

**Report of the Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>20/00592/FUL</b>
<b>LOCATION:</b>	<b>The Grange Nursing Home, 9 Elm Avenue, Attenborough, NG9 6BH</b>
<b>PROPOSAL:</b>	<b>Retain laundry block</b>

The application is brought to the Committee at the request of Councillor Roberts-Thomson

1 Executive Summary

- 1.1 The application seeks planning permission to retain a detached outbuilding, for the purpose of providing a laundry facility.
- 1.2 The site is an established care home located on a quiet residential cul-de-sac.
- 1.3 The main issues relate to the whether the outbuilding would have a detrimental impact on the neighbours in regard to its physical attributes, and its use as a laundry facility in association with the care home.
- 1.4 The benefits of the development are that it would provide a reactive service to meet the needs of the care home residents, reduce the need to contract out (reducing traffic generation), and provide an economic benefit to the care home operator. Subject to conditions, the development would be in accordance with the policies contained within the development plan. This is given significant weight. There would be an impact on the amenities of the residents.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

## APPENDIX 1

1 Details of the Application

- 1.1 The laundry block consists of a detached blockwork built outbuilding with a dual pitched tiled roof, located in the car park area in the western most corner of the site, adjacent to the common boundary with Bengal House, to the north west, and 12 Ireton Grove, to the south west. The outbuilding is intended to be used for the purposes of a laundry facility, associated with the main use of the site as a care home.

2 Site and surroundings

- 2.1 The Grange Nursing Home is a care home which consists of a two storey complex of attached buildings of differing styles. The buildings are in a loose 'T' shape, with a flat roof wing projecting out to the north west. This wing has a parking area to the front and to the rear, with the vehicle access along the north west boundary.
- 2.2 The area is predominately residential in character, with Elm Avenue having detached and semi-detached properties of two storeys in a range of differing styles and sizes. Barratt Lane Conservation Area borders the site along part of the south east boundary, which is the rear garden of 9 Long Lane.
- 2.3 Bengal House is to the north west of the site and shares a common boundary with the site. This is a large detached two storey property which is set off the boundary by 9m. There is a detached garage located directly adjacent to the common boundary, the rear part of which is almost level with the front elevation of the outbuilding. There are trees and hedging along this boundary.
- 2.4 6, 8, 10 and 12 Ireton Grove are to the rear (south west) of the site. These are two pairs of semi-detached two storey dwellings. The properties closest to the outbuilding are nos. 10 and 12, with the outbuilding being directly behind no. 12. The outbuilding is shown on the plan to be 2m off the boundary.
- 2.5 To the south east of the site is Georgian House, on Elm Avenue, which is a large two storey detached dwelling. The property has a single storey extension to its' north west elevation, adjacent to the common boundary. To the south west of Georgian House, also sharing the south east common boundary with the site, is 9 Long Lane. Again, this is a large two storey detached dwelling. This property has a long rear garden of approximately 32m between the rear elevation and the rear boundary and 36m to the closest part of the care home building.
- 2.6 On the opposite side of Elm Avenue, to the north east, are nos. 6, 8, 10, 10a, and 12 Elm Avenue. These are mostly two storey semi-detached properties, with the exception of 10a, which is a detached bungalow with accommodation in the roof.
- 2.7 The application site is within Flood Zones 2 and 3.

**3     Relevant Planning History**

- 3.1     75/00934/OUT – planning permission was granted for a day room and three bedrooms to a private nursing home

76/00462/FUL – planning permission was granted for a day room extension to incorporate 6 bedrooms

81/00431/FUL – planning permission was refused for an extension to the first floor to form 6 additional bedrooms

85/00057/FUL – planning permission was refused for the construction of a first floor extension

85/00622/FUL – planning permission was granted for the construction of an extension to provide 4 additional bedrooms and bathrooms

97/00459/FUL – planning permission was granted for an extension to form a laundry room

20/00435/CLUE – A Certificate of lawful existing development for a small outbuilding granted planning permission in 1998 which was not built until 2015 – 2016, contrary to a condition which states commencement within 5 years of the decision. This application for the certificate was withdrawn by the applicant as it was considered that the outbuilding as built did not relate to the details of the planning permission, which was for an extension, and in addition the outbuilding had not been in place for the minimum period of ten years, which would be required in order to be considered immune from planning enforcement action.

