

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)

1 Executive Summary

- 1.1 The application was first brought before Planning Committee 10 March 2021 with a recommendation for approval and the original committee report attached at appendix 2. Members resolved to defer making a decision on the application in order that a discussion with the applicant could be had in regard to the possibility of providing additional car parking within the associated site, Landermeads.
- 1.2 The application is being returned to committee following the receipt of additional information and a revised parking layout.
- 1.3 The changes to the parking layout at the adjacent Landermeads site see an additional four spaces created.
- 1.4 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in appendix 1. The first report is included at appendix 2.

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 a three bedroomed residential dwelling (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 Relevant Policies and Guidance

- 2.1 The relevant policies have previously been set out in the original committee report, attached as an appendix.

3 Re-consultations

- 3.1 Re-consultations were not considered necessary, as the deferral was to enable discussions to take place with a view to obtaining additional parking on the adjacent site, Landermeads.

4 Assessment

- 4.1 Additional information in the form of a parking layout at the adjacent site, Landermeads, has been submitted. This demonstrates that an additional four parking spaces can be provided.
- 4.2 Whilst it is acknowledged that the requirement to provide additional parking falls outside of the scope of the consideration of the original application, the applicant has demonstrated their willingness to work with the Local Planning Authority in order to help to address existing parking and highway concerns in the immediate area, and the additional off-street parking would result in a net gain of a minimum of two and a maximum of six spaces on the public highway.

5 Planning Balance

- 5.1 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. The additional off-street parking provided would go toward addressing existing parking problems in the immediate area.
- 5.2 The negative impacts are the impact on heritage assets.
- 5.3 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.

