

<b>APPLICATION NO</b>	<b>PA/2023/1785</b>
<b>APPLICANT</b>	John Egbury, JME Care Ltd
<b>DEVELOPMENT</b>	Planning permission to erect a single-storey side extension
<b>LOCATION</b>	Beechcroft, 1 Colleywell Close, Westwoodside, DN9 2RD
<b>PARISH</b>	<b>HAXEY</b>
<b>WARD</b>	Axholme South
<b>CASE OFFICER</b>	Daniel Puttick
<b>SUMMARY RECOMMENDATION</b>	<b>Approve with conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Haxey Parish Council

**National Planning Policy Framework:**

2 Achieving sustainable development  
4 Decision-making  
8 Promoting healthy and safe communities  
12 Achieving well-designed and beautiful places

**North Lincolnshire Local Plan:**

DS1 General requirements  
DS5 Residential extensions  
T2 Access to development  
T19 Car parking provision and standards  
H16 Nursing and rest homes

**North Lincolnshire Core Strategy:**

CS1 Spatial strategy for North Lincolnshire  
CS2 Delivering more sustainable development  
CS3 Development limits  
CS5 Delivering quality design in North Lincolnshire  
CS25 Promoting sustainable transport

## **Housing and Employment Land Allocations DPD:**

Settlement boundary for Westwoodside

## **Supplementary Planning Guidance SPG1**

**New North Lincolnshire Local Plan Submission:** The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until late 2024.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are:

SS1 Presumption in favour of sustainable development

SS2 Spatial strategy for North Lincolnshire

SS3 Development principles

SS11 Development limits

T1 Promoting sustainable transport

T3 New development and transport

DM1 General requirements

## **CONSULTATIONS**

**Highways:** No objections or comments.

**LLFA Drainage:** No objections or comments.

**Environmental Protection:** Recommend a condition to deal with any contamination discovered during development of the site.

## **PARISH COUNCIL**

Objects to the application, making the following comments:

This site has limited amenity space, and this proposal will further reduce it. NLC house to land ratio for a rural village is 30-35 DPH (policy CS7) and the parish council believes, given the size of the dwelling, the amount of parking space and the proposal, it would not meet this target. Given the nature of the business, amenity space should be an important part of the residents' needs and should be considered over development of the site.

## **PUBLICITY**

A site notice has been displayed. One letter of objection has been received, raising concerns about the use of the premises as a care home and the impact the loss of part of the existing garden area would have for residents. Concerns are also raised about the increase in parking demand at the property, highlighting previous parking issues in the street which have been

recently resolved following tarmacking of the front garden and the provision of a dropped kerb.

## **ASSESSMENT**

### **Planning history**

PA/2011/0748: Planning permission for change of use to residential home and office – refused 19/10/2011 (committee overturn – allowed on appeal 03/05/2012)

### **Site characteristics**

The site comprises an existing bungalow close to the entrance into Colleywell Close in Westwoodside. The bungalow has been operating as a residential care home for over 12 years following the grant of planning permission on appeal under application PA/2011/0748. The supporting documents indicate that the care home provides specialist care for people with learning difficulties and behavioural problems, and currently comprises three bedrooms with associated dining, lounge and kitchen facilities.

The property is within a residential area within the settlement boundary for Westwoodside. The site is within flood zone 1, an area at low risk of flooding. There is no conservation area in Westwoodside and there are no heritage assets near to the site which would be affected by the proposals.

### **Proposal**

Planning permission is sought for the construction of a single-storey side extension projecting approximately 4 metres beyond the side elevation of the existing property. The extension would be set back from the principal elevation of the building, retaining the existing chimney feature on the north-west corner of the property. The extension would have eaves levels to match the existing building, with its ridge level set slightly below that of the main home. External facing materials would match the existing building, with a window proposed to the front elevation and French doors opening onto the rear garden area.

### **Material considerations**

Planning permission was granted on appeal in 2012 for the material change of use of the former residential dwelling for use as a commercial care home. As part of the decision, a condition was imposed restricting the use of the premises as a care home and for no other purposes (including any other purpose within Class C2 of the Use Classes Order). The lawful use of the premises is as a commercial care home falling within Use Class C2 and the property therefore does not benefit from any permitted development rights. Planning permission is therefore required for the extension of the property.

