
2017/0770

Applicant: Berneslai Homes, C/o NPS Group

Description: Sub-divide commercial care flats into 1 pair of semi-detached dwellings.

Site Address: 8A and 8B Park Road, Thurnscoe, Rotherham, S63 0TG

Site Description

The site is a regular shaped parcel of land located within the grounds of Dearnlea Care Home at the head of Park Road. The existing building is a two storey, red brick building of residential appearance. There are two flat roof porches to the front which wrap around the sides of the building providing covered access at the front and side plus additional floorspace in the form of W/C and store. At the rear of the property there are additional patio doors accessing the rear garden.

There is a grassed area to the front, side and rear of the property with a 1.8m concrete post and wooden fence around the rear and side. A public footpath runs along the southern boundary of the property, accessing the sports grounds and park to the east. A further public footpath runs along the eastern boundary, separated from the site by a fence and high hedge.

Proposed Development

It is proposed to change the use of the property from commercial care flats to two 3 bed houses.

Externally alterations are limited to the laying out of parking and landscaping to the front and rear gardens. Existing fencing is retained where possible with a section relocated along the southern boundary and a new 0.6m fence is proposed along the front of the properties.

The parking for the properties is located within the existing grassed area with gated access and the applicant has confirmed that only two existing spaces are lost from the Care Home Car Park.

History

98/0323 – Erection of 2.150m high palisade security fence approved June 1998

2000/1203 – Erection of first floor extension, construction of pitched roof and erection of conservatory to residential care home approved November 2000

2001/0062 – Erection of two-storey bedroom extension to residential home approved March 2001

2002/1387 – Erection of two-storey extension and one conservatory to residential home approved December 2002.

Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the

development plan as the starting point for decision making. The development plan consists of the Core Strategy and the saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Saved UDP Policies

UDP notation: Existing Community Facility

Local Development Framework Core Strategy

CSP3 'Sustainable Drainage Systems'
CSP8 'The Location of Growth'
CSP9 'The Number of New Homes to be Built'
CSP10 'The Distribution of New Homes'
CSP14 'Housing Mix and Efficient Use of Land'
CSP26 'New Development and Highway Improvement'
CSP29 'Design'

SPD's

- Designing New Residential Development
- Parking
- Open Space Provision on New Housing Developments

Other

South Yorkshire Residential Design Guide

Publication Draft Local Plan

Proposed allocation: Urban Fabric

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or

where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Drainage – No objections.

Highways – No objections subject to the fence along the front boundary being reduced to 0.6m and the provision of appropriate bin storage facilities. Conditions are recommended to cover these aspects.

Yorkshire Water – No comments received.

Representations

The application was advertised by neighbour notification and site notice. One representation has been received from the Care Home who has raised the following concerns:

- Epworth House is situated within the grounds of 8A and 8B Park Road. With the proposal of these becoming family homes, the car park is small and the worry of children playing in the car park and the possibility of damage to staff cars and visitors.
- Currently the only car park space for the property is near the front door, concern is that the care home requires access to emergency vehicles and hospital transport, this could cause issues with family parking and blocking entrances.
- Children playing in the car park may disrupt residents.
- Damage to the home or cars.
- Loud music playing in summertime.

Assessment

Principle of Development

The site is allocated as a Community Facility in the UDP. Therefore Policy CF2 applies which allows the loss of existing community uses where:

- no alternative community use can be found;
- the proposed use is compatible with adjoining land uses; and
- the impact on highway safety is acceptable.

The change of use has been proposed as the existing flats are surplus to the requirements of the care home, having previously been used for nursing accommodation and then extra patient rooms.

The proposed use of residential is compatible to the surrounding area and will not conflict significantly with the existing care home use; it is worth noting that the care home is located within a residential area already. Further, the properties will provide affordable rented accommodation delivering benefits associated with this.

Access to the site and parking are dealt with in more detail below but the acceptability of the proposed in highway safety terms has been agreed with Highway Officers.

Therefore the proposed is acceptable in principle.

Visual Amenity

The proposed is a change of use with external alterations limited to the renewal of doors and windows, creation of parking spaces and the erection of additional fencing around the curtilage. These works will improve the appearance of the existing building and by bringing it back into use, ensure that it is maintained. Therefore the impact on visual amenity is positive.

Residential Amenity

The existing building is located within close proximity to the care home which could give rise to potential issues in relation to a loss of privacy. However, windows in the side elevation are limited to a small entrance porch and W/C at ground floor and bathroom and landing window at first floor. These windows are already in place and it is not proposed to add any more as part of this proposal. Given the windows are to non-habitable rooms and are already in situ it is not considered that they will result in any increase in loss of privacy to the neighbouring care home above what is existing.

Whilst the Care Home is significantly larger than the houses, they are located to the south of the Care Home and the close proximity could lead to some overshadowing of rooms in the Care Home. As this is an existing situation and no extensions are proposed there is no increase in impact. However, as with the windows the removal of permitted development rights for extensions will ensure that any future proposal to extend the property can be subject to detailed assessment.

The Care Home has raised concerns regarding potential noise nuisance from the property and safety concerns relating to children playing in the car park area. However, it is not possible to control this through the planning system. Should noise nuisance arise, this would be dealt with through Environmental Health regulations and there is sufficient private play space provided to the rear of the properties along with a large public park beyond the rear boundary for children.

