

<b>No.1</b>	<b>APPLICATION NO.</b>	2019/0106/FUL
	<b>LOCATION</b>	Southview Lodge Care Home 92 Station Road Hesketh Bank Preston Lancashire PR4 6SQ
	<b>PROPOSAL</b>	Single storey extension to an existing Category C2 care home.
	<b>APPLICANT</b>	Mr Blane
	<b>WARD</b>	Hesketh-with-Becconsall
	<b>PARISH</b>	Hesketh-with-Becconsall
	<b>TARGET DATE</b>	3rd April 2019

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## **1.0 SUMMARY**

1.1 This is an application for a single storey extension to an existing care home. The proposed design, layout and appearance is considered to be acceptable. The development will not have a detrimental impact on protected trees and adequate parking has been provided. I consider the proposal complies with the relevant policies of the Local Plan and is acceptable in principle.

## **2.0 RECOMMENDATION: APPROVE with conditions**

## **3.0 THE SITE**

3.1 This is a large detached care home located within the settlement of Hesketh Bank. The property sits towards the rear of the site with open land, driveway with parking to the front. The site is bounded by a graveyard to the east, bowling club to the north and All Saints Church and residential development along Silverdale to the south. The green belt bounds the site to the north and east.

## **4.0 THE PROPOSAL**

4.1 Planning permission is sought for a single storey extension to an existing care home. The extension will measure approximately 13m by 45m and will adjoin an existing single storey extension and result in the demolition of a conservatory. The extension will provide 19 en-suite bedrooms, lounge and extended dining room. The total number of bedrooms in the care home will rise from 30 to 42.

## **5.0 PREVIOUS RELEVANT DECISIONS**

5.1 2003/0221 REFUSED Outline - Erection of six detached dwellings (including details of siting and means of access).

5.2 1991/0533 GRANTED Outline - Three detached houses and garages incl. new vehicular/pedestrian access.

5.3 1991/0319 WITHDRAWN Outline - Three detached houses and garages including new vehicular/pedestrian access.

## **6.0 OBSERVATIONS OF CONSULTEES**

6.1 LCC Highways (05.03.19) – No Objections.

## **7.0 OTHER REPRESENTATIONS**

7.1 None received.

## **8.0 SUPPORTING INFORMATION**

8.1 Arboricultural Implications Assessment  
Ecology Report  
Planning Statement  
Design and Access Statement

## **9.0 RELEVANT PLANNING POLICY**

9.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.

The site is located within a Key Sustainable Village as designated in the West Lancashire Local Plan 2012-2027 DPD

### **West Lancashire Local Plan 2012-2027 DPD**

GN1 – Settlement Boundaries  
GN3 – Criteria for Sustainable Development  
IF2 – Enhancing Sustainable Transport Choice  
EN2 – Preserving and Enhancing West Lancashire's Natural Environment

### **Supplementary Planning Advice**

SPD – Design Guide (January 2008)

## **10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION**

### Principle of Development

10.1 The site is located within the settlement of Hesketh Bank therefore the principle of extending the care home is acceptable subject to compliance with other policies in the Local Plan.

### Design and Appearance

10.2 The existing care home has been extended multiple times throughout the years which has led to a variance in style. The proposed extension has been designed to complement the existing care home by replicating the more successful elements with a contemporary feel. I consider that the single storey nature of the proposed extension would appear as a subordinate annex to the main building. The proposed extension would also improve the appearance of the front of the building which currently appears disjointed with various previous additions including a conservatory. In summary I am satisfied that the design, scale and layout of the proposed development is compliant with policy GN3 in the Local Plan.

### Impact on Trees

10.3 There are a number of trees covered by Tree Preservation Orders (TPO's) on site along the northern and southern boundaries and also dotted around the middle of the site. The

proposed extension will be sited alongside trees covered by a TPO on the southern boundary. The Council's Arboricultural Officer has inspected the site and considered the proposals with regard to the submitted Arboricultural Implications Assessment (AIA), Method Statement and Tree Protection Plan.

- 10.4 The position of the proposed building would require the removal of several lower grade trees as referred to in the AIA, which the Arboricultural Officer would not object to. The layout has also been considered in relation to possible shading and daylight issues for the remaining trees but the Arboricultural Officer does not consider that shading would be excessive and rooms on the south side would not be unduly affected. A condition will be attached to ensure tree protective fencing be implemented during construction. A landscaping scheme will also be required by condition to ensure replacement tree planting and amenity of future residents.