- 3.2     During May to July 2020, (prior to planning permission being applied for) the Council received several complaints relating to the unauthorised use of the laundry building, relating to noise from the tumble dryer; use of the building; dust and lint emission; odour and potential VOC emissions. The operator of the care home was instructed to stop using the building as a laundry facility until suitable mitigation had been implemented and planning permission sought.

**4     Relevant Policies and Guidance****4.1     **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:****

- 4.1.1     The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy 1: Climate Change
- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment

**4.2     **Part 2 Local Plan 2019:****

- 4.2.1     The Council adopted the Part 2 Local Plan (P2LP) on 16 October 2019.

- Policy 1: Flood Risk
- Policy 17: Place-making, design and amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 23: Proposals affecting designated and non-designated heritage assets

#### 4.3 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 16 – Conserving and enhancing the historic environment

### 5 Consultations

#### 5.1 Councillors:

- Councillor E Kerry – no response received
- Councillor R Jackson – no response received
- Councillor T Roberts-Thomson – call in to committee as considers that the use of the facility has had an unacceptable impact on the amenities of the neighbours

5.2 **Council's Environmental Health Officer:** In order to mitigate for the noise and emissions generated from the facility, the applicant is advised to remove the venting and install a condensing non-vented dryer (to remove the need for external vents), which would in turn eliminate the external emissions of lint, odour and VOC's (Volatile Organic Compounds) as the dryer would be a closed system. It is considered that this would remove the potential for concerns in this respect to materialise and remove the need for onerous conditions being applied. It is therefore recommended that conditions be applied in respect of hours of use (recommend between 07.00 and 20.00); machinery to be non-vented type and not externally vented; and detailed specification of any equipment to be used so as to ensure that any noise generated through the use of any plant, machinery or other equipment installed in the outbuilding to not exceed 5dB(A) below existing background sound level when measured according to British Standard BS4142:2014, at a point one metre from the laundry building.

5.3 **Council's Conservation Officer:** Whilst the laundry block is of no architectural merit or is in keeping with the character of Elm Avenue, it is considered that the laundry block, being sited to the rear of the plot, does not result in a negative impact to the character of the Barratt Lane Conservation Area.

5.4 **County Council as Highway Authority:** The care home will retain eight parking spaces, and as there are no works to the public highway, there are no objections to the development.

5.5 **County Council as Lead Local Flood Authority:** No comments

- 5.6 **Environment Agency:** no formal objection, subject to the outbuilding not being used for any accommodation, as floor levels are not high enough to be safe from flooding.
- 5.7 Twelve properties either adjoining or opposite the site were consulted and a site notice was displayed. Thirteen responses were received, objecting on the following grounds:
- Emission of noise, odour and toxicity in the air as a result of the use of the outbuilding. The noise is audible and of a distressing tone, and the emissions are a risk to our and our neighbour's health, including headaches from the tone of noise
  - Lint is visible in the gardens of the neighbouring property, which is a health concern for those with asthma and other breathing difficulties
  - Significant impact on the use and enjoyment of the rear gardens of neighbouring property due to noise and fumes
  - The development is not in keeping with / unsympathetic to Attenborough Village, and on the edge of the conservation area. Sets a precedent for commercial activity in a residential area
  - The outbuilding has been built over two or three parking spaces which reduces car parking availability by 25% and has noticeably impacted on parking levels on both Elm Avenue and on Long Lane, thus pushing more traffic onto Ireton Grove, which already struggles from the train station commuter parking
  - The inaccuracies in the report are concerning – the date of construction in the report is wrong, as the construction started no earlier than the summer of 2018, was then on hold, and the roof not put on until early 2020. The use started in April 2020. Additionally, the drawings give a false representation of the location of the building, which is actually erected closer to the boundary wall. Other inaccuracies on the application form
  - The owner has not sought planning permission prior to the erection of the outbuilding as they did not expect it to be approved so have attempted to illegally build the laundry room hoping not to be discovered
  - The use is an industrial process in a residential area, with levels of use far more than ordinary domestic laundry use. Bedding from care homes could be considered as biohazardous, due to the high temperatures and needing special treatment / chemicals
  - Fumes emitted from the use raises concerns for impact on health
  - Laundry in bags have been seen, along with other waste, dumped around the outside of the building, which is a health hazard
  - The illegal laundry room should be removed and revert to using the laundry room in the main building
  - The use has been the subject of numerous complaints to the Council's Environmental Health team, since the start of its unauthorised material use. The use has been prohibited since early July
  - The location of the building, close to neighbouring properties, is inappropriate given the use, and is closer than the actual care home
  - The noise report submitted as part of the application is misleading and unrepresentative, as the measurements were not taken using the laundry equipment, but rather a smaller laundry equipment, used as a test. Temporary measures have also been taken which include cladding vents in plywood in order to reduce noise. These measures represent a fire risk and are not shown on the

