

Planning Committee: 23 August 2005

Item Number: 10

Application No: W 05 / 0888

Registration Date: 27/05/05

Town/Parish Council: Warwick

Expiry Date: 22/07/05

Case Officer: Will Charlton

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120-122 Coventry Road, Warwick, CV34 5HL

Alterations including erection of single, two and three storey rear extension FOR
Guys Cross Nursing Home

This application was deferred at Planning Committee on the 3rd August 2005, to enable a site visit to take place on 20th August 2005. The report which follows is that which was presented previously.

This application is being presented to Committee due to an objection from the Town Council having been received.

SUMMARY OF REPRESENTATIONS

Town Council : *"That the proposal would represent an unacceptable development which would have an adverse effect upon the amenity of adjoining residents and its excessive height and massing and close proximity to its boundary represents an unneighbourly form of development which should be rejected. Additionally the proposal does not harmonise with the adjoining properties in terms of design and land use."*

Following the submission of a statement from the applicant the Town Council, whilst not wishing to seek to vary their decision, suggest a site visit be made by the Planning Committee.

James Plaskitt MP : states that there appears to be divided views on the development, with the understanding that opposition is only from one or two immediate neighbours, whilst the applicant (Mr Stickley) has stated there is wide support. Mr Stickley has co-operated to bring a proposal that is likely to meet all of your requirements, and government requirements in terms of delivering independent living to this particular group of residents. *"I therefore hope that your committee will be able to consider carefully the relevant planning criteria in respect of this application bearing in mind the amendments, which have already come about as a result of negotiations between Mr Stickley and your office."*

Environmental Health : No comments.

Commission for Social Care Inspection : The Commission strongly supports the changes which provides en-suites to bedrooms and the style of care which is based on small group living. The Office of the Deputy Prime Minister's Social Exclusion report and action plans require all authorities, with a specific focus on housing, to improve social inclusion for people with mental illness. The project is a step in the right direction, with the number of clients reduced in order to improve their circumstances.

NHS (Primary Care Trusts) : The proprietors have secured pilot site status for the Tidal Recovery Model, which is a first for a private establishment, an approach greatly supported by ourselves. The project is a step in the right direction to improve social inclusion for people with mental illness, with the client numbers overall being reduced to improve their circumstances. The home would be improved by providing each long term resident with their own room and bathroom, whilst providing other facilities. The self-contained units within the nursing home will cater for people with different needs, with the units ranging from long term care to shorter stays with a focus on rehabilitation. This reflects the continuing shift from remote institutional care to people with mental illness playing as full a part in community life as possible.

Neighbours : One neighbour from Fields Court comments that the plans have been improved since the original submission with the number of windows which overlook other properties reduced, and view controlled glass proposed. Although much smaller the proposal would still significantly restrict light to No 118A and B and concern is raised regarding the site's access point and the potential for increased waste disposal units. The proposal is considered reasonable in the circumstances, particularly if approval is conditional on the use of the privacy glass.

Two neighbours (124 and 124A Coventry Road) object to the proposal. The extensions proposed are disproportionate and would further emphasize the already large building whilst reducing the size of the amenity area. The proposed roof area when viewed from garden level will obscure much of the original roof and project beyond its present skyline and will appear obtrusive, being 8 metres at its nearest point from No 124A, with the residents of No 124 stating that the proposed would obscure their afternoon/evening sunlight. The residents of No 124 also state that there are direct lines of sight from two windows to their property and garden. The proposal would be unneighbourly and would fail to harmonise with the surrounding area in terms of design and land use. The residents of No 124A state that the existing accommodation, including use of the basement and roof space could have been used to provide the necessary requirements.

A petition of 509 signatures, including signatures from residents of the home, their relatives, local residents, and residents of Warwick and Leamington Spa has been received supporting the application. A letter from a resident in Cliffe Way has also been received in support stating that they know a number of the residents and the home epitomizes 'care in the community'. The alterations are for a genuine reason and the home and its caring staff should be supported.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

PLANNING HISTORY

A previous planning application (Ref: W04/0727) was refused under delegated powers in June 2004. The proposal was for a large rear three-storey extension which protruded 11m from the existing rear elevation, coming within 2.5m at its

nearest point (average 7m) to the boundary with Fields Court. The rear elevation proposed x3 windows on both the first and second floor (x6 total) and x6 windows on each of the two side elevations. The Council's Distance Separation was breached by the extension on all sides, thereby severely reducing the privacy of the surrounding properties, whilst being obtrusive and extremely dominant/overbearing.

KEY ISSUES

The Site and its Location

The premises comprise a large three-storey building with a single-storey pitched / flat roof extension to the rear, which extends to the boundary of No 74 Fields Court. The site is a triangular shape with the rear of the building being a confined triangle, comprising part building and part rear garden (where adjacent to No 76/78 Fields Court and 124A Cov Rd). This part of the Coventry Road has a very mixed appearance, consisting of one, two and three storey properties (both flats and houses) consisting of a number of very different designs. The application property is Victorian, with a very different design to those surrounding. Fields Court, to the south and east consists of 1960's two and three storey development, whilst No 124A Coventry Road is a modern infill bungalow, developed in the grounds of No 124 Coventry Road.