Highway Safety

Highway Officers initially raised queries regarding access and parking for residents and the loss of parking for the Care Home. The Care Home has also raised concerns regarding the potential for resident parking to conflict with ambulance access and parking for the Care Home. However the proposed provides a dedicated parking space for residents which is considered acceptable by Highway Officers. Further, the Care Home car park has 14 No. standard, 2 No. accessible and 1 large hatched service area for emergency and delivery use. In addition to this there is an area for staff parking to the rear. As only 2 spaces will be lost as a result of this development, with a new parking space provided for each property to the front, Highways have confirmed that there are no objections.

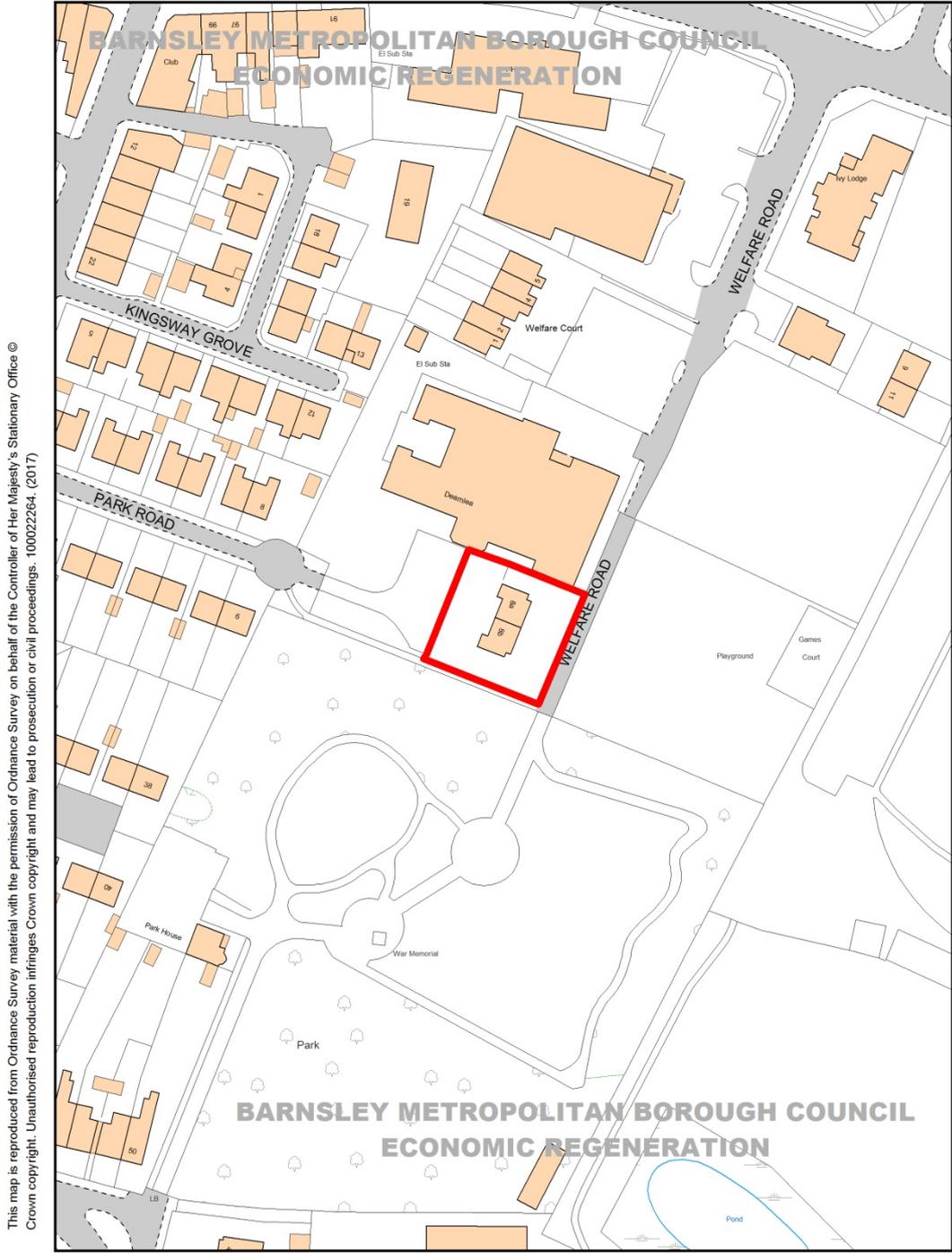
Recommendation

Grant planning permission subject to conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Nos NPS-DR-A-(00)-121 Rev:P5, NPS-DR-A-(00)-012, Rev:P4, NPS-DR-A-(00)-011Rev:P1 and NPS-DR-A-(00)-020 Rev:P1) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard the amenities of the occupants of the adjoining care home in accordance with CSP29.
- 4 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 5 Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 6 Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access.
Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 7 Prior to occupation of the dwellings, a bin collection point must be set aside for collection of waste and waste recycling containers on bin collection day, and this area must not encroach into the car parking spaces or access to the home. This shall be retained as such thereafter.
Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.



BARNSELY MBC - Economic Regeneration

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