

Reference number: R10/1850

Site address: Warwickshire Nursing Home, Main Street, Thurlaston

Description: Erection of a 2-storey extension and single storey annex and conservatory to western end of building; 2 no single storey extensions to northern side of building; and single storey extension and balcony to southern side of building. Demolition of air raid shelter to accommodate new conservatory to the southern end of building. Demolition of part of existing wall to accommodate new parking area. Enlarged entrance and modified parking and landscaping alterations.

Case Officer Name & Number:

The Proposal;

Planning permission is sought for the extension of Warwickshire nursing home. The submission, as detailed on the application forms and plans, detail the following;

- A 2-storey extension to the western end of the building (running south to north from the end of the existing 2-storey building) with both a single storey annex and a conservatory also attached to the proposed 2-storey extension located so as to run parallel to the bulk of the existing building in a west-east direction;
- A 2-story and 2 single storey extensions to the northern side of the main building;
- Demolition of an air raid shelter and erection of 2 single storey extensions with one being a conservatory to the southern side of the existing main east-west running block;
- Demolition of an existing single storey extension and subsequent erection of a single storey extension with roof terrace above on the southern side of the main east-west running block;
- Enlargement of the existing site entrance closest to the Main Street / Biggins Hall Lane junction;
- Demolition of an a section of existing wall to the front of the administrative offices and removal of grassed / landscaped area to provide parking;
- Other modified parking alterations; and
- Various landscaping alterations including removal of areas of existing landscaping along site frontage at northern site entrance with replanting of new saplings and wildflower meadow.

In addition to the submitted plans a Design & Access Statement, Design Development Document, Justification Statement, Arboricultural Survey, Method & Report document, and Protected Species report were submitted. The application forms the proposal will be constructed of materials to match those of the existing building with matching bricks, roof tiles and timbers. A total of 40 formal, marked out parking spaces are proposed with an addition 7 over-flow provided in the meadow area utilising grasscrete in order to maintain the meadow appearance.

Amended plans have been provided reducing the number of parking spaces proposed from 40 designated with 7 overflow spaces on the meadow to 25 designated spaces all contained within existing parking areas. As a result in the reduction in the number of parking spaces, the grassed area and section of brick wall to the front of the original Manor House dwelling that were to be removed to make way for the additional on site parking will be retained in its current form.

Site History;

The site has an extensive history with those detailed below being the most relevant;

Retention of external staircase (R05/1000/6192/PACA)

Refused 21.11.05 and appeal dismissed.

Erection of 6 dwellings and construction of new access (R00/0929/6192/P)	Refused 30.05.01 and appeal dismissed
Erection of 3 dwellings and construction of new vehicular access (R00/0243/6102/P)	Refused 12.07.00
Erection of 5 dwellings and alterations to existing access (R00/0243/6102/P)	Refused 12.07.00
Erection of 13 dwellings and construction of new vehicular access (R99/0887/6102/P)	Refused 12.01.00
Erection of 2-storey extension and use for storage purposes with ancillary office (R92/0260/6192/P)	Approved 01.04.92
Erection of 2-storey rear extension to existing retirement home (R85/1198/6192/P)	Approved 19.02.86
Use of existing outbuilding as extension to existing retirement home (R84/1541/6192)	Approved 19.02.86

Consultee Correspondence;

Environmental Health	No objections	Request conditions and informatives
RBC Landscape Officer	No objections	
RBC Trees Officer	Object	Requests landscaping / planting scheme
WCC Archaeology	No objections	Request a condition
WCC Care	No objection	
WCC Rights of Way	No objection	
WCC Ecology	No objections	Request conditions and informatives
Fire & Rescue	No objections	
Natural England	No objection	

Third Party Correspondence;

Thurlaston Parish Council	Object	On the grounds of no opinion having been sought from a conservation officer on the proposal which should be done prior to determination; strong doubts over scale and design of the proposal; excessive parking provision above required standards; failure of plans to show adjoining / neighbouring properties including Nut Coppice to the south of the application site giving a false impression to those not familiar with the village; need for a site visit by the Planning Committee prior to their consideration and determination of the application; loss of lawns and gardens identified in a 2001 appeal decision as giving this area of the conservation area ‘..a spacious and verdant character.’; intrusive nature;
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reduction in visual amenity of neighbouring dwellings; detrimental visual impact through demolition of part of wall at access point; relationship with listed buildings; consent for the proposed works not having been applied for; provision of the proposal on the meadow identified in the 2001 appeal statement as being important and the appeal statement still carrying weight; adverse impact on the visual amenities of the area; impact on view from Biggins Hall Lane; increased width of access point in excess of Highway Authority requirements and should be limited to no more than 4.8m in width; visibility splay proposed would seriously alter the street scene and balance with other site access toward south; see no reason why the fruit trees should be felled; and some of Parish Council comments from the pre-application discussions having been dismissed.