The application property has a rear enclosed garden, with 1.8m fencing to Fields Court and a 2m high (approximately) old brick boundary wall to No 124A Coventry Road. To the front and side are two areas of parking with two access points adjacent to either neighbour. A large conservatory is located at the front of the property, together with a front garden area.

Details of the Development

It is proposed to erect a two and three-storey rear extension to the existing building, whilst demolishing, rebuilding and extending the existing flat roof extension. The three-storey section would have a main ridge height of approximately 11.5m and eave height of 7.5m, with a lower ridge height of 9.2m for part of the extension. The two-storey extension would measure 8.8m to ridge and 4.8m to eave, with the extensions having a combined length of 7.4m (3.0m + 4.4m). Six rear facing windows are proposed, with two side facing to the north and south elevations. Both of these would have privacy glass which would control the views out of the window to a predetermined direction.

Assessment

The current application has been substantially amended since the original submission last year. The previously proposed three-storey extension would have provided 39 bedrooms, whereas the current proposal is for a total of 31 bedrooms (14 on ground, 9 on 1st floor, and 8 on the 2nd Floor), a decrease of 3 beds over the current property. This number can be restricted by the Commission for Social Care Inspection who stipulate the parameters in which the home should operate. The aim of the extensions is to provide improved facilities, allowing the creation of smaller units within the building, thus allowing group living on a smaller scale, using the 'Tidal Model' of care. In order to increase

residents independence each unit would have a kitchen, lounge, dining room and other ancillary rooms in addition to the bedrooms.

It is considered that the change in the style of living, together with the decrease in residents, could reduce vehicle movements to the site, as the need for larger deliveries becomes less. Although the change in accommodation would alter, together with other factors, it is unlikely that there would be a material change in services being used, for example in waste being produced. As such it is not considered that the use of the site access or other changes would be sufficient to warrant refusal. Although the rear garden area would be reduced in size, similar to that previously proposed, it is considered that as the proposal would reduce the amount of residents by 3, rather than increase the number by 5, this reduction in the rear garden area would not be to such a level as to materially affect neighbouring properties.

The number of windows that would face neighbouring properties has been significantly reduced since the original submission, with 6 windows (together with an emergency access door) in the rear elevation and 2 additional windows in the side elevations now proposed. It is proposed to construct the two side windows using privacy glass, which allows the direction of views to be controlled, and therefore protect the amenities of neighbouring properties. The proposal complies with the Council's separation distances from neighbouring properties (22m and 27m) to the rear and is not considered to cause overlooking of the side neighbours above that which currently exists. It is therefore considered that the application would not be unneighbourly and would not cause a loss of privacy, subject to a condition requiring retention of the privacy windows. The applicant has agreed to allow access to ensure the privacy glass only provides views away from the neighbouring dwellings and has also stated that they are willing to install this sort of glass in any window in which it is determined that it is required.

The size of the extensions now proposed are considered to have a limited impact upon the amenities enjoyed by the surrounding properties. The extension would be stepped from single, to two-storey and then up to three-storey as it moves away from the rear boundary. This therefore helps break up the mass of the extension, whilst also providing some visual relief when viewed from the rear and side. The extensions meet the Council's distance Separation Distances for both two and three-storey extensions, with distances from the neighbours nearest windows being approximately 22m and 27m or over 12m / 16m where there is a blank elevation.

Although the extensions would be visible from all neighbours, it is not considered that it would cause a loss of light to any of the properties sufficient to raise objection, especially as the proposal complies with separation distances from all neighbouring properties. It would be a minimum distance of 22m to the north from 118A & B, thereby limiting its impact, and would be 8m at its nearest point, with the main section being 12m from the blank side elevation of the neighbouring bungalow, No 124A. This bungalow is built close to the dividing boundary, with a very high and prominent boundary wall dividing the two sites towards the rear, and a number of large trees on the boundary adjacent to the existing building, thereby limiting views of the application site.

It is not considered that sunlight to No 124 Coventry Road will be adversely affected by the proposal. This property is situated approximately 18m from the

boundary of the application site, with the proposal being 7m off the boundary at its nearest point, with the main section being approximately 11m off. This thereby gives a total of distance of 25m and 29m respectively from No 124, with the bungalow of 124A and its high boundary wall and a number of very large trees between.

Although the residents of No 124A state that the existing accommodation, including use of the basement and roof space could have been used to provide the necessary requirements, this is not part of this application. The scheme submitted is that which is before the Council and alternatives which may or may not be able to be implemented are not for consideration.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 07 and 08, and specification contained therein, submitted on 27 May 2005 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 4 The first floor windows to bedrooms 6 and 9 in the north and south elevations of the extension hereby permitted shall only be top opening and will be constructed using privacy glazing which shall not allow views towards No 124A Coventry Road and 118A & B Coventry Road respectively and shall be retained as such at all times thereafter. Once the works are completed the applicant/owner shall afford access at all reasonable times to representatives of Warwick District Council Planning Department and shall allow them to observe the privacy glazing to ensure compliance. **REASON** : To protect the amenity of the occupiers of nearby properties.