Permission is sought to construct a side extension to an existing residential care home at Colleywell Close in Westwoodside. The principle of converting the building has already been established and its continued use as a residential care home is therefore considered acceptable. The principle of extending the building is acceptable in accordance with policy H16 of the local plan, subject to consideration of the main issues set out below.

### **The main issues in determining this application are:**

- **design and impact on the character and appearance of the area**

- **impacts on residential amenity**
- **highway safety.**

### **Design and impact on the character and appearance of the area**

Policy CS5 of the Core Strategy states that all new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place, the policy stating that design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.

Policy DS1 of the local plan seeks to ensure that proposals are sympathetic in design, scale and materials to the existing dwelling and its neighbours, and seeks that materials and finishes do not contrast markedly with those of the original building or neighbouring properties.

Policy DS5 of the local plan provides design criteria for new residential extensions, and generally seeks to ensure proposals are in keeping with their surroundings. It states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings. It also states that the proposals should be sympathetic in design, scale and materials to the existing dwelling, and should not use materials or finishes which contrast markedly with those of the original building or neighbouring properties.

Policy H16 of the local plan states that the development of both new and converted properties for residential, nursing and rest homes and similar establishments will be permitted provided that, amongst other criteria, the development has no adverse effects upon the amenities of neighbours and the character of the surrounding area.

The proposed extension would be small in scale and situated to the side elevation of the property, which occupies a corner plot and has been enclosed by fences approximately 1.8 metres in height. It would be constructed of materials to match the existing building, and as a result would not be considered to appear at odds with the character of the former residential bungalow. Owing to the small scale of the extension, with the ridge of the roof stepped down and front elevation stepped back, the extension would appear subordinate to the host building.

For these reasons, the design of the proposed extension is considered appropriate to the nature and layout of the site, and would not adversely impact the character and appearance of the property or wider street scene. The proposals would not be considered to result in an overdevelopment of the site, and are therefore considered to be acceptable in accordance with policies DS1, DS5 and H16 of the North Lincolnshire Local Plan, policy CS5 of the North Lincolnshire Core Strategy and the aims of the NPPF in this respect.

### **Impacts on residential amenity**

Policy DS1 of the local plan states, in relation to amenity, that no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.

Policy DS5 of the local plan, whilst not wholly relevant, provides design criteria for new residential extensions, and generally seeks to ensure proposals are in keeping with their surroundings. It states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings. It also states that development should not cause overshadowing as a result of the height and depth of the extension blocking daylight and sunlight, particularly in the case of two-storey extensions on or close to the boundary.

The extension is small in scale and, by virtue of its size and location in relation to neighbouring dwellings, there would be no adverse impacts upon the amenity of occupants of adjacent properties.

The local planning authority has not been made aware of any complaints relating to the use of the premises in terms of noise or disturbance, and comments objecting to the proposal make no reference to these types of impacts. Given the small-scale nature of the proposal, it is not considered that the development would give rise to any significant adverse impacts upon neighbouring residents in terms of noise or disturbance over and above the existing operations taking place at the site.

The proposed development is therefore considered to be acceptable and members are advised that existing standards of amenity for occupants of properties elsewhere within Colleywell Close and Weir Road would be preserved.

Paragraph 135 of the NPPF indicates that planning policies and decisions should ensure that, amongst other requirements, developments create places which are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy H16 of the local plan seeks to ensure that developments provide adequate private amenity space to cater for residents and staff, and ensure that adequate refuse facilities are provided within the curtilage of the development and situated such that they do not detract from residential amenity by reason of smell and visual appearance.

The objection received raises concerns in relation to the loss of garden area associated with the property and the impacts this would have for future occupiers. These concerns are also raised by the parish council in their response, who indicate that the extension would in their view lead to an overdevelopment of the site.

It is acknowledged that the proposed development would occupy part of an area of land which currently provides outdoor amenity space in association with the property. However, an area of private outdoor space would be retained to the rear of the property, with the area to the site retained in its reduced extent. Whilst the development would result in the loss of some of the outdoor space associated with the property, officers are satisfied that sufficient space would be retained for occupants of the care home, whose primary aim is concerned with the provision of care for specialist needs, including learning difficulties and behavioural problems, within a residential setting.

