

Report of the Chief Executive

APPLICATION NUMBER:	20/00714/FUL
LOCATION:	259 High Road Chilwell NG9 5DD
PROPOSAL:	Construct link extension and change use from residential (Class C3) to residential care home (Class C2)

The application is brought to the Committee at the request of Councillor Cullen.

1 Executive Summary

- 1.1 The application seeks planning permission for a single storey link extension between 259 High Road and the Landermeads complex; and a change of use of 259 High Road to a residential care home, in association with Landermeads.
- 1.2 The site currently comprises of a two storey semi-detached dwelling, and is located in the Chilwell Conservation Area.
- 1.3 The main issues relate to whether the principle of the change of use and the extension would be acceptable, if there would be harm to the character and appearance of the conservation area and to the setting of the Listed Building, and whether there will be an unacceptable impact on neighbour amenity and highway safety.
- 1.4 The benefits of the proposal are the retention of the building as a residential use, and the provision of targeted accommodation to the benefit of the existing care home residents and compliance with policies contained within the development plan. This is given significant weight. There would be the potential for an impact on designated heritage assets but this is outweighed by the benefits of the scheme.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix, and subject to no additional responses being received post committee.

Appendix 1

1 Details of the Application

- 1.1 A brick built, flat roof link extension, with a footprint of 1.95m x 2.6m, and having a lantern style roof light, is proposed to be constructed between 259 High Road and the north east elevation of the Landermeads Care Home. A change of use of 259 from residential (Class C3) to a three-bedroom residential care home (Class C2), associated with Landermeads, is proposed.
- 1.2 259 High Road would be used as a semi-independent living unit for the use of residents of the care home, in an assisted living environment.

2 Site and surroundings

- 2.1 259 High Road is a two storey semi-detached property with a small front garden, enclosed by a low brick wall. Access to the rear garden and outbuildings is via a path to the south west side of the property.
- 2.2 255 High Road is the attached semi, to the north east of the site.
- 2.3 To the south west and wrapping round to the rear (south east) is the Landermeads Nursing Home complex. It is understood that the nursing home specialises in dementia care. Landermeads consists of the original house called The Meads, a Grade II listed building, which was a farmhouse originally, and is to the south west of the site. Fronting High Road, and between The Meads and the application site, is a gabled wing to the house, which has the appearance of a former barn or stables. The 'Meads' has been altered and extended such that there is a modern two storey wing to the rear of this lower height building, set away from the boundary with the application site for the most part. A glazed link is between this and the original house, and also linked to a larger single storey extension to the rear of that, which continues along the north east boundary and to the south east boundary of the Landermeads site. A parking area is to the south west of the nursing home site, accessed from High Road.
- 2.4 Opposite the site there are two dwellings, 228 High Road, a Grade II Listed Building, which is a two storey detached building set back from the road, and 226 High Road to the east of this, which is also a two storey detached dwelling, although this is set forward of its neighbour.
- 2.5 High Road itself at this point is relatively narrow, having a village character. The site is within the Chilwell Conservation Area.

3 Relevant Planning History

- 3.1 There is no relevant planning history for the site. However, the following planning history for Landermeads is considered relevant:

- 3.2 In 1987, planning permission was granted for the change of use of The Meads to a nursing home and to form a car park and vehicular access. Reference 87/00479/FUL.
- 3.3 In 1992, planning permission was granted for the construction of an extension to create 35 additional bedspaces. Reference 92/00580/FUL.
- 3.4 In 2000, planning permission was granted to construct two storey and single storey extensions, creating an additional 16 bedspaces. Reference 00/00848/FUL.

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 A: Presumption in Favour of Sustainable Development
- 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 17: Place-making, design and amenity
- 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 9 – Promoting sustainable transport.
- Section 12 – Achieving well-designed places.
- Section 16 – Conserving and enhancing the historic environment

5 Consultations

5.1 **Council's Conservation Adviser:** the proposed structure is set back from the street and would not be visually prominent. It appears to be connected to a previous link structure rather the front section of the Listed Building. Would suggest that the link could be 'lighter weight' for example more glazing, which would reflect that used in a previous extension on the site. However, this would not be a reason for objection, but is something that should be acknowledged. The choice of a lighter material would allow for the two buildings to have a clear distinction and may also appear more 'temporary' in nature, giving the ability to convert the dwelling back to a single unit should the requirement change.