Neighbours (2) Support

Neighbours (18) Object

On the grounds of increased noise and disturbance through increased parking area; increased noise and disturbance generally; highway safety concerns through reduced visibility; visual impact on the Conservation Area; loss of walled garden and its replacement with parking area out of keeping with historic appearance of conservation area; at odds with Village Design Statement; loss of visual amenity; perceived decrease in property value; loss of lawns and hedges in area marked as 'Garden of Remembrance'; loss of privacy; inter-looking and loss of amenity through positioning of 1 of the 2 conservatories as well as 'garden of remembrance' area; increased traffic; enlargement of access out of character in the village and conservation area; concerns over traffic, parking and noise during construction; increased congestion; use of excessive vehicular speeds; increased staff levels will increase traffic and congestion; removal of front garden element will have a negative visual impact on neighbouring properties; original 'Manor House' roof extended in 2003 through removal of external chimney stacks; negative visual impact of conservatories on the area; inappropriate design and appearance that neither preserves or enhances the conservation area; apparent unnecessary need to increase width of northern most site access; proposed removal of the plum trees an attractive feature of the conservation area with their loss neither preserving or enhancing the conservation area; adverse impact on the character and appearance of the area; impact on 'the meadow' identified in a 2001 appeal decision by the Inspector as making an important contribution to the visual amenities of the area; curved addition to access creating a grand entrance as opposed to as stated in submission; concerns over water pressure through increased number of rooms; differences in submitted plans from those discussed at pre-application stages with the Parish Council; loss of an area of the meadow; loss of a section of the wall that is a notable feature in the street scene and conservation area; impact on increased access width between access and Biggins Hall Lane; impact of bulk of extension on openness;

prominence of the proposal; landscaping concerns; parking provision at odds with required standards; loss of large area of open space within the conservation area that provides a transition between the village and the countryside; inappropriate relationship with 4 surrounding listed buildings; will detract from the area; adverse impact on the character and appearance of the area and street scene; light pollution through increased vehicle movement due to increased parking levels; failure to preserve or enhance the conservation area; it being an unwelcome development; unneighbourly; failure to preserve or enhance the conservation area; and loss of trees due to their having reached the end of their fruit bearing life unreasonable;

Other Relevant Information;

Cllr Roberts has requested the application be brought before your Committee for determination and was the subject of a site visit this afternoon.

The site is located within the defined settlement boundaries of Thurlaston as well as within the Thurlaston Conservation Area. Situated on the corner of Main Street and Biggins Hall Lane, access into and out of the site is via one of 2 existing access points off Main Street with the Main Street boundary being a brick wall approximately 2m in height whilst along Biggins Hall Lane is a hedge that is approximately 2m above the road surface due to Biggins Hall Lane road being set lower and falling as it goes away from Main Street. Ground level at the front of the site where the existing buildings are as well as the area where the majority of the proposal will be situated is level with ground levels falling away to the rear (west) and to the north from the edge of the site down to Biggins Hall Lane. A recent assessment of the conservation area has occurred with the report contained within the Thurlaston Conservation Area Appraisal.

In dismissing the planning appeal against the refusal of permissions of the erection of 3, 5 and 13 dwellings covered by 3 separate applications and refusals, the Inspector detailed in his report that key issues in the determination and subsequent dismissal of the appeal related to the Conservation Area, views along Biggins Hall Lane and the then proposed developments relationship with Biggins Hall Lane in terms of open space and proximity.

Relevant Policies;

RBCS Policy CS1	Complies	Development Strategy
RBCS Policy CS16	Complies	Sustainable Design & Construction

Interim Parking Standards Guidance Notes
Thurlaston Conservation Area Appraisal

Planning Policy Statement 1, Delivering Sustainable Development
Planning Policy Statement 4, Planning For Sustainable Economic Growth – policy EC6
Planning Policy Statement 5, Planning For The Historic Environment
Planning Policy Statement 9, Biodiversity & Geological Conservation

Consideration;

The main issues to consider relate firstly to the proposals acceptability or otherwise in terms of the principal of the development, secondly matters pertaining to its design and layout, thirdly its relation with the Conservation Area and subsequently matters pertaining to parking, amenities and materials.