submitted plan. No specification sheets have been submitted for the proposed equipment

- No details submitted in regard to soundproofing, and no suitable base or foundations have been used. Laundry areas in a hotel typically recommend bolting the machines to a concrete slab in order to minimise complaints from guests
- Other noise nuisance experienced, such as that generated by staff using the facility, and congregating around the building, talking, often at unsociable hours such as 6am on weekends. Since the use ceased, these incidents have also ceased
- There is published evidence that householder dryer vents are the source of health problems, which will be amplified by the excessive volume of air from oversized industrial gas powered machines in close proximity to neighbouring properties
- A serious drop in air quality has been measured, which shows the quality to be worse than that of nearby main roads, when machines have been running, contrary to the 2019 clean air strategy
- Foul smells experienced include those from dryer vent exhausts; detergent and bleach fumes; products of gas combustion including carbon monoxide and CO<sub>2</sub>; from residential drainage unable to cope with the commercial process; and from contaminated laundry stored externally. These have been strong enough to cause nausea and linger in the house and street
- The site is already 'overdeveloped' and has been the subject of many refusals and restrictions. Other outbuildings in the area have been restricted from being used for trade or business
- The trees to the boundary to properties on Ireton Grove have previously been safeguarded through previous planning conditions in order to protect neighbouring privacy and amenity. One tree has been damaged following the erection of the building
- The rear of the outbuilding has become a dumping ground for waste, which creates a habitat for vermin and constitutes a public health risk
- The building is unfit for purpose according to relevant standards, for example, no sluice room is shown; no separation of contaminated and clean bedding; laundry left outside
- Use of gas dryers is contrary to national Government policy on climate change
- Safety concerns in regard to use of gas appliances left running unattended adjacent to residential properties
- The outbuilding, if allowed, would restrict development at other nearby properties, for example householder extensions where the laundry use would have an impact on the enjoyment of the extensions, or where the use of traditional materials such as glazing would not be enough to meet the required level of sound insulation
- The development would put significant strain on local drainage and should be considered as trade effluence
- Opposed to the storage and use of hazardous chemicals in significant quantity within close proximity to neighbouring properties
- The development offers no benefit to the surrounding community and serves only to reduce operational costs to the applicant, where more appropriate methods for dealing with laundry are available. Such alternatives are already being used (since the order to cease use of the building) and would question why this arrangement cannot be continued
- The installation does not comply with relevant BS standards such as details of gas emergency cut off; vent flue being shortened; no risk assessment

- The laundry room could be used to process from other care homes in the ownership of the applicant
- The applicant failed to act promptly to repair / attend to a faulty machine which became excessively noisy, and only stopped the use when forced to do so by the Environmental Health section of the Council
- There is no national or local precedent for the placement of industrial laundry machines in close proximity to residential properties and therefore no data or experience in respect of long term effects on health
- The care home has been in use constantly which is contrary to that declared on the application form.

## 6 Assessment

6.1 The main issues for consideration are the impact of the use and physical building on the amenities of the occupiers of nearby property; design; loss of parking; and impact on the character of the adjacent conservation area.