The loss of garden area would be small. Against this, there are benefits in providing additional care accommodation at the site for people with complex educational and behavioural needs, and the additional bedroom would provide a facility for those more capable of their own independence, which the existing property currently lacks. Whilst the development would

result in the loss of a small area of outdoor amenity space, the benefits of providing additional accommodation at the site of a type which the existing property does not currently offer are factors which would outweigh any potential harm arising from the proposed development. In addition to this, the site is within a sustainable settlement where there are adequate services and facilities to meet the day-to-day needs of residents, whose care regime is likely to be more structured. Consequently, there is likely to be less reliance upon the area of outdoor amenity space lost to the development.

On balance, the proposals are considered to be acceptable. Whilst the development would result in the loss of outdoor amenity space associated with the property, this loss would not result in harm to the amenity of occupants of the care home. In addition, there are benefits associated with the provision of additional accommodation at the site, particularly accommodation which is currently not available at the property for those who are able to live more independently within the setting.

Having regard to the above, the proposals are considered to be acceptable in accordance with the aims of policies DS1 and H16 of the North Lincolnshire Local Plan, and the aims of the NPPF.

### **Highway safety**

Paragraph 115 of the NPPF makes clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policies T2 and T19 of the local plan seek to ensure that developments are served by adequate access and suitable levels of parking provision. Policy H16 of the local plan specifically seeks to ensure that development is served by adequate parking within the curtilage of the property to ensure that no on-street parking occurs which would be to the detriment of the free and safe flow of vehicles using the public highway.

As the objection received indicates, parking at the property has recently been upgraded and proposed plans indicate a total of six parking spaces available at the property. This would provide sufficient parking space within the curtilage of the property to accommodate the increased level of accommodation at the site, and resultant increase in the number of staff associated with the property.

The supporting information indicates the number of staff would increase from 11 to 14 people. The level of increase is limited, and staff are understood to operate in shift patterns, meaning not all staff will be present on the site at any one time.

The highway authority has assessed the application and raises no objections to the proposed development. In light of this, the proposals would not be considered to give rise to unacceptable impacts on road safety and are seen as being acceptable in accordance with policies H16, T2 and T19 of the North Lincolnshire Local Plan.

### **Other issues**

The parish council refers to policy CS7 of the North Lincolnshire Core Strategy. This policy concerns overall housing provision to ensure the housing requirement for 12,063 new dwellings across the plan period up to 2026 is delivered. Reference is made to expected housing densities sought by the policy within rural settlements, which is 30 to 35 dwellings per hectare.

As this policy relates specifically to the provision of new housing to meet identified housing need across North Lincolnshire, it is not relevant to a proposal concerning the extension of an existing residential care home. The concerns raised by the parish council relate primarily to perceived overdevelopment of the site, an issue which has been considered in more detail in preceding sections of this report. Members are therefore advised that the application of policy CS7 of the Core Strategy is not relevant in determining this application.

## **Conclusion**

Having regard to the above, it is considered that the proposed development would not result in unacceptable adverse impacts upon living conditions for occupants of nearby residential properties or on occupants of the care home. The development would be considered to be served by suitable levels of parking, and would therefore not result in adverse impacts upon road safety.

It is therefore recommended that planning permission be granted subject to standard conditions outlined below.