Principal:

The site is located within Thurlaston settlement boundaries with Thurlaston being a Local Needs Settlement. Policy CS1 of the Rugby Borough Core Strategy details development be directed toward the most sustainable location in the first instance before being considered elsewhere. Local Needs Settlements are identified as 4th priority locations above the countryside and green belt that are 5th and 6th locations respectively. There are, in principal, more sustainable locations for nursing homes to be located but in this particular instance the proposal relates to the extension of an existing facility as opposed to the provision of a new nursing home. Furthermore, both PPS1 and PPS4 indicate the need for sustainable development that can be coupled with economic development / growth and good design. The provisions of policy EC6 on planning for economic development in rural areas in PPS4 clearly indicates the need to protect the countryside for its intrinsic character, beauty and diversity (EC6.1) before going on to say in rural areas Local Authorities should locate most new development in or on the edge of existing settlements (EC6.2). Given this guidance it is reasonable to conclude that the extension of an existing facility located within the settlement boundaries is acceptable in principle.

Design & Layout:

There are 10 new build extension elements that comprise the proposed built additions of which 8 are single storey in height with the remaining 2 being 2-storey in height. In addition to this works include the widening of the northern most site entrance / exit, the formal separation of the parking area from the adjacent meadow and provision of a enclosed bin storage area in connection with the kitchen.

The various extensions proposed have, through discussions, been arranged in a manner so as to relate to the existing built form on the site whilst also seeking to minimise intrusion upon open areas within the site that have, through previous applications and appeals, been identified as of being of significant value in establishing and setting the character, appearance and nature of the area. This has also been established in the Thurlaston Conservation Area Appraisal that will be discussed below.

The largest extension is one of the 2-storey elements situated at the western end of and attached to the 1986 extension existing building. Running in a north-south direction with a steeply pitched roof to match in with not only the extension to which it will be attached but also the original buildings on the site. Its design allows it to fit in and relate with the existing building and other extensions proposed as part of the application, with matching proportions, materials etc. Its length, at approx 36.5m is less than the length of the existing building when measured from Main Street into the site although the proposal will obviously be viewed in a different context from the surrounding area. Nonetheless it is considered appropriate when taken into account on its own and with the other elements proposed as well as within the context of the overall size of the site.

At to the northern end of this 2-storey extension is a single storey element running west to east with there being a conservatory at its eastern end. Designed to have proportions in-keeping with and appropriate to existing building as well as the extended building, the use of materials to match and fit in will contribute to it also fitting in. As with the 2-storey element that it will be attached to, it has a high pitched roof to enable it to fit in with the area with the use the same roof tile further ensuring visual continuity. In respect of the conservatory it will, due to the widening of the northern most access point as well as use of an appropriate fence to separate the access road from the meadow within the site, be of prominence to people travelling along Main Street. Even though its visibility will be relatively limited in the context of the whole site its ridge level is relatively high but is set lower than the extension to which it will be attached to ensure an appropriate step down given its visual prominence from the Main Street access point. Subject to a condition in respect of its materials being agreed prior to commencement in the interest of visual amenity it is considered an acceptable element.

The proposed built elements above discussed create a courtyard type of area within them into which the main access and majority of the parking provision will be provided along with refuse, delivery and ambulance vehicles using it, similar in nature to older farms having a central area from where deliveries and collections were made.

Within this new courtyard type area a flat roofed kitchen extension will be located and attached to the existing kitchen in the corner of the existing building. Due to its location it will only be visible from within the site and will, in part, be screened from view by a 1.8m high close boarded fence that will enclose an area for bin and refuse storage associated with the operation of the site. Despite this secluded location, it is of an acceptable design, appearance and nature.

Also in this area will be a 2-storey extension to the main entrance with projecting single storey canopy feature to its front to provide covered facilities for ambulances etc and single storey extensions on both sides. There will also be 2 single storey extensions with one on each side of the 2-storey element. The designs of these elements are such that they relate to each other and the existing building without being too excessive or at odds with the current or proposed situation. Furthermore, the ridgelines drop from existing to the 2-storey element then down to the canopy giving a stepped appearance within the courtyard style area giving an attractive feel and feature to the area.