- 5.2 **Council's Environmental Health Officer:** No objection, subject to notes to applicant in respect of sound insulation; contractor hours; and no bonfires on site.
- 5.3 **County Council as Highway Authority:** No concerns regarding the proposal. Note that the existing dwelling has no off-street parking and the occupants would therefore choose to park outside the dwelling on High Road, which has no traffic regulation orders. The proposal to convert the dwelling with link to the existing care home to provide an additional three bed spaces would generate the demand for one additional space as opposed to the generation of two spaces for the current use. The road safety team report no injury accidents on High Road between Bye Pass Road and School Lane, between 01.01.17 and 30.09.20. Consultations are ongoing in respect of proposals for Traffic Regulation Orders within the vicinity of the site.
- 5.4 Three properties either adjoining or opposite the site were consulted, a site notice was displayed and a press notice published. 13 objections were received, on the following summarised grounds:
- the nursing home has expanded without provision of parking facilities for staff and visitors, which has resulted in increased on-street parking on the High Road, causing congestion, and restriction of access/egress to neighbouring drives.
 - This stretch of High Road is narrow, with footways either side being inadequate or absent, and is a bus route with frequent service. Vehicles coming along the High Road often go over the speed limit. This poses a danger to pedestrians and will worsen as more cars park on the road.
 - Efforts by local residents to get parking and speed restrictions on this stretch of High Road have been unsuccessful
 - Parking by staff and visitors on The Close causes an obstruction at the junction of High Road
 - Additional expansion without further consideration of road layout, pedestrian crossing or traffic calming is reckless
 - Whilst the proposal doesn't appear to increase the amount of residents living in the home (overall), the type of care may increase staff numbers
 - Landermeads is overdeveloped and in the wrong location. This is a highly developed residential area and there is no land to expand further
 - the car park is inadequate for the needs of the home
 - The road flooded last year, as the drains were blocked, due to cars being parked on the road and as such the road-sweeper cannot clean that side of the road to keep the drains free of leaves and debris
 - Nearby residents are being deprived of our amenities due to volume of parking at present. Street cleaning, refuse collection and emergency services can all be hampered.

6 Assessment

- 6.1 The main issues for consideration are the principle of the change of use and whether the proposal would have an impact on heritage assets, neighbour amenity and highway safety.

6.2 Principle

- 6.2.1 The proposed use of the building is considered to retain the residential nature of a dwelling and as such, subject to the matters below, is considered to be acceptable in principle.

6.3 Heritage

- 6.3.1 The buildings fronting the Landermeads site are Grade II Listed, and the site is within the Chilwell Conservation Area. There are two detached properties opposite the site (228 and 230) which are also Grade II Listed Buildings. It is considered that whilst the link building could be built of or designed with lighter materials, in order to provide a visual break in the two buildings, given the set back from the frontage, its small scale and that the link is not connecting the Listed Building to 259 High Road, the development is considered to have less than significant harm to the setting of the Listed Building and it would preserve the character and appearance of the Chilwell Conservation Area. The benefits of the proposal in providing additional accommodation for the adjacent care home and maintaining the building in a residential use are considered to outweigh any harm to heritage assets.

6.4 Amenity

- 6.4.1 As the link extension would be between the two buildings and not in direct view of the neighbouring properties, being set back from the front elevation, it is considered that the extension would not have a significant impact on neighbour amenity in terms of loss of light, outlook or privacy. In regard to the use, the nature of the use as residential care home would not be significantly different to the current use as a dwelling and as such it is considered that there would be no significant impact in terms of increase in noise and disturbance for the occupiers of the neighbouring semi.

6.5 Highway Safety

- 6.5.1 There are clearly significant concerns in regard to parking and associated problems on this stretch of High Road, which is the main topic of the objections received.
- 6.5.2 The agent and applicant have both stated that there is no intention to increase the total number of residents at the care home overall, but rather are finding further space for the people that they already support; the proposal is intended to provide assisted living facilities for a maximum of 3 residents, living semi-independently in a house setting as a family group. There would be no increase in activity, due to the link building, or to staffing levels. None of the residents would own or have access to a vehicle and as such demand for parking would be reduced, when compared to a dwelling. There is no anticipated increase in visitor numbers. A cycle shelter is on order, separate to this application, which should also help encourage staff to use more sustainable modes of transport.