## **RECOMMENDATION      Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans:

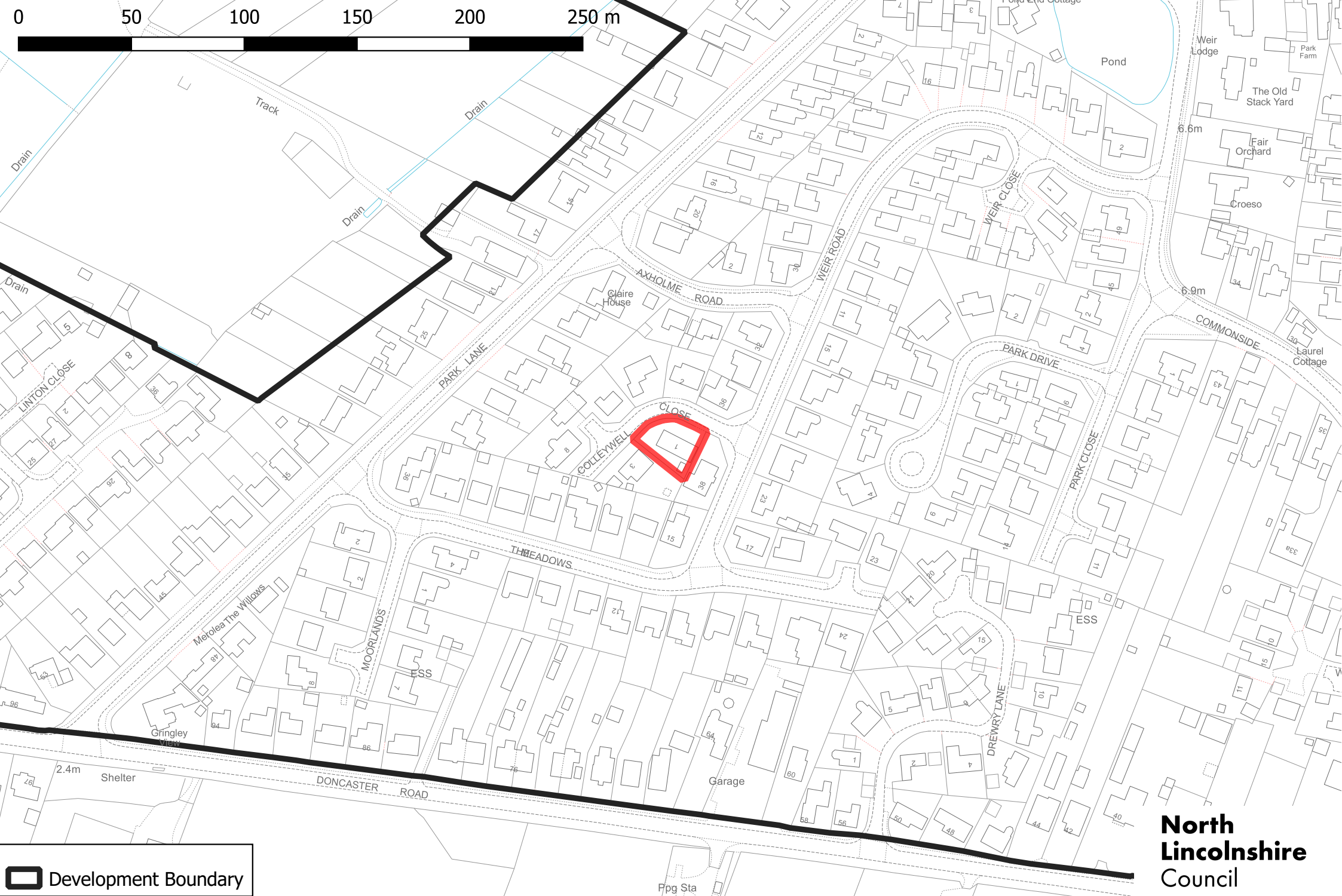
- Dwg No JME/23/01 Site Location Plan
- Dwg No JME/23/02A Proposed Block Plan
- Dwg No JME/23/05 Proposed Single Storey Extension
- Dwg No JME/23/06 Proposed Single Storey Extension.

Reason

For the avoidance of doubt and in the interests of proper planning.