Centrally located on the south facing elevation of the existing main east-west running block, a single storey link section will be demolished and replaced by a similar flat roof link section with the roof acting as a roof terrace. In design terms there is an obvious difference given the provision of a roof terrace with there being a balustrade in place where there previous wasn't one. The design, scale and massing of the proposal are such that it fits in with the building and wider area.

On the southern side of the existing main block there is a corner location on which there is a 1 ½ storey section where eaves level is in-line with the top of the windows above which is a mono-pitched roof. Here floor and ceiling levels internally will increase with the mono-pitched roof being removed, the exterior walls increased in height to the eaves level on the main 2-storey section of the building and a flat roof put in place. Although the raising of the walls and provision of a flat roof will appear at odds with the building, its position is such that it is not readily seen from outside of the site other than from one neighbour and they will see it from an oblique angle. The use of matching materials will allow it to fit in without raising impact and whilst not totally in-keeping this would not justify a refusal.

The last element of building work is a conservatory to be located on the southern most section of the existing building. Its width will extend across the depth of the section discussed in the above paragraph as well as the depth of the existing building when viewed from Main Street. As with the other conservatory element discussed above its design, scale, massing and proportions are appropriate whilst a condition in respect of materials is required in order to ensure it fits in fully with the character and appearance of the conservation area.

Parking and landscaping alterations are also proposed incorporating the formal separation of the meadow from the access road plus the increase in the width of the northern most vehicular access point to allow 2-way movement at the same time as opposed to the current situation of one way vehicle movement at any time in or out. Parking currently occurs in an ad-hoc manner on the edge of and over parts of the meadow area with no clear definition as to where the access, parking area and meadow separate. The provision of a formal access with footpath and fence separating them from the meadow provides a categorical definition as well as allowing the parking to be provided within a defined area. This clear identification and separation of the meadow area from built form in conjunction with the design of the proposal in their individual and collective elements allows the open country feel discussed in the 2001

Planning Inspectors report to be retained without impacting on the layout and nature of the area. It will also serve to enhance and reinforce details contained within the Conservation Area Appraisal which identifies this area as being key to the character of the area.

The amended plans provided have seen the reduction in parking space numbers with the amended plans resulting in the area of formal garden between the front of the building and the Main Street site boundary being retained in its current form so maintaining an attractive feature of the site.

The proposal will also entail the enlargement of the existing northern most access point into and out of the point and alterations to the visibility splays. The wall is a very prominent feature within the street scene and contributes to the character and appearance of both the area generally and the Conservation Area. Whilst the increase in its width will impact on the symmetry of the 2 openings they are not readily read in the context of each other and furthermore the rebuilding of the pillar can be done of the bricks taken down thus ensuring material continuity. Given the increased number of rooms proposed which are acceptable, it is considered an increased access point is required for highway safety purposes and in this instance it will be seen in the context of Biggins Hall Lane junction that will be of a similar size. As such it is considered to be acceptable.

Conservation Area:

The Thurlaston Conservation Area Appraisal details amongst other things how the main character of the area is formed by low density linear development in an agricultural setting with highly landscaped areas as well as important landscaping that softens the appearance of the built form. It also identifies the nursing home site as one of four key areas within its boundary.

In reference to the nursing home sub-area, the appraisal specifically identifies the change in ground levels between the site and the adjacent Biggins Hall Lane with the lane being set much lower as a key feature whilst also highlighting the field / meadow as giving a sense of the countryside being absorbed into the village. Specifically, the appraisal also identifies the Main Street wall as being a dominant feature in the conservation area that is visually attractive and prevents most views into the site. Existing buildings on the site are identified as being the most dominate buildings in the village with the scale of the original building(s) having been overtaken through the various extensions but they respond to the prevailing character of the area through the use of appropriate materials, design features and being of similar heights to surrounding buildings.

The provisions of PPS5, Planning for the Historic Environment details in policy HE7 that developments should make a positive contribution to the character and local distinctiveness of the historic environment and that heritage assets be preserved and enhanced where possible.

In dismissing the planning appeal against the refusal of permissions of the erection of 3, 5 and 13 dwellings covered by 3 separate applications and refusal, the Inspector detailed in his report that key issues in the determination and subsequent dismissal of the appeal related to the Conservation Area, views along Biggins Hall Lane and the then proposed developments relationship with Biggins Hall Lane in terms of open space and proximity.