6.5.3 The change of use of 259 from a dwelling to a care home in itself would not generate any additional demand for on street parking. The dwelling, being three bedroomed, could potentially generate two vehicles which would need to be accommodated on-street since there is no off street parking associated with the property. The occupiers of the care home (proposed to be three residents) would not have access to their own vehicles. The applicant confirms that there would be no increase in staff levels, due to the needs of the residents who will be living semi-independently, and as such there would be no greater demand for on-street parking. It is also noted that as the site is located on a well-served public transport route; staff and visitors have the option to use this sustainable means of transport rather than the private motor vehicle.

6.5.4 As such it is considered that the change of use to care home, associated with Landermeads, would not result in a significant increase or cumulative impact in terms of traffic generation, or result in a detriment to highway safety, as there would be no increase in resident or staff numbers, and compared to the existing use, it would likely generate less demand for on-street parking.

6.6 **Other Matters**

6.6.1 Surface flooding of the road has been raised as a concern, and stated that this has been caused by the inability of the road sweeping teams to clear debris from the road, due to parked cars on High Road. This is not a material planning matter, however notwithstanding this, it is considered that the proposal would not generate any additional on-street parking and that it would have no greater impact on surface water drainage than the existing situation.

6.6.2 Similarly, the proposal would not result in a significant impact on the ability of refuse collection, street cleaning or emergency vehicles to carry out these services.

7 Planning Balance

7.1 The benefits of the proposal are that the care home would enable more targeted service provision, to the benefit of the users of the facility, and would enable the retention of a residential use, which could be converted back to a dwelling should there be a demand in the future.

7.2 The negative impacts are the impact on heritage assets.

7.3 On balance, given the size and siting of the link building, it is considered that, for the reasons above, the negative impacts would not outweigh the benefits of the proposed development.