#### Impact upon neighbouring properties

- 10.5 The nearest residential properties are numbers 15 to 19 Silverdale situated to the south of the site. Given the single storey nature of the proposed extension and distance to residential properties on Silverdale, which is separated by a pathway leading from the church to a graveyard, I consider that the proposal will not have a detrimental effect on the amenity of surrounding residential properties and complies with Policy GN3 of the Local Plan. In respect of the impact upon future residents, I have considered the layout with regard to possible shading and day light issues from the trees. I consider the rooms will have an acceptable outlook and I do not consider that shading would be excessive and rooms on the south side would not be unduly affected. There is also an acceptable external outdoor amenity space.

#### Highways

- 10.6 The proposed development has no impact on the existing access/exit arrangements. The Local Plan sets out parking standards for residential institutions which requires 1 parking space per 5 beds. There will be a total of 42 bedrooms in the care home which equates to 8.4 car parking spaces. A car parking layout has been provided which shows 10 car parking spaces plus 3 disabled spaces. Provision for motorcycle parking has also been provided. Therefore, the proposed development is supported by adequate parking provision in line with Local Plan requirements. The Highway Authority has no objections to the application and is of the opinion that the proposal would have a negligible impact on highway safety.

#### Ecology

- 10.7 An ecological survey and assessment with bat survey has been submitted with the application. The survey concludes that the site has a negligible to low suitability for use by foraging and commuting bats. No signs of bats were detected at the buildings external elevations and the presence of roosting bats can be discounted at the sections of the building affected by the development. In addition none of the trees within the site support any features suitable for use by roosting bats. Therefore I am satisfied that the scheme will not have a detrimental impact on ecology.

#### Drainage

- 10.8 The site is located in flood zone 1 an area considered to have the lowest probability of fluvial and tidal flooding. No drainage information has been received at this stage. Due to the scale of the proposed extension it is considered appropriate to attach a condition to secure details of the foul and surface water drainage.

## Summary

10.9 In summary, the proposal is in accordance with policies GN3 and EN2 of the West Lancashire Local Plan and the SPD Design Guide. I therefore recommend that planning permission be granted.

## **11.0 RECOMMENDATION**

11.1 That planning permission be GRANTED subject to the following conditions:

### **Conditions**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-  
Plan reference Drawing Numbers 101, 102 rev 1, 103 and 104 received by the Local Planning Authority on 6th February 2019.
3. No development above slab level shall take place until full details and samples of the external brickwork and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. The Tree Protection measures shown on the Tree Protection Plan and email dated 18th December 2018 received by the Local Planning Authority on 6th February 2019 shall be fully implemented during construction.
5. Prior to completion of development a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the location, branch spread, and species of all existing trees and hedges; the location, species and number of all proposed trees, shrubs and hedges; and the location of all existing and proposed grassed and hard surfaced areas. Trees and shrubs planted shall comply with BS. 3936(Specification of Nursery Stock) and shall be planted in accordance with BS. 4428 (General Landscape Operations). Within a period of 9 months from the date when any part of the development is brought into use the approved landscaping scheme shall be carried out. All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed date of planting.
6. No development shall take place until a strategy for the separate foul and surface water drainage of the development, including any necessary attenuation measures and phasing of delivery, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage strategy must take account of the relevant provisions of this councils Planning Applications - Drainage, Flood Risk and Sustainability guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement standards. The drainage scheme shall be completed in accordance with the approved details and in accordance with the approved phasing of the scheme.

### **Reasons**

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

4. To protect the trees and shrubs and thereby retain the character of the site and the area and to ensure that the development complies with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. To assimilate the proposed development into its surroundings and to ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
6. To ensure that the site is properly drained and to ensure that there is no flood risk on or off the site resulting from the proposed development, in the interest of local amenity and that the development, and complies with the provisions of Policies GN3 & IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Reason for pre-commencement conditions:

Drainage is not only a material consideration but an early and fundamental activity in the ground construction phase of any development and it is likely to be physically inaccessible at a later stage by being buried or built over. It is of concern to all flood risk management authorities that an agreed approach is approved before development commences to avoid putting existing and new communities at risk.

The revised NPPF considers sustainable drainage systems to be important and states that they should be incorporated unless there is clear evidence that this would be inappropriate and, as such the Local Authority need to be confident that flood risk is being adequately considered, designed for and that any residual risk is being safely managed. To be able to do this the Local Authority requires an amount of certainty either by upfront detail or secured by way of appropriate planning condition.

### **Reason for Approval**

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

IF2 - Enhancing Sustainable Transport Choice

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.