

PLANNING and DESIGN and ACCESS STATEMENTS

EXTENSIONS to REMODEL ENTRANCE AND PROVIDE REAR
CONSERVATORY

BOLTON HALL

BOLTON UPON DEARNE

PROPOSAL

1. This is an application relating to two extensions to an existing care home. The extensions are associated with a change of use of the premises which officers have confirmed earlier this year is not a material change of use which merits the need for a planning permission. Correspondence relating to this is attached as Appendix 1. This includes a letter explaining the basis of the new use and the response from planning officer Graham Northern.

2. The use proposed is essentially the same as described previously. This is a 50 bed unit operating under the “Extra Care housing” principle providing various levels of accommodation for persons over 60 .

3. All residents will eat communally. There will be 12 1-bed living, 30 1-bed apartments with beverage facilities in each room and 8 1-bed studio apartments with en suite facilities. There is a total of 6 staff provided for in accommodation consisting of 2 1-person offices and 2 2-person offices.

4. The extensions are in association with the reconfiguration of the internal arrangements.

Entrance Extension

5. Hipped roof single storey extension to front, 6 metres x 6.8 metres. This will allow for a more legible, defined entrance point and offer scope for a reception desk and enlarged concourse activity room for the benefit of residents.

Rear Conservatory

6. This offers increased quality leisure space for residents . it measures 6metres x 6 metres and has an access ramp facility.

DESIGN ASSESSMENT

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



Figure 1 Front elevation

8.The building is set to the rear of the established building line on Carr Head Lane and has no real presence in the street scene.



Figure 2 Aerial photo of Bolton Hall and environs

Bolton Hall

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

10. 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. An application is to be made for a footpath diversion order to relocate this further to the east away from the building in order to offer improved security and private amenity.

11. The front extension will help to define and celebrate the front entrance to the building and improve the visitor experience. It will be single storey with a pitched roof and have a hipped roof arrangement to match the prevailing roof style. It will be in a brick

to match the host building. The extension will allow the reconfiguration of the internal arrangements to provide a reception desk and flexible space to the rear in a concourse to be used for various communal activities.

12. The rear conservatory will measure 6 metres x 6 metres and metres high and provide a quality relaxing environment. It will have an access ramp to the gardens. It will have a brick plinth to match the existing brickwork and a white UPVC frame. Whilst it projects from the rear elevation by 6 metres, it is relatively small scale when considered in relation to the overall rear elevation and is counterbalanced to an extent by the existing rear elevation to the east wing.



Figure 3 Rear Elevation. Conservatory to be sited at the far end

IMPACT ON NEIGHBOURS

13. The new use of the building will have less impact than the current lawful use which has scope for 78 residents.

14. The conservatory at the rear is set 11 metres away from the rear boundary which contains a mature hedgerow offering suitable screening to the recreation ground to the rear.

15. The front extension does not result in the loss of any car parking spaces and has no impact on adjacent residents due to the distance from adjacent dwellings.

PARKING

16. The provision of these two extensions has no significant bearing on the car parking provision particularly given that the new use is less intensive than the current lawful use.

17. The parking requirement in terms of the Council's Supplementary Planning Guidance for C2 uses is 3 spaces for staff and based on an average of 15 daily visitors per resident, a further 5 are required for visitors. This makes a total requirement of 8 spaces

18. There are approximately 25 parking spaces on the tarmac forecourt which are not marked out. Residents of the scheme will not have their own cars, leaving the whole of the forecourt for staff parking (maximum of 6 at any one time) and adequate maneuvering space for service vehicles. There is therefore more than adequate car parking to accommodate the use of the premises as proposed.

19. In accordance with the standards 5 cycle parking spaces will be provided.

ACCESS

20. There will be level access at the front entrance and the ramp to the rear conservatory will be a gradient of 18% for a distance of 6 metres. Access from the car park to the entrances to the building is relatively level.

21. All internal fittings and circulation spaces comply with Part M of the Building regulations apart from some door widths which will be widened to conform.

22. A disabled parking spaces will be provided in the front forecourt area in accordance with the SPG requirements of 4% of the total spaces i.e. 4% of 25 = 1 space

PLANNING POLICIES

23. The relevant local policy is as policy H5B in the Unitary Development Plan, 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.

24. The site is in a residential area and this statement demonstrates the proposal meets all these criteria.

APPENDIX 1

By e mail 3/2/14

Dear Sir

Bolton Hall, Carr head Lane, Bolton on Dearne your ref: Mathew Smith: 2014/ENQ/00070.

I refer to the above property, which my client has recently acquired and was the subject of my e-mail and accompanying letter of the 23/1/14.

I still need to ascertain your view as to the need for planning permission but the proposal has changed since the previous letter.

You will recall the current lawful use is as a 78 bed residential care home and falls within the C2 category of the Use Classes Order.

The proposal is now to change the use to a 50-bed unit operating as "Extra Care Housing". The company will facilitate the care facilities and it will not be registered with social services.

The bedrooms will all be for single persons over 60 and will be broke down into 3 types of unit, as follows:

12 1-bed units, occupants will eat communally

30 1-bed apartments, no kitchen but facilities for making beverages

8 1-bed studio apartments with en suite facilities (WC & washbasin)

All will have access to a shared bathroom.

The internal works will consist of reconfiguration of corridors and room sizes.

Staff accommodation will consist of 2 1-person offices and 2 2-person offices making a total of 6 (max) staff on the premises at any one time.

In the event of medical assistance the company will bring this into the premises.

There will be some minor external alterations to reform an entrance and probably an addition of a conservatory.

At this stage I wish to establish your view as to the need for a change of use permission. It is submitted that this does not require a change of use as it is within Class C2 and is not material. Even if it was considered the use was "sui generis" the change is not material in planning terms. Indeed, the use is of the same nature as the residential care home but is less intense as there are 28 less residents, less staff and consequently fewer people and vehicular movements in and around the premises.

The minor external alterations will be the subject of a separate application.

Your early response would be appreciated.

Yours sincerely

Robert Bryan MRTPI.

Actions

Northern , Graham (GrahamNorthern@barnsley.gov.uk) Add to contacts
06/02/2014

To: rbryanplanning@hotmail.com



Robert,

As per our telephone conversation I can confirm that I would consider the use still to fall within class C2 as per the certificate of lawfulness and as such a planning application is not required for this aspect.

Obviously there will be some fabric alterations and you mentioned a conservatory all of which would require an application.

Regards

**Graham Northern
Planning Officer**

From: Robert Bryan [mailto:rbryanplanning@hotmail.com]
Sent: 03 February 2014 16:21
To: Smith , Matthew
Cc: Julie Murray; kelly@keystoneamltd.co.uk; Richard Smith
Subject: FW: Enquiry re need for planning permission, reference number 2014/ENQ/00070Bolton Hall

Dear Mr. Smith

I submit a further letter regarding the above enquiry and I look forward to your earliest response.
Please do not hesitate to telephone me in the event of any queries.

Regards

Robert Bryan