### 6.2 **Principle**

6.2.1 Policy 10 of the Aligned Core Strategy (ACS) requires development to make a positive contribution to the public realm and sense of place; to create an attractive, safe, inclusive and healthy environment; be adaptable to meet the changing needs of the occupiers and the effects of climate change; and to reflect the need to reduce the dominance of motor vehicles. Policy 17 of the Part 2 Local Plan (P2LP) requires development to accord with several criteria, including: integrate into its surroundings; provide sufficient and well integrated parking and safe and convenient access; provides adequate external storage and amenity space; and ensures a satisfactory degree of amenity for the occupiers of neighbouring properties.

6.2.2 Policy 19 of the P2LP states that development will not be granted for development which would result in an unacceptable level of pollution, or is likely to result in an unacceptable exposure to sources of pollution or risks to safety; or be liable to result in the infiltration of contaminants into groundwater resources, unless measures would be carried out as part of the development to prevent this.

6.2.3 Policy 11 of the ACS and Policy 23 of the P2LP seek to ensure that heritage assets and their settings are conserved and / or enhanced in line with their interest and significance.

6.2.4 Policy 1 of the ACS and Policy 1 of the P2LP seek to ensure that development does not increase the risk of flooding on the site or surrounds, or result in an increased risk to persons or property.

### 6.3 **Design**

6.3.1 In terms of the design of the outbuilding, the elevations are finished in breeze blocks and has a tiled roof. The scale is that of a small garage and is not considered to be an alien feature, in itself, in the area or in the street scene, where there are examples of larger detached garages and outbuildings that can be seen from the public domain. The outbuilding is located to the rear of the plot and is not

considered to be highly visible, given its context. The outbuilding is therefore, in terms of scale and design, considered acceptable, subject to the external elevations being rendered or otherwise faced in a different material. Details of the elevational treatment, and implementation of the approved finish can be secured by condition.

#### 6.4 Amenity including Pollution

- 6.4.1 It is considered that the physical attributes of the outbuilding itself, due to its position to the rear of the plot, would not result in any significant impact on the amenities of the occupiers of nearby property, in terms of loss of light, privacy or outlook.
- 6.4.2 The use of the outbuilding as a laundry facility in association with the care home has clearly led to complaints from nearby residents in respect of noise, odours and other pollution such as lint emissions, being made to the Environmental Health team, and which have in turn led to the use being required to cease.
- 6.4.3 The three closest properties considered to be most affected by the use are 11 Elm Avenue, the detached property to the north west of the site, and 10 and 12 Ireton Grove, to the south west (rear) of the site. The rear gardens of these properties are adjacent to the laundry facility.
- 6.4.4 The grounds of objection received cited problems in regard to noise, particularly the 'tone', which led to headaches and meant the garden area was rendered unusable, and noise arising from the hours of use e.g. comings and goings; level of emissions emanating from the external vent (from the dryer); and the emission of lint, coming from the external vent, which was cited as a concern in terms of impact on health for neighbouring residents with asthma or other breathing difficulties.
- 6.4.5 It is considered that the use of the facility as a laundry would be acceptable if it can be operated without causing detriment to the amenities of the nearby occupiers. This would require the noise of the machinery to be audible at or below background level noise outside of the building; hours of use to be restricted to reasonable hours; and cessation of emissions emanating from the facility.
- 6.4.6 It is important to note that in assessing the application, the Council has an obligation to uphold the aims of the Noise Policy Statement for England (2010) to 'avoid *significant* adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development'. As such the Council are unable to assess the proposed development with the aim that there should be *no* adverse impact.
- 6.4.7 The Environmental Health team have been working with the applicant to seek a workable solution. Amended plans that see the removal of the external vent have been received, and the Environmental Health team recommend conditions to mitigate and minimise all potential impacts of concern as much as is reasonably possible and are satisfied that through these conditions, adequate controls can be implemented to ensure that the development does not give rise to *significant* adverse impacts. These measures can be secured by condition and include requiring all machinery to be non-vented externally (for example, by using a



condensing dryer); requirement for noise to not exceed 5dB(A) below background noise levels measured at a point one metre from the laundry building; and hours of use. These conditions will be imposed on the decision. It is considered that as the area is particularly quiet then the hours of operation should be restricted to be between 07.00 and 20.00 hours on any day, in order to both protect nearby residents and in order for the facility to meet the needs of the use of the main building as a care home, where access to laundry facilities would need to be accessed every day in order to respond to the care home occupiers' needs.