## **Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



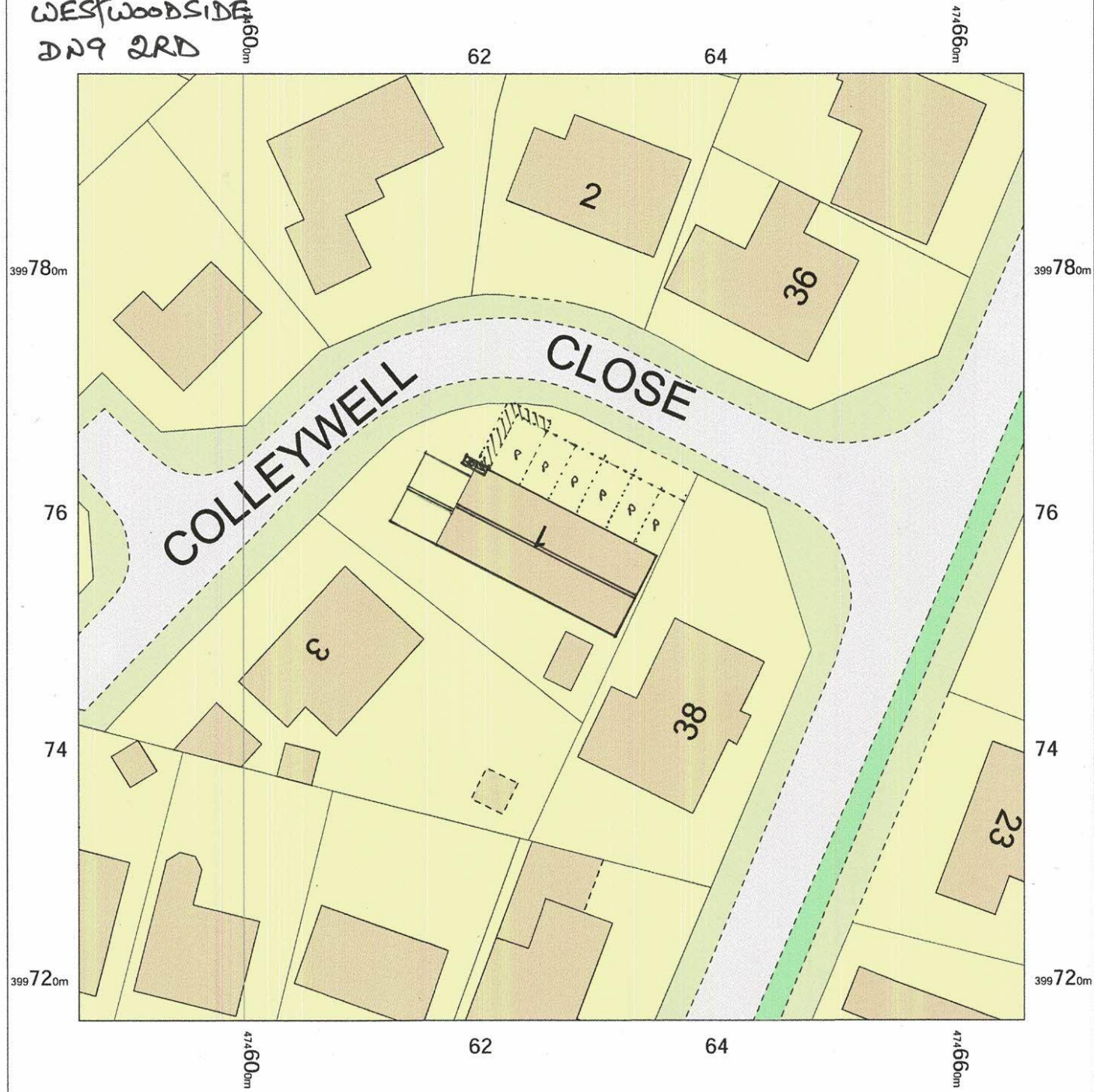
 Development Boundary

**PA/2023/1785**

**North  
Lincolnshire  
Council**

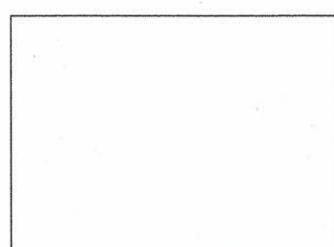
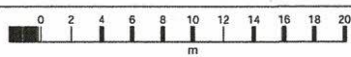


JME CARE LTD  
BEEHCROFT  
1 COLLEYWELL CLOSE  
WESTWOODSIDE  
DN9 2RD



"PROPOSED BLOCK PLAN"

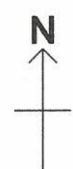
DRG. NO. JME/23/02A



OS MasterMap Topographic Layer  
Thursday, November 2, 2023, ID: BW1-01133724  
maps.blackwell.co.uk

1:500 scale print at A4, Centre: 474626 E, 399757 N

©Crown Copyright and database rights 2023 OS Licence no. 1000



**BLACKWELL'S**  
MAPPING SERVICES  
PERSONAL & PROFESSIONAL MAPPING  
www.blackwellmapping.co.uk

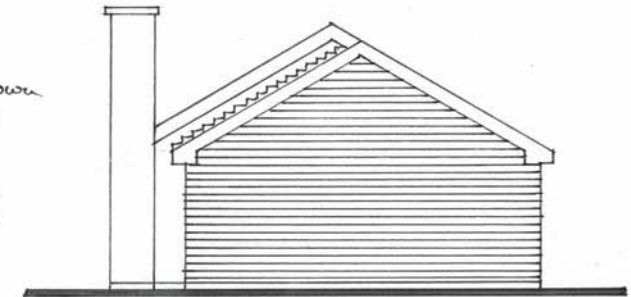
TEL: 0800 151 2612  
maps@blackwell.co.uk