With these provisions in mind it is essential that the proposal addresses these key areas and as a minimum preserves the conservation area.

The layout of the proposal is such that the size of the rooms, corridors etc are pre-determined through Health Service requirements to ensure all elements are capable of being used for various purposes for which they are intended. As such the proposal has been designed and laid out in a manner that accommodates these requirements whilst also serving to minimise impacts on not only the conservation area generally but also those areas identified in the

conservation area appraisal as well as by the Planning Inspectors report that is still considered of relevance.

The position of the main bulk of the extension has been positioned 31m from the sites northern site boundary which is Biggins Hall Lane whilst as detailed earlier the design, appearance, scale, massing, proportions and materials all fit in with and are respectful of the existing buildings on the site – a feature identified in the conservation area appraisal as being important and having already been done with relative success in terms of other historic extensions. In terms of height of the various built elements, these continue along the lines of the existing buildings with sections having been reduced to single storey in height in order to reflect their position within the site with regards to their prominence from both Biggins Hall Lane and the northern most vehicular access point which is to be increased in width.

Furthermore, the provision of a well defined access road within the site and fencing that formally delineates and separates the meadow from the built area ensures that the open field / meadow area is retained and subsequently maintained in a manner that still ensures elements of the countryside are still linked into the village.

Through the amended plans the retention of the wall and formal grassed area to the front of the former Manor House ensures that this section of the site is retained in its current so continuing to preserve the conservation area.

One of the main elements of the proposal for discussion in terms of potential impact on the conservation area relates to the proposed increase in the width of the northern most site access from a current width of 4m to a proposed width of 6m. This element has the potential to have an impact on the conservation area given the prominence of the brick wall within Main Street and its identification in the conservation area appraisal as being visually attractive and preventing views into the site. By increasing the width by the 2m proposed there will be the obvious increased in views into the site however this impact needs to be balanced against highway and pedestrian safety matters brought about through the increased number of rooms, the need to ensure safe vehicular movement and the actual extent of view into the site that will be increased. Whilst the increase in the width of the access by 2m will increase views into the site from Main Street, the increased number of rooms will logically bring an increased number of vehicular movements albeit probably by a low level and this limited intensification of the access may serve to increase highway and pedestrian safety conflict so it can be argued that the increased width is needed to ensure no adverse or detrimental impact on highway or pedestrian safety. From the officers site visit it appears as though the northern section of this existing access at some point has been damaged and re-built in a brick of slightly different colour and shade. The extension to the access would allow for the existing pillar arrangement to be retained although further away from its current position whilst also allowing it to be rebuilt in a brick of more appropriate colour and shade. When travelling along Main Street into Thurlaston the increased width will give increased views toward the existing building initially and in the main it is not considered this would be unacceptable or grounds to justify a refusal. The main areas from which increased views will be obtained is when directly opposite the access looking into the site which will occur from a small number of houses. In this instance increased views of some of the proposed extensions will occur but it is not considered that this is sufficient reason for refusal.

Overall therefore the proposal is considered acceptable whilst in the main preserving the character and appearance of the Thurlaston Conservation Area whilst enhancing other areas such as the meadow / field area through formal separation leading to a clear boundary as to where that area of special significance is which doesn't currently exist.

There are 4 listed buildings surrounding the site and the provisions of PPS5 require consideration, where relevant, be made to the potential impact on these heritage assets as well.

The siting of the proposal, both holistically and in terms of the various individual elements, are considered to be of a design and appearance as well as location that there will be no adverse or detrimental impact upon the setting of these surrounding listed buildings.

Access & Parking:

The Interim Parking Standards Guidance Notes details that for nursing / rest homes 1 space will be required for 4 residents. Based on the intended number of bedrooms and resultant residents a maximum of 15 parking spaces are required

The application originally proposed a total of 40 formal, designated parking spaces with an additional 7 'over-flow' spaces made available through the use of grasscrete in the meadow area immediately to the rear of the northern most section of the Main Street brick wall frontage. Of the 40 spaces originally proposed 18 were to be provided in the 'new court yard' area to the north of the site adjacent to the bulk of the proposed extensions, 8 were to be provided in the existing area to the front and side (north-east) of the building that historically was the Manor House with the remaining 14 being provided in a new parking area that was to be created to the front of the former Manor House. They would have been provided through the demolition of a 9m length of wall starting from the former Manor House and going toward Main Street, the removal of an existing area of well laid out and planted formal garden to the front of the former Manor House and the construction of a new wall to formally separate the car park as proposed from the remainder of the formal garden area.