- 6.4.8 The applicant has submitted a statement stating the intention to keep the dryer in the main building and only use the outbuilding for the washing machine, so as to keep noise to a minimum, and expresses support of recommended hours of operation. Whilst this is welcomed, it is considered that as it would be unreasonable and unenforceable to restrict the type of machinery used in the building, the recommended conditions in respect of noise levels and hours of operation would be sufficient to safeguard neighbour amenity.

## **6.5 Impact on Heritage Assets**

- 6.5.1 Given that the outbuilding is not located directly adjacent to the Barratt Lane Conservation Area, being to the opposite side of the plot, and as such is not viewed in the context of the setting of the Conservation Area, it is considered that the outbuilding would preserve the character and appearance of the Conservation Area.

## **6.6 Access**

- 6.6.1 The outbuilding has been located within the existing car parking area, resulting in the loss of parking spaces. The Highway Authority have no objections to the development, as 8 parking spaces will be retained (and thereby considered adequate) and there are no works proposed to the public highway. Whilst it is noted that Elm Avenue is a narrow highway (and not adopted) and that parking on street is therefore constrained, it is considered that the loss of parking spaces on the site would not have a significantly detrimental impact on highway safety in the immediate area. There are opportunities to park considerately and legally on Long Lane, without detriment to highway safety or to the detriment of nearby residents.

## **6.7 Flood Risk**

- 6.7.1 There are no objections to the outbuilding from the Environment Agency, subject to the building not being used as sleeping accommodation. All consumer units and electrical points have been set at a minimum height of 1.6m and internal fabric boarding to a height of 1.5m, and will be allowed to flood. It is therefore considered that the development would not result in a significant increase in flood risk to property or persons.

## **6.8 Other Matters**

- 6.8.1 It is acknowledged that there are some inaccuracies in the report in regard to the date of commencement of both the construction of the building and the use as a laundry facility. This is noted, and is partly the reason why a previous application

for a certificate of lawfulness was rejected. The planning application under consideration seeks to retain the building and use as built. It is acknowledged that the applicant did not seek planning permission prior to the building being erected or the use starting.

- 6.8.2 The use of the building as a laundry facility is not classed as an industrial process, as it is an ancillary operation to the authorised use of the main building as a care home, which is a residential use. Whether the laundry generated from the care home is considered a biohazard, whether the facility is 'fit for purpose' in regard to relevant CQC standards and in terms of the type of machinery used (gas) are not material planning matters.
- 6.8.3 An observation has been made in respect of laundry bags and other waste being 'dumped' outside of the building, which is a health hazard. This is not a material planning matter to be considered as part of the planning application, however, should the land be or become 'untidy', enforcement action can be considered to ensure the land is kept in a tidy state.
- 6.8.4 Comments are noted in respect of the building being 'illegal' and that it should be removed and the laundry facility revert to be within the main building. Firstly, the building and use are not 'illegal'. The building, and therefore how it is used, is unauthorised.
- 6.8.5 In respect of the planning history for the site, there have been two planning applications for the construction of first floor extensions to form 6 additional bedrooms (81/00431/FUL and 85/00057/FUL) on the grounds of loss of amenity, over intensive development, generation of traffic, lack of parking and the design being out of character. However, it is also noted that a planning application for an extension to provide 4 additional bedrooms and bathrooms was subsequently granted planning permission (reference 85/00622/FUL). These planning applications refer to extensions to the existing building, and cannot be readily compared to a planning application for an outbuilding.
- 6.8.6 In regard to other outbuildings in the area being restricted to residential use only (for example, no trade or business), it is not clear as to which addresses this restriction has been applied to. In any case, these are residential properties and should a restrictive condition have been imposed, this would be for the purpose of ensuring that the residential use of the respective sites would not be used for commercial purposes.
- 6.8.7 In regard to the trees on the boundary to properties along Ireton Grove, it is noted that none of these trees (mostly evergreen / conifers) are protected by Tree Preservation Orders or are otherwise protected by virtue of being located within a conservation area. There is reference to the trees being safeguarded, however the reference is to a condition imposed on planning permission reference 76/00462/FUL, which was for the provision of day room facilities and construction of an extension to incorporate 6 bedrooms:

*Condition 2: The existing row of trees along the south west boundary of the site [that is, to Ireton Grove] shall be retained and during building operations shall be*

*adequately protected. In the event of any tree being damaged it shall be replaced by a similar mature tree to the satisfaction of the Local Planning Authority.*

- 6.8.8 More than 40 years has passed since this planning decision was issued. Clearly, trees and other planting will have grown or died back naturally during this time and as such the trees along the boundary may not be the same as those in 1976, or will have changed in shape and form in any case. Notwithstanding this, the spirit of the condition was to ensure that the development as approved in 1976 did not unnecessarily damage or see the removal of the planting on the boundary during construction. No significant damage to the trees was witnessed by the case officer at the time of their visits to the site or the neighbouring properties.
- 6.8.9 The granting of planning permission would not necessarily result in the restriction of development at other properties. Soundproofing and other measures would need to meet current Building Regulations standards, separate to the planning process.
- 6.8.10 There have been no objections to the use from the Environment Agency and the County as Lead Local Flood Authority in respect of impact on drainage. Drainage would need to comply with Building Regulations requirements.
- 6.8.11 There is no evidence to support the statement that storage of hazardous chemicals 'in significant quantity' will be stored at the facility.
- 6.8.12 There is a comment which states that the development offers no benefit to the surrounding community and serves only to reduce the operational costs to the applicant, where more appropriate methods for dealing with laundry are available. Whilst there may be alternative methods to deal with the laundry generated by the care home, it is not unreasonable to expect for laundry to be treated on site in order to be more reactive to the needs of the occupants, and to ensure that the care home reduces operational costs which can then be allocated to other costs, for example the wellbeing of the care home residents. The care home in itself is a benefit to the community, as residents (existing and future) may be local to the area.
- 6.8.13 The laundry facility is relatively small in scale, and as such it is not anticipated that there would be capacity to enable the facility to be used for the laundry from other care homes. In any case, the facility would need to operate within the parameters of the recommended conditions, which would naturally restrict the amount of laundry which can be processed in any one period of operation.

## 7 Planning Balance

- 7.1 The benefits of the proposal are that it would provide a reactive service to meet the needs of the care home residents, reduce the need to contract out (reducing traffic generation), and provide an economic benefit to the care home operator.
- 7.2 The negative impacts are the potential impact on the amenities of the occupiers of nearby property in terms of noise, odours and disturbance.
- 7.3 On balance, it is considered that the outbuilding, and its use as a laundry facility, would be acceptable subject to the imposition of appropriate conditions.