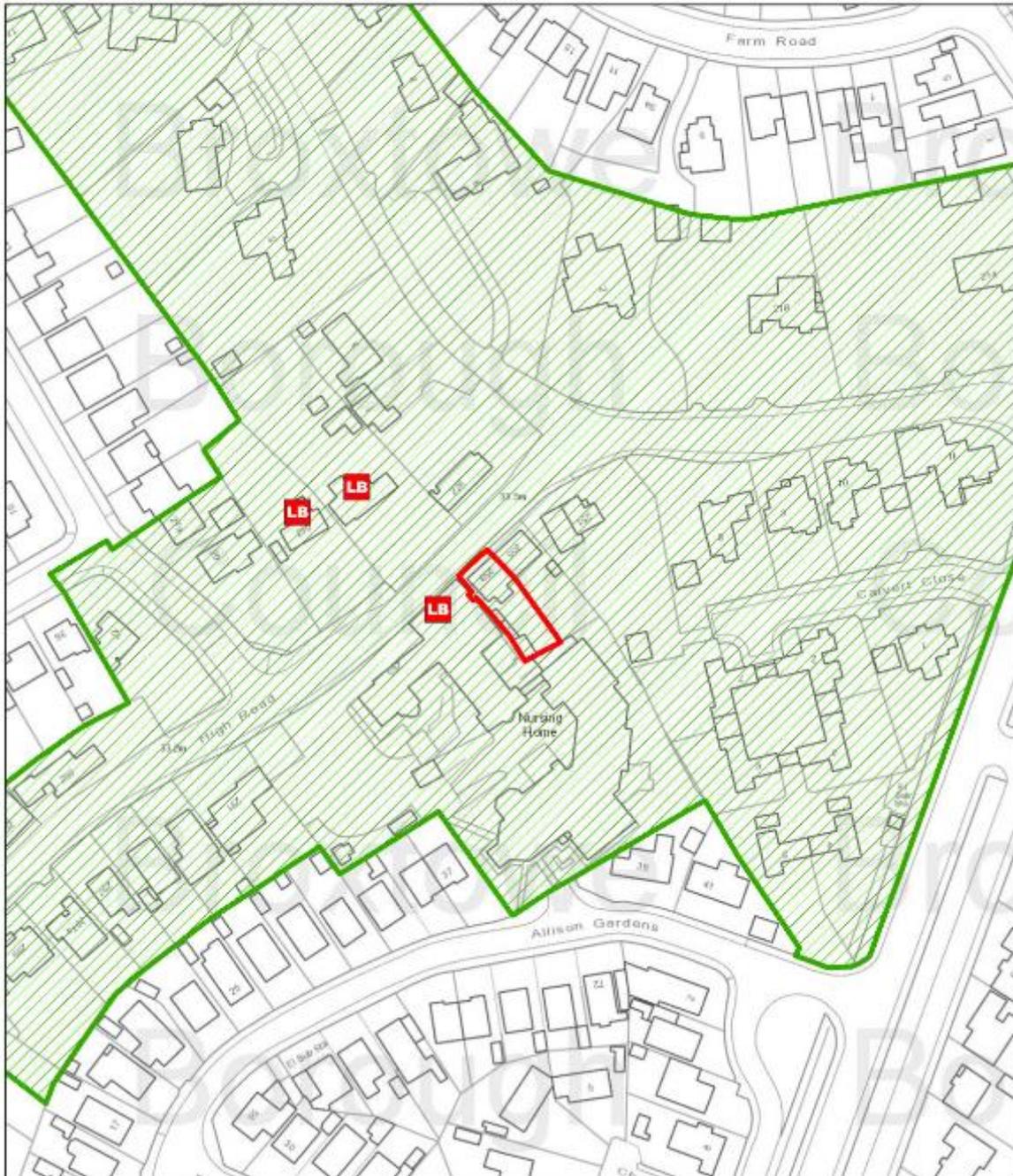
6 Conclusion

- 6.1 Recommend that planning permission be granted subject to the conditions outlined above.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
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, and parking layout drawing number 20/988/06 rev B received by the Local Planning Authority on 24.03.21.</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>
4.	<p>The development hereby approved shall not be occupied until the parking spaces shown on drawing number 20/988/06 rev B have been made available for use.</p> <p><i>Reason: In the interests of highway safety 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>

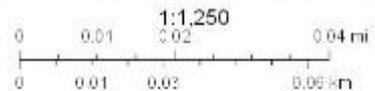
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays. There should also be no burning of waste on site at any time.

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

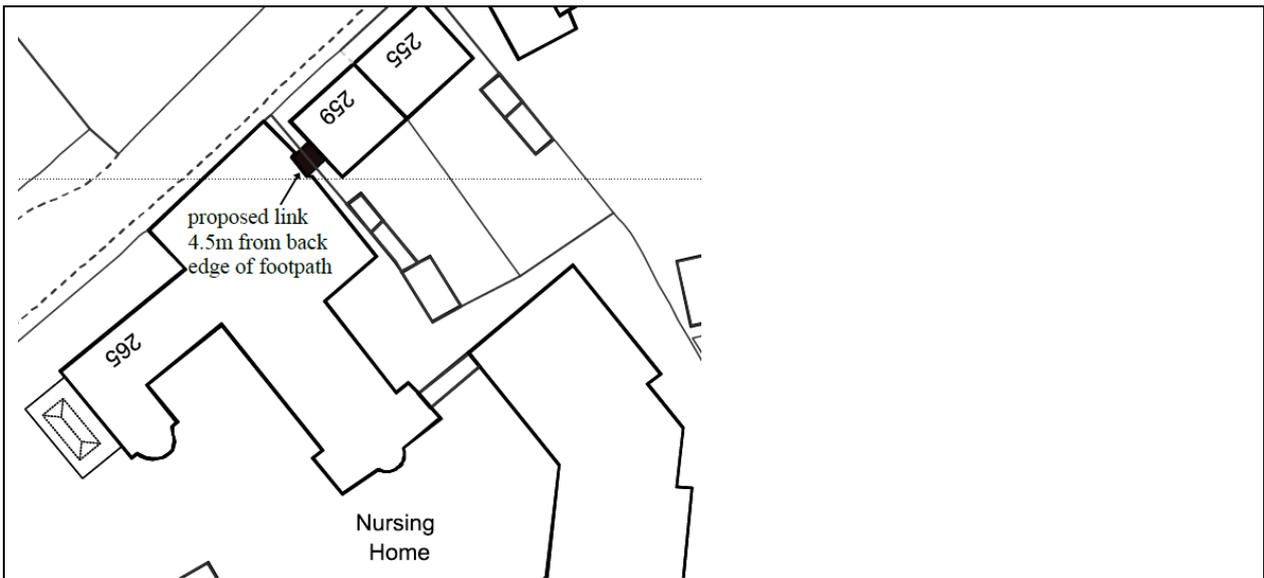


Gap between 259 and the adjacent home, site of the proposed link building



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

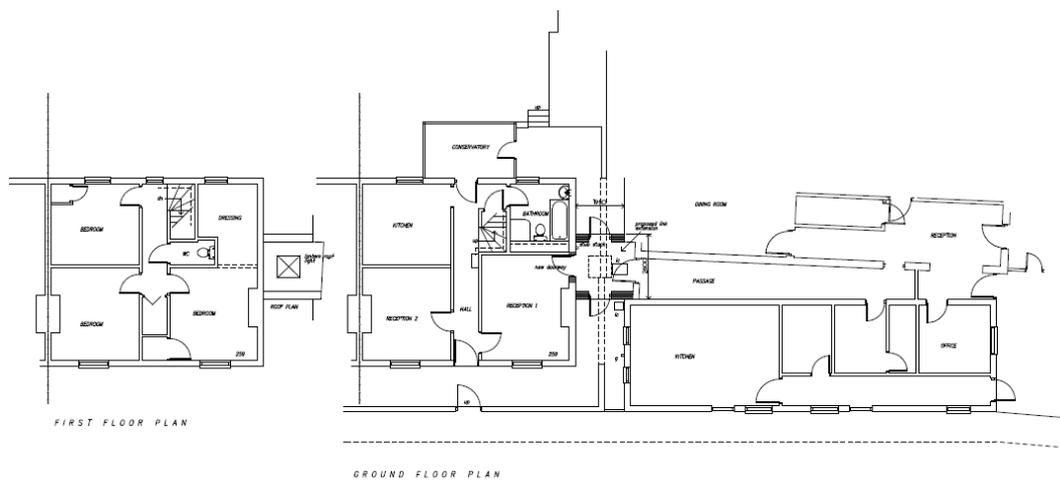
Plans (not to scale)