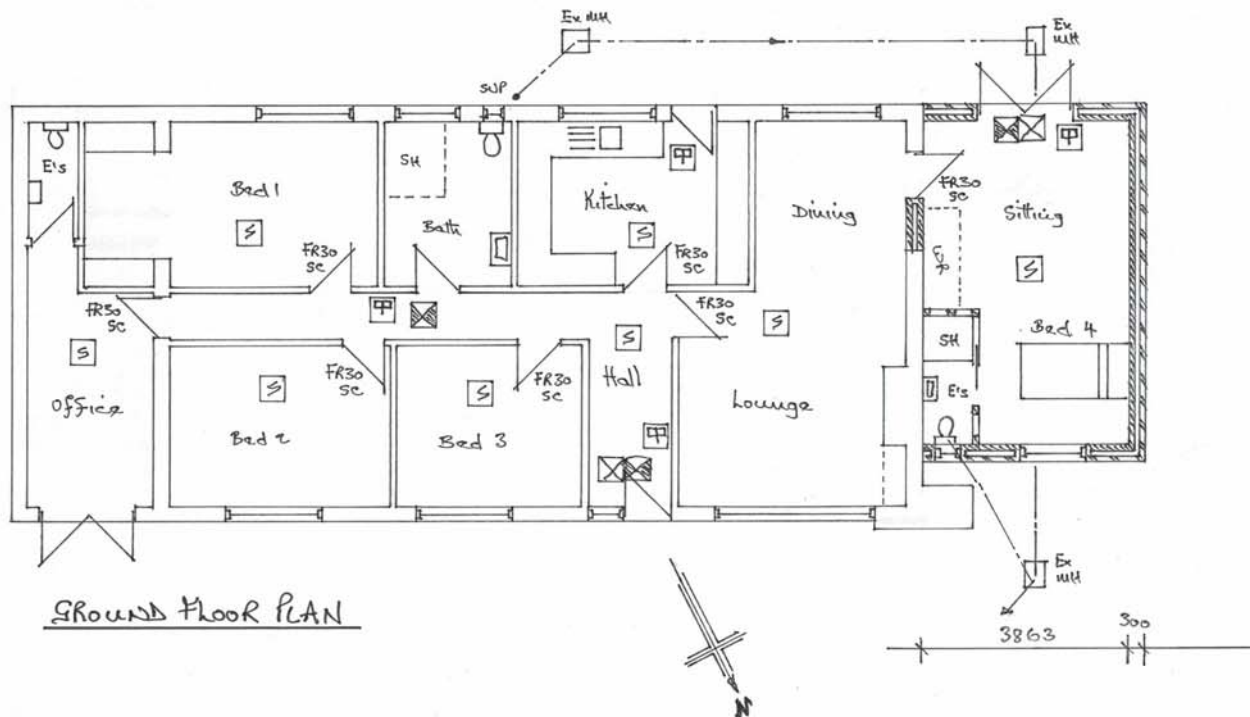
# PA/2023/1785 Proposed floor plan and elevations (not to scale)



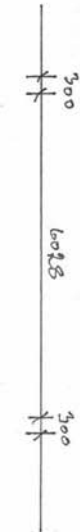
NORTH ELEVATION.



WEST ELEVATION.



GROUND FLOOR PLAN



- FIRE KEY.**
- Fire Exit Sign
  - Internally illuminated
  - Emergency light
  - Smoke detector & sounder
  - Break glass call point
  - FR30 1/2 hr fire door
  - sc Self closing device

JME CARE LTD  
BEECHCROFT  
1 COLLEYWELL CLOSE  
WESTWOODSIDE DN9 2RD

PROPOSED SINGLE  
STOREY EXTENSION

DRAWN BY:  
JEM MANAGEMENT SERVICES  
45 OSWALD ROAD  
SCUNTHORPE 07764 922416

DATE: NOVEMBER 2023  
SCALE: 1/100 @ A3

DRG.Nº: JME/23/05  
REV.