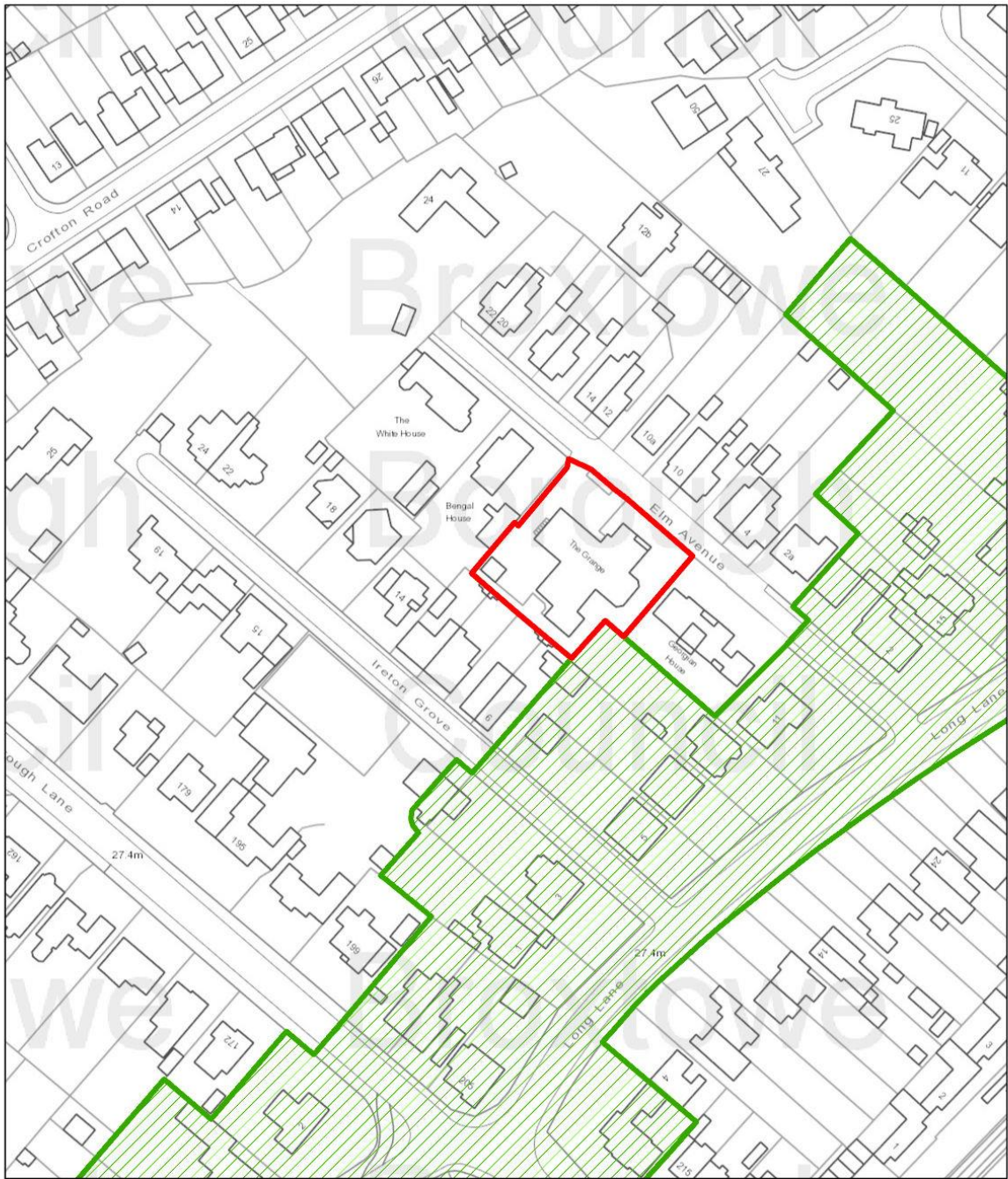
8 Conclusion

8.1 Recommend that planning permission be granted subject to conditions.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</b>	
<b>1.</b>	<b>The development hereby permitted shall be carried out in accordance with the site location plan, received by the Local Planning Authority on 03.09.20, drawing number GRANGE-IDS-355-10-00-002 Rev A, received by the Local Planning Authority on 01.10.20, and drawing number GRANGE-IDS-355-10-00-003 Rev A, received by the Local Planning Authority on 08.12.20.</b>  <b><i>Reason: For the avoidance of doubt.</i></b>
<b>2.</b>	<b>The development hereby permitted shall not be used outside the hours of 07.00 to 20.00 hours Monday to Friday, and not outside the hours of 09.00 to 20.00 hours on Saturdays, Sundays and Public Holidays.</b>  <b><i>Reason: In the interests of the amenities of nearby residents and in accordance with Policies 17 and 19 of the Broxtowe Part 2 Local Plan (2019).</i></b>
<b>3.</b>	<b>Any plant, machinery or equipment hereby installed within the outbuilding shall not be vented externally.</b>  <b><i>Reason: In the interests of the amenities of nearby residents and in accordance with Policies 17 and 19 of the Broxtowe Part 2 Local Plan (2019).</i></b>
<b>4.</b>	<b>The total rating level resulting from the use of any plant, machinery or equipment hereby installed pursuant to this permission, shall not exceed 5dB(A) below existing background sound level when measured according to British Standard BS4142:2014, at a point one metre from the laundry building.</b>  <b><i>Reason: In the interests of the amenities of nearby residents and in accordance with Policies 17 and 19 of the Broxtowe Part 2 Local Plan (2019).</i></b>
<b>5.</b>	<b>Within one month of the date of the decision, details of the treatment of the external faces of the outbuilding shall be submitted. The external treatment shall then be carried out in</b>