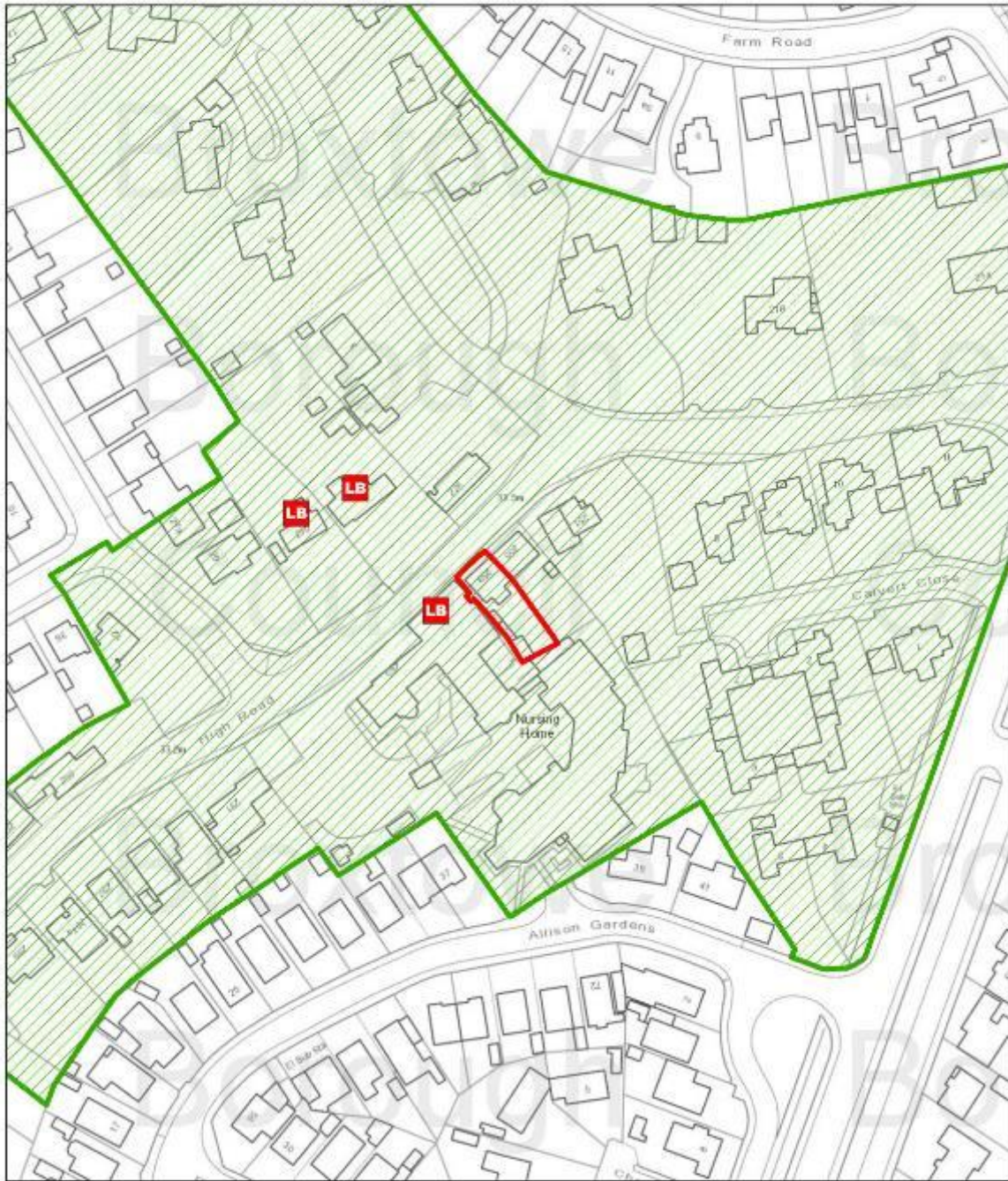
8 Conclusion

8.1 Grant planning permission subject to conditions. The proposal is in accordance with the aims of Policies A, 10 and 11 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019).

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the site location plan received by the Local Planning Authority on 16.11.20, the proposed block plan and drawings numbered 20/988/03 and 20/988/04 received by the Local Planning Authority on 10.10.20.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No above ground works shall be carried out until details of the manufacturer, type and colour of the door, bricks and coping stones to be used in facing elevations have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.</p> <p><i>Reason: Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and Policies 10 and 11 of the Aligned Core Strategy (2014).</i></p>
NOTES TO APPLICANT	
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The developer should ensure that sound insulation to limit the transmission of noise between each use achieves the minimum requirements as contained in the current version of British Standard Approved Document E.
3.	Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no

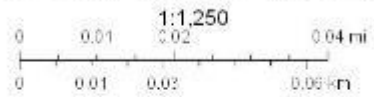
	noisy works on Sundays and Bank Holidays.
4.	Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.

259 High Road Chilwell NG9 5DD



2/15/2021, 9:49:13 AM

-  Conservation Area
-  Listed Building
-  Site



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Photographs



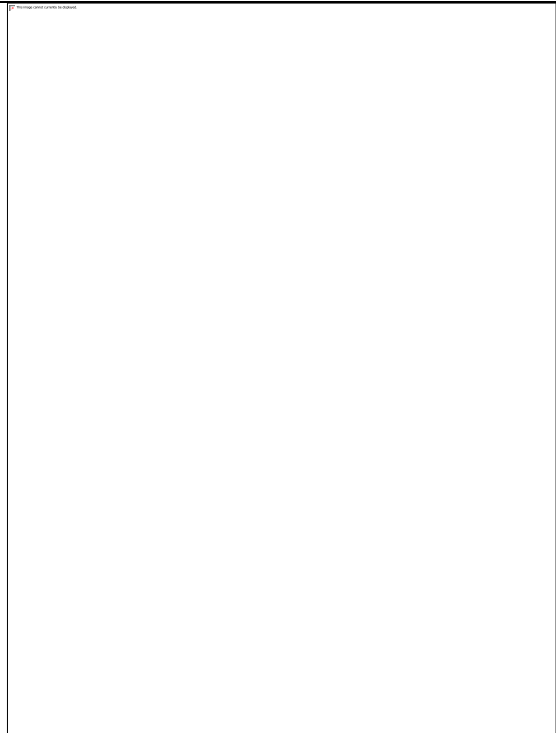
259 High Road, with Landermeads nursing home complex to the right