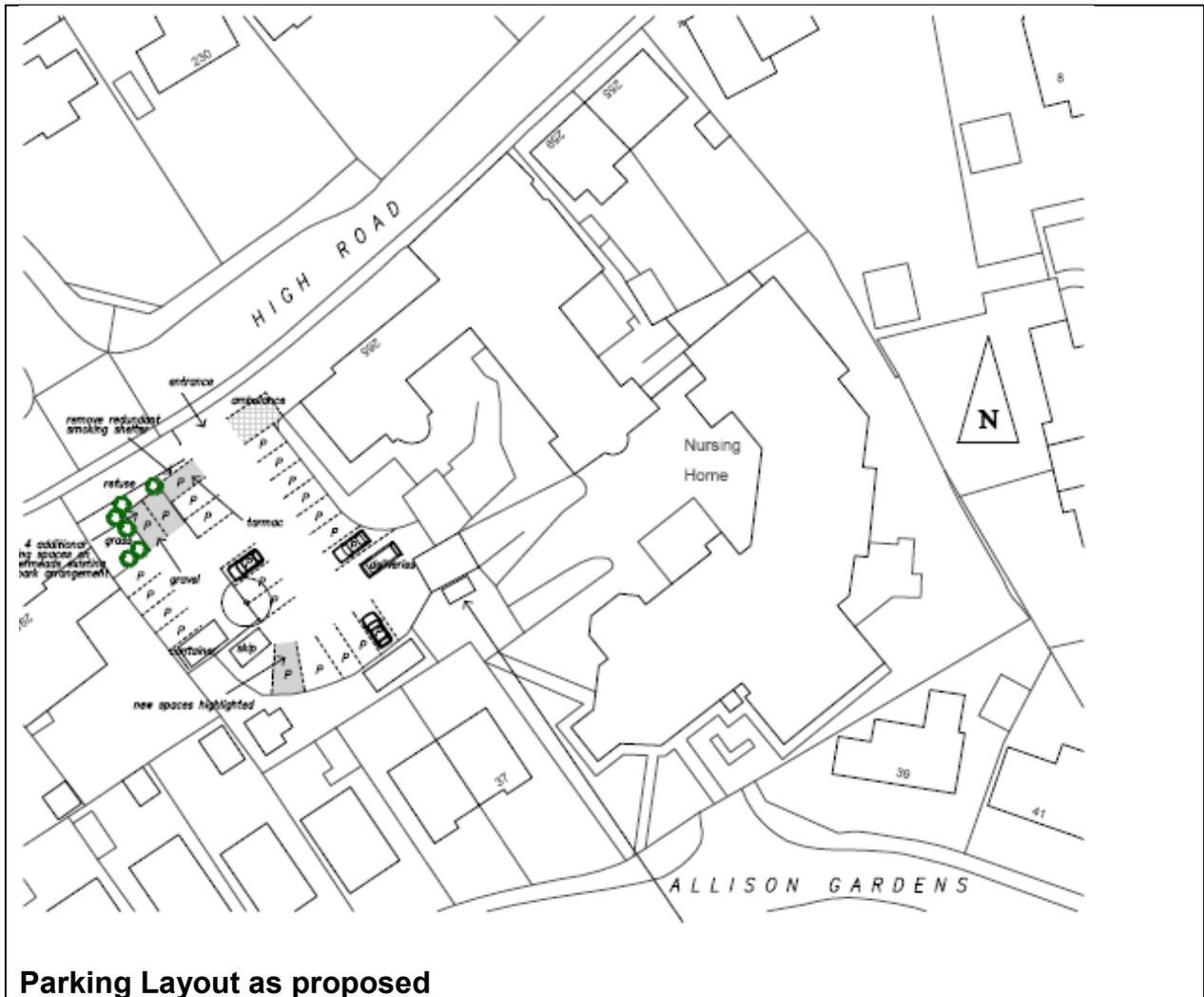
Block Plan of proposed link between 259 High Road and Landermeads



Proposed elevation to High Road



Proposed floor plans



Parking Layout as proposed