The amended plans provided, following a request by officers, has seen the total number of parking spaces proposed reduced by 14 to provide a total 26 on-site parking spaces. This has been provided within the existing area to the northern side of the former Manor House where parking is currently provided as well as in the 'new court yard' style area amongst the bulk of the proposed extensions. The existing formal, landscaped garden between the Manor House and the sites front boundary with Main Street will remain in its current forms. Although the number of spaces proposed still exceeds the numbers required by standards, from a walk around the site this number is roughly comparable with the apparent existing informal number of spaces provided and is therefore on balance considered acceptable.

It is proposed as part of the application to demolish a section of the existing northern most site entrance / exit in order to increase the access width to provide a road capable of allowing two-way vehicular movement which is currently not achievable. The Highway Authority has no objections to the proposal subject to conditions and informatives being attached to any approval and they are satisfied the proposal will not impact on highway safety.

Amenities:

The various built elements of the proposal, individually and collectively, have been designed and positioned in locations so as to ensure there will be no adverse or detrimental impacts upon other users of the facilities or neighbouring and surrounding sites. The amended plans reducing parking space numbers and removing the proposed additional parking area as a result of this reduction in numbers has ensured the amenities of the nearest neighbour, Nut Coppice, have not been unduly affected through increased noise levels due to the additional parking. Overall therefore the proposal will not impact upon amenities and is acceptable.

Other Relevant Factors:

As part of the application an arboricultural report was submitted that has been assessed by the Tree Officer. Whilst objecting initially on the grounds of requiring details on a landscaping plan, this objection has been overcome through the landscaping plan being able to be provided through a pre-commencement condition. As such a pre-commencement condition requiring a landscaping plan with full details is required.

Also submitted as part of the application was a Protected Species report that has looked at the site and assessed it in relation to any protected species. This report, along with the other submitted documents, has been assessed by Warwickshire County Council Ecology Team who are satisfied with its findings but request a number of conditions and informatives be attached to any permission.

Objections have been received from the Parish Council as well as a number of local residents with details of these objections contained above. Whilst the report has dealt with a number of these objections, those not already addressed are addressed here.

Whilst the submitted plans showing the details of the development do not show the proposal in relation to neighbouring and surrounding sites, the site location plan does allow for an assessment to be made and although the exact extent of Nut Coppice is not fully shown, the case officer identified this neighbour on site and was able to establish the proposals relation with it and has used this in the assessment of the application

A question has been raised as to why the fruit trees to the front of the site adjacent to the site access to be widened should be felled. The Tree Officer has assessed these fruit trees as part of the proposal commenting that these purple plum trees collectively show very poor form and vitality with very limited life expectancy. Taking a long term view the tree officer is of the opinion they should be removed and replaced with native species that compliment and enhance not only the development but also the overall amenity of the conservation area and rural outlook.

In respect of the Parish Council comment that some of their comments from the pre-application discussions have been dismissed, the applicant and their agent obviously have had to come to a view in terms of what to incorporate in terms of the comments made by not only the Parish but the Local Planning Authority as well and in terms of these submitted the application taking in the comments they thought relevant.

There will be increased noise and disturbance during construction, should the application be approved, but this will be temporary. Through the reduction in the number of parking spaces as shown on the amended plans it is considered the proposal would not increase vehicle movement an undue amount to adversely impact on the area at a level that would justify refusing the application.

Perceived decrease in property value is not a relevant material consideration whilst increased concerns over traffic, parking and noise during construction will only be temporary. Concerns of excessive vehicular speeds are not relevant as they cannot be controlled through the planning proved whilst concerns over water pressure through increased number of rooms is an issue that would have to be addressed by the water provider.

Recommendation;

Recommend approval subject to conditions.

