PLANNING and DESIGN and ACCESS STATEMENT

CONSTRUCTION of FIVE CARE BUNGALOWS

BOLTON HALL CARE HOME

CARR HEAD LANE

BOLTON on DEARNE S638DA

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BACKGROUND

1.This application relates to the provision of five care bungalows and five parking spaces within the grounds of Bolton Hall Care Home for the elderly.

SITE and SURROUNDINGS

2. The existing building dates from the seventies. It is set in relatively extensive grounds and provides 2639 square metres gross floor space



3.The building has a light buff brick and brown pantile roof.

4.The care home stands in relatively extensive grounds (approximately 2 hectares).

5.The surrounding development is essentially suburban housing of a two storey detached and semi detached nature.

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6.A public footpath leads down the access drive and crosses through the grounds to the east of the building leading through to the recreation ground to the rear.



Figure 1Aerial photo of Bolton Hall-Site curtilage in blue; application site in red

7.The grounds of Bolton Hall contain a number of mature trees some of which on the eastern side of the grounds are protected by a TPO.

8.The site is adjacent to the private access road. It is grassed and contains 10 trees, which are not the subject of a TPO. These are mainly ash but also include ornamental cherries and a white beam.

PROPOSAL

9.The proposal is to site 5 care bungalows within the grounds of the care home and provide five extra parking spaces.

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10.Residents can live independently but secure in the knowledge that there is care available close at hand. Levels of care can be accessed such as catering and laundry facilities.

11.The site is adjacent to the access road.



Figure 2 View of the site from the entrance to Bolton Hall

12.Each bungalow is within its own curtilage measuring and delineated by a boundary fence 1.5 metres high.

13.The accommodation provides 38.7 square metres of floor space and includes bedroom, living room and WC/shower. The external amenity space serving f four of the units amounts to 33 square metres, whilst the remaining unit has 60 square metres.

14.The proposal includes 5 extra parking spaces in front of the bungalows on the opposite side of the private access road. These are essentially for visitors as it is unlikely elderly residents of the bungalows will have their own transport. Visitors will also have access to th e25 parking spaces serving the main care home.

15.The external materials will be light buff brick and brown pantiles to match the existing main building.

16.The proposal involves a new footpath along the length of the access road as it fronts the site

IMPACT ON TREES

17.There is an arboricultural impact assessment and method statement submitted with the application. This relates to the whole Bolton Hall site and includes a reference to a proposal to divert the public footpath on the eastern part of he site, which is not part of this application.

18.The survey classifies the health and landscape value of the trees in accordance with BS5837 and concludes that the trees on the application are either classed as;
U-in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years OR
C-Those of low quality and value and trees less than 15cm diameter.

19.Al the trees are classed as U or C .

20.There is a TPO tree (i.e. Tree 37 –fagus sylvatica (beech) in the neighbouring garden which it is considered will not be endangered by the development.

21.The applicant is prepared to plant replacement trees if this is considered necessary.

PLANNING ASSESSMENT

22.The Core Strategy (CSP 14) expresses the objective to provide a “broad mix” of housing types on brownfield land to meet the needs of a changing population and vulnerable people. The growing ageing population is noted. Policy CSP 17 identifies Bolton on Dearne as an area where the housing market needs regenerating to adequately provide for the needs of the local community.

23.The scheme is fully in accordance with the Core Strategy policies.

24. The relevant saved Unitary Development Plan Policy is policy H5B, which states as follows:

PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL CARE AND SUPPORTED LIVING SCHEMES IN RESIDENTIAL AREAS PROVIDED THAT:

A) SATISFACTORY PARKING AND MANOEUVRING SPACE IS AVAILABLE

B) ADEQUATE AMENITY SPACE IS PROVIDED

C) THE AMENITY OF NEIGHBOURING PROPERTIES AND THE WIDER LOCALITY IS NOT ADVERSELY AFFECTED, AND

D) PROPOSALS FOR THE CONVERSION OF PROPERTIES OR EXTENSIONS TO EXISTING HOMES DO NOT ADVERSELY AFFECT THE APPEARANCE OR CHARACTER OF THE BUILDING, HARM THE CHARACTER OF THE AREA OR CONSTITUTE OVERDEVELOPMENT.

25.The site is in a residential area and therefore acceptable in principle.

26.The development will not require the employment of extra staff and the residents of the scheme are unlikely to have their own transport. The provision of 1 car parking space per unit satisfies the Council's parking guidelines. The scheme therefore meets H5B(A).

27.In terms of HB5(B) the scheme provides 33 square metres of dedicated space for four of the units and 60 square metres for the remaining one . Residents also have access to the remaining grounds of the care home extends to approximately 2 hectares. This is "adequate" external amenity space provision for a development of this nature.

28.In terms of internal space the units are effectively open plan studio apartments as described by the South Yorkshire Design Guide, which specifies a total of 33 square metres. The units will provide 38.7 square metres, which is generous in terms of the standard. However , on occasions the units will provide for two persons, which merits the extra space provision.

29.Regarding H5B(C), the amenity of neigbouring properties or the wider locality is not affected. The site is self-contained set back from the street frontage. The units are single storey and have blank gables facing the dwelling to the rear, 17 Carr Head Lane. A combination of substantial fencing (approx.. 2 metres high) and mature landscaping ensures there is no overlooking of the rear garden of this property. Indeed the units will be barely visible from any viewpoint within the curtilage or inside No 17.

30.The arboricultural impact assessment indicates that there is no loss of any trees that are significant and the applicant is prepared to provide extra planting. if necessary.

31.In terms of H5B(D), the scheme assimilates into the grounds of the care home with a design and materials, which are complimentary to the existing care home. The grounds have a capacity to accept this development and still retain the "parkland" setting and retain trees of importance.

32.It is submitted that the scheme is compliant with the Council's planning policies.

33.The National Planning Policy Framework (NPPF) requires planning authorities to deliver "a wide choice of high quality homes" to meet the needs of changing demographic trends. The need to provide for older people is identified in paragraph 50. The scheme clearly fulfills these objectives.

DISABLED ACCESS

34.The units all have level access from the footway and are designed to meet the recommendations in the South Yorkshire Design Guide with respect to "wheelchair housing"[1]. There is clear space to turn wheelchairs within and outside the units, which meets the Design Guide requirements.

CONCLUSION

35.This scheme is in accordance with planning policies and helps to satisfy the need for elderly persons accommodation in an area requiring housing regeneration. It fulfills the objectives of the NPPF to "deliver a wide choice of quality homes"

[1] "Wheelchair Housing Guide' by Stephen Thorpe and Habinteg Houisng Association