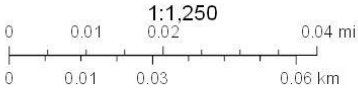
	<p>accordance with and within two months of the date of the approval of the details.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
	<b>NOTES TO APPLICANT</b>
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

The Grange Elm Avenue



1/4/2021, 11:45:32 AM

-  Conservation Area
-  Site



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Photographs



View of outbuilding from front of care home (Elm Avenue)



Outbuilding, located in the western corner of the site



Mature trees to the Ireton Grove boundary



View of site from garden of 12 Ireton Grove

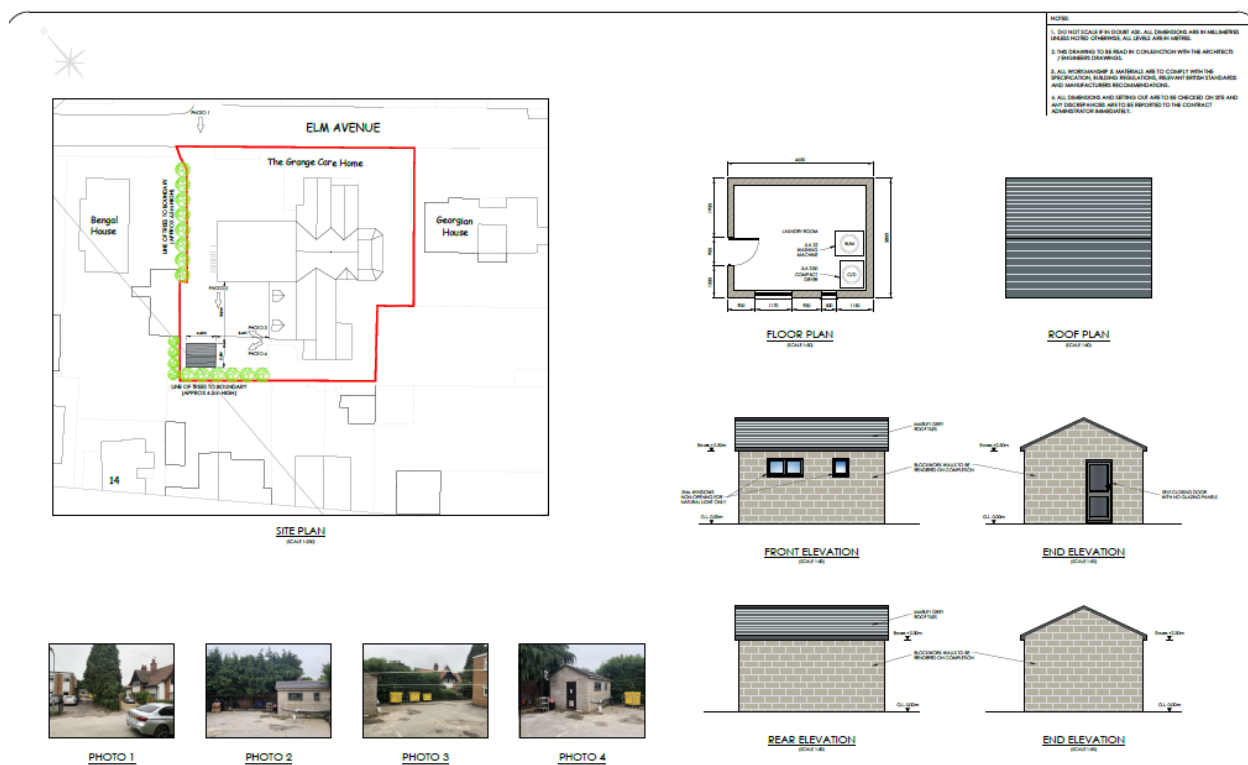


View of outbuilding from garden of 11 Elm Avenue

**Plans (not to scale)**



Block Plan



Plans and elevations