Report prepared by: Richard Redford 9th February 2012

DRAFT DECISION

APPLICATION NUMBER

R10/1850

DATE VALID

30/11/2011

ADDRESS OF DEVELOPMENT

WARWICKSHIRE RESIDENTIAL HOME
THE MANOR HOUSE
MAIN STREET
THURLASTON
RUGBY
CV23 9JS

APPLICANT/AGENT

Bob Law
Sylvester Estates
208 Hillmorton Road
Rugby
Warwickshire
CV22 5BB
On behalf of Mr R Perry, Eastdene Investments
Ltd

APPLICATION DESCRIPTION

Erection of a 2-storey extension and single storey annex and conservatory to western end of building; 2 no single storey extensions to northern side of building; and single storey extension and balcony to southern side of building. Demolition of air raid shelter to accommodate new conservatory to the southern end of building. Demolition of part of existing wall to accommodate new parking area. Enlarged entrance and modified parking and landscaping alterations.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON:

To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

CONDITION 2:

Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

Application forms, Arboricultural Suvery, Report & Method Statement by RJ Tree Services dated October 2011, Protected Species Report by Ecolocation dated 14th November 2011, existing plans numbered 1107/500 Rev A, 1107/01, 1107/03, 1107/05, 1107/07 and 1107/20 all dated 18th November 2011 and submitted as part of the planning application received by the Local Planning Authority on 20th November 2011; and

Amended Design & Access Statement Rev A dated 27th January 2012, amended Appendix C Design Development Document Rev A dated 27th January 2012, amended Proposed First Floor Plan numbered 1107/04 Rev A dated 18/11/11, amended Proposed Second Floor Plan numbered 1107/06 Rev A dated 18/11/11, amended Proposed Roof Plan numbered 1107/08 Rev A dated 18/11/11 and amended Proposed Elevations plan numbered 1107/21 Rev A dated 18/11/11 all submitted to and received by the Local Planning Authority on 30th January 2012; and

Amended Proposed Key Works Plan numbered 1107/501 Rev A dated 18/11/11 and amended Proposed Ground Floor Plan numbered 1107/02 Rev A dated 18/11/11 both submitted to and received by the Local Planning Authority on 3rd February 2012.

REASON:

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION 3;

Prior to the commencement of the development hereby approved a full schedule of all materials to be used on the development, to include details on all fencing, paving, road surfacing, entrance walls and buildings, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interest of visual amenity and ensuring that all materials are suitable and in-keeping with the sites location within the Thurlaston Conservation Area.

CONDITION 4:

No works shall commence beyond the wall plate at first floor level that may be disturbing to bats until bat activity surveys of the site have been conducted at an appropriate time of year. The results of the survey along with a plan of any mitigation plans as may be necessary shall be submitted to and agreed in writing by the Local Planning Authority. Any works approved shall then be carried out in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To ensure that protected species are not harmed by the development

CONDITION 5:

The development hereby permitted shall proceed in accordance with the detailed mitigation measures for great crested newts and reptiles as set out in Section 11 the approved document entitled Protected Species Report prepared by Ecolocation Ltd on 14th November 2011 and received by the Local Planning Authority on 30th November 2011. The approved mitigation measures shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To ensure that protected species are not harmed by the development.

CONDITION 6:

No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority

REASON:

To ensure the preservation of important archaeological remains and that any archaeological history of the site is recorded.

CONDITION 7:

Full details of any refrigeration or airhandling plant, flues or other equipment to be located externally to the building, to include proposed measures for acoustically treating such equipment, shall be submitted to and approved by the Local Planning Authority prior to such plant being installed. Equipment shall then be installed in accordance with the approved details.

REASON:

In the interests of the amenities of neighbouring properties.

CONDITION 8;

Prior to the commencement of the development hereby permitted full and precise details in respect of a suitable flue extraction system for the kitchen shall be submitted to and agreed by the Local Planning Authority in writing. The system shall be designed to operate in full accordance with the approved details before the kitchen is fully functional and be maintained in accordance with the approved details. The flue outlet shall terminate no less than 1 metre above the apex to the main roof.

Details of means to prevent grease, fat and food debris from entering the foul drainage system must be also be submitted to and approved in writing by the Local Planning Authority for approval. The approved scheme shall be installed prior to the kitchen becoming operational and shall thereafter be maintained in accordance with the approved details.

REASON:

In the interests of amenity.

CONDITION 9;

Prior to the development hereby permitted commencing a Phase II contaminated land intrusive investigation to concentrate on proposed building footprint extension areas with a residential receptor end use being used for risk assessment considerations shall be carried out with resultant report, including mitigation where necessary, being submitted to and agreed in writing by the Local Planning Authority. Any mitigation measures approved shall then be implemented as part of the development in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interests of the amenities of future occupiers.

CONDITION 10;

As the development hereby approved involves demolition and construction works in proximity to residential accommodation areas, prior to the commencement of the development hereby approved a comprehensive dust management report shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interests of residential amenity.

