

2021/0798

Mrs Jan Jones

Change of use of dwelling house (use class C3) into Care Home (use class C2)

4C Cliff Lane, Brierley, Barnsley, S72 9HR

Description

The property is a two storey, stone built detached, 4 bedroom dwelling and is set within the Brierley Conservation Area, within a predominantly a residential area. The site is accessed off Cliff Lane, which is a cul de sac with Cliff Close leading off the lane. The property has an integral garage with a driveway for parking. There are no parking restrictions along Cliff Lane.

The property fronts Cliff Lane with an access to the land at the rear of numbers 6 and 8 Cliff Lane, which is located to the southern boundary. To the east is a row of residential properties which front onto Cliff Lane, with parking to the front.





Proposed Development

The applicant seeks permission to change the use of the dwelling (C3) to a care home (C2). The applicants, Esland Group, operate care homes for children throughout the midlands and wider UK. Their proposal is to utilise this property as a home for one child and two staff members, both of which would sleep at the home over night on 48-hour shift patterns.

The child will be aged between 8-18 years old. The home proposes to provide a bespoke 'child-centred' approach by creating a stable family care environment, as close as possible to a 'typical' residential family home. The child will be accompanied at all times by a carer and will attend local schools/educational facilities.

The applicant has provided details of how a typical day would progress. Staff work on a 48-hour alternative shift pattern and there would be infrequent visits from managerial staff.

There are no material alterations proposed to the exterior or interior of the property.

Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy HE1 The Historic Environment

Policy H6 Housing Mix and Efficient Use of Land

Policy Poll1 Pollution Control and Protection

Policy H9 Protection of existing larger dwellings

SPD's

Those of relevance to this application are as follows:

- House extensions and other domestic alterations

-Parking

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 109 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 124 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Consultations

Ward Councillors – No comments received

Highways – No comments received

Drainage – Details to be checked by Building Control

Yorkshire Water – No comments received

Conservation Officer – No objections

Representations

1 comment has been received which raises the following concerns:-

‘Although the application states that there will be no external work to the property there have been builders on site for a week removing a front wall and also carrying out other external works. I am unsure of whether internal works are also being carried out. I do not feel this is a suitable place for a care home, there is very little area for parking and additional vehicles will impact greatly on the area.’

Assessment

Principle of Development

Local Plan Policy H9 ‘Protection of Existing Larger Dwellings’ states ‘The loss of existing larger dwellings will be resisted’. The policy supporting text also states ‘As well as provision as part of our housing mix of some new low density, large dwellings and family housing, it is also important to ensure the endurance of existing housing stock of this type. In recent years dwelling conversions have been taking place at an increasing rate in the borough. These conversions have resulted in a loss of larger homes ... contributing to the imbalance in the housing stock towards smaller homes. This has been a problem particularly in Urban Barnsley around the Town Centre’.

SPD ‘Design of Housing Development’ supports Policy H9 and defines larger dwellings ‘to be those that have four or five bedrooms or are capable of accommodating four or five bedrooms without significant adaption’.

It should be noted that the application property has 4 bedrooms, however no physical works are proposed to alter the current layout of the proposal so the use could easily be converted back to C3. In addition, the proposal is for a residential use and will permanently house 1 child at a time.

Within the supporting text of Local Plan Policy H6 ‘housing Mix and Efficient Use of Land’ it states that various house types capable accommodating a range of needs are required across the borough. Supported housing is required for vulnerable households, including young people with support needs. Proposals will be supported where they are consistent with policy H6 and other policies within the Development Plan.

Local Plan policy GD1 ‘General Development’ states that development should not result in a significant adverse effect on the living conditions and residential amenity of existing and future residents. This is assessed further below:-

Residential Amenity

1 letter of objection has been received regarding the proposal, raising concerns with regard to the site’s suitability for a care home and the potential impact upon parking provision. The objector also raises concerns with regard to building works, however the works being carried out such as the removal of a small wall would not require planning consent. No extensions or alterations are proposed to accommodate the use as such residential amenity in terms of overbearing, overshadowing and privacy would remain the same.

In terms of the site suitability, the applicants state they require dwellings within residential areas and communities in order to provide a ‘typical’ setting for the children to grow up in. The use would only be for 1 child and 2 no. staff on alternate 48-hour shifts, a manager would only visit the property occasionally. The submitted ‘typical day routine’ shows that the activities within the property would reflect those within neighbouring residential properties. The proposed use would be compatible with the surrounding area and would have similar levels of

activity/movements as a typical residential C3 use and would not cause a significant increase in noise or disturbance in compliance with policy GD1 of the Local Plan.

A condition will be recommended to limit the use of the property within use class C2 to that described within this application so further uses which fall within that category, which may not be as compatible with the adjacent land uses, are not carried out without due consideration.

Visual Amenity

As outlined above, no internal or external alterations are proposed, as such, visual amenity would be maintained in accordance with Local Plan Policy D1. In addition, there would be no significant impact upon the Conservation Area in accordance with policy HE1 of the Local Plan.

Highway Safety

The Highways Section have not objected to the proposal. The site has parking spaces for at least 2 vehicles and there are no parking restrictions on Cliff Lane. There would only be a maximum of 2 staff members who would operate alternate 48-hour shifts. The vehicular movements would not be significantly different from those generated by a 4 bedroom house and would be compatible with the immediate area in accordance with policy T4 of the local Plan.

Summary

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Grant subject to conditions