway safety or parking provision. LCC Highways were consulted as part of the consultation period and did not object. A condition has been proposed and included at the end of this report, pertaining to the car parking and turning facilities.
- 8.12. Overall, the development will have no detrimental impact to highway safety or vehicular parking. Given the advice received from County Highways it is considered that the proposal is in general accordance with Policies DM17 and DM18 of the SADMP.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
 - (1) 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, and the matters specified in Section 149 of the Equality Act 2010 in the determination 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. **Conclusion**

10.1. It is considered that the proposal for the erection of a detached dwelling is acceptable. The proposal complies with Policies DM10, DM17 and DM18 of the SADMP.

11. **Recommendation**

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 **Conditions and Reasons**

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Design and Access Statement

Planning Statement

Site Location Plan

Site Plan Drg No. 23048-70-909_P1

Proposed GA Third Floor Plan Drg No. 23048-20-309_P1

Proposed GA Second Floor Plan Drg No. 23048-20-209_P1

Proposed GA First Floor Plan Drg No. 23048-20-109_P1

Proposed GA Ground Floor Plan Drg No. 23048-20-009_P1

GA Elevations Sheet 1 Drg No. 23048-02-901-P1

GA Elevations Sheet 2 Drg No. 23048-02-902-P1

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. Within three months of the date of permission of this application, the parking and turning facilities shall have been implemented in accordance with Anotherkind Architects Studio drawing number 23048-02-909_P1. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.