CONDITION 11;

Before any demolition, construction or alteration works commence on site a detailed asbestos survey shall be undertaken for the proposed site development with the resultant report, to include mitigation where necessary, submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interests of amenity.

CONDITION 12;

The northern site access altered as part of this approval shall be hard surfaced in a bound material for a distance of 7.5m from the near edge of the highway footway.

REASON:

In the interests of highway and pedestrian safety.

CONDITION 13:

The development hereby permitted shall not be occupied before the [highway/verge] crossing has been laid out and constructed to the satisfaction of the Local Planning Authority in accordance with the standard specification of the Highway Authority.

REASON:

In the interest of highway safety.

CONDITION 14:

During the construction period, adequate measures shall be taken to prevent deleterious matter being carried onto all nearby highways.

REASON:

In the interest of highway safety.

CONDITION 15;

The parking, turning and manoeuvring areas shown on the approved plans shall be completed and capable of use prior to the occupation of any part of the extensions to the nursing home hereby approved.

REASON:

To ensure sufficient parking provision is available prior to the extensions being used in the interest of parking, highway safety and amenity.

CONDITION 16;

No works or development shall take place until a specification of all proposed mitigation tree planting has been submitted to and approved in writing by the LPA. This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. The planting shall be implemented or implementation commenced in the first planting season following completion of the development in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. If within a period of 5 years from the date of planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA seriously damaged or defective), another tree of the same species and size originally planted shall be planted at the same place, unless the LPA gives its written consent to any variations.

REASON:

In the interests of visual amenity and to mitigate for trees to be removed as part of the approved development.

CONDITION 17;

No works or development shall take place until a specification of all proposed wildflower meadow planting has been submitted to and approved in writing by the LPA. This specification will include details of the quantity, species, position and the proposed time of all planting, together with an indication of how they integrate with the proposal in the long term. The planting shall be implemented or implementation commenced in the first planting season following completion of the development in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interests of visual amenity and to ensure wildflower planting is carried out to an acceptable standard.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Rugby Borough Core Strategy policies CS1 and CS16

Interim Parking Standards Guidance Notes

Thurlaston Conservation Area Appraisal

PPS1, Delivering Sustainable Development

PPS4, Planning For Sustainable Economic Growth

PPS5, Planning For The Historic Environment

PPS9, Biodiversity & Geological Conservation

The development plan policies referred to above are available for inspection on the Rugby Borough Council's web-site www.rugby.gov.uk or at the Council Offices.

REASON FOR APPROVAL;

The development represents an appropriate form of development with the extensions being in keeping with and appropriate to the existing building to which they will be attached whilst other works including the widening of the northern most access point and provision of formal parking areas will serve to improve the facility whilst being in-keeping with the area. The development as a whole is considered to be in-keeping with whilst also preserving and enhancing the Thurlaston Conservation Area in accordance with Rugby Borough Core Strategy policies CS1 and CS16.

INFORMATIVE 1;

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season, lasts approximately from March to September, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE 2;

The applicant is respectfully advised that as additional planting is proposed for the site, indigenous tree and shrub species should be used, preferably of local provenance. Such plants are visually attractive, and have a far higher value for local wildlife than cultivated, non-native plants. It is worth noting that certain plant species such as honeysuckle and night-scented flowers can be beneficial to bats due to their ability to attract moths and would be of greater wildlife value particularly where bats are known to be in the area. Advice should be sought from an ecologist regarding recommended management in order to maximise the value of the wildflower meadow for wildlife.

INFORMATIVE 3:

In order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site must not occur outside the following hours: -

Monday - Friday - 7.30 a.m. - 18.00 p.m.,

Saturday - 8.30 a.m. - 13.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

INFORMATIVE 4:

The granting of Planning Permission does not give the Applicant/Developer consent to carry out works on the Public Highway (verge, footway or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to Warwickshire County Council's Rugby Area Team Tel 01926 412515, before any work is carried out, this shall include for materials and skips which are stored within the highway extents. A charge will be made for the carrying out of inspections and the issue of permits.

INFORMATIVE 5:

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the [applicant{s}/ developer{s}] must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

INFORMATIVE 6;

Before any improvement works required by this planning permission are commenced to the existing highway, the developer shall enter into an Agreement under section 184 of the Highways Act 1980 with the Highway Authority (Warwickshire County Council).