Gap between 259 and the adjacent home, site of the proposed link building

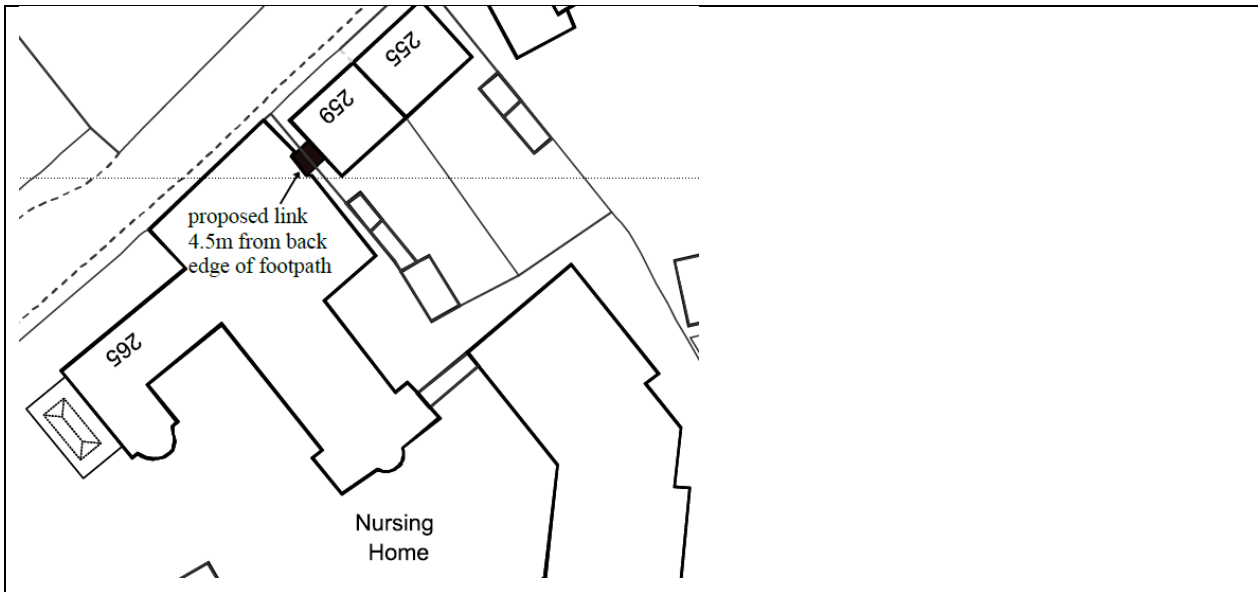


North east elevation of the adjacent building. The link would be to the flat roof element that can be seen to the rear of the adjacent building



Existing glazed link between The Meads building and Catherine Tam House, viewed from High Road

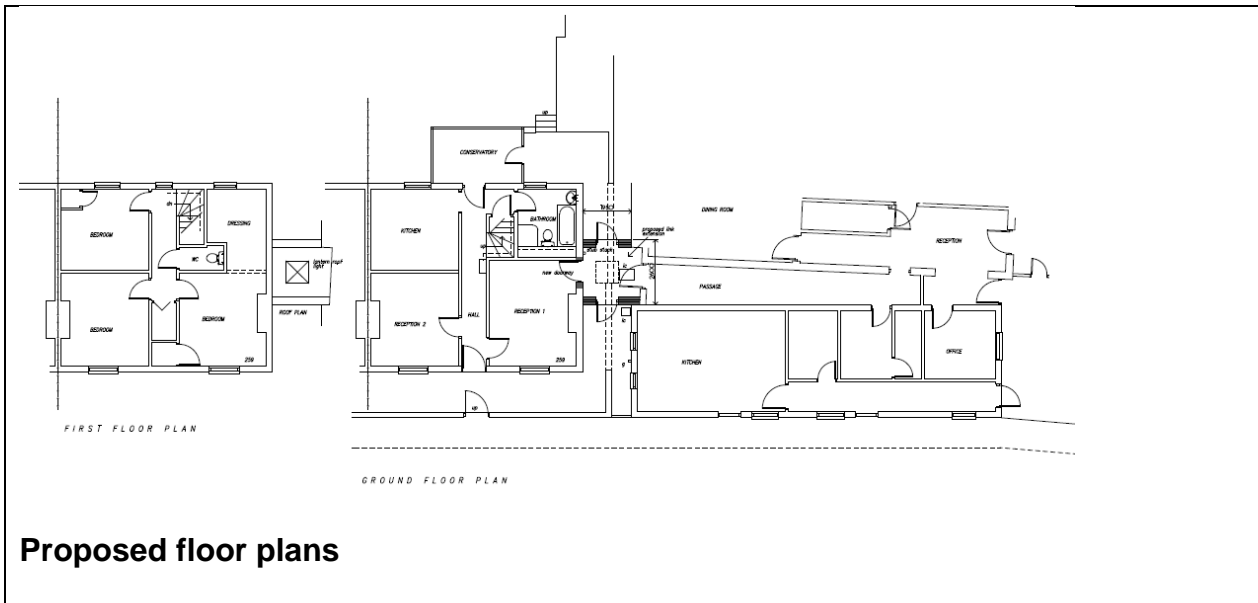
Plans (not to scale)



Block Plan of proposed link between 259 High Road and Landermeads



Proposed elevation to High Road



Proposed floor plans