

Agenda Item 33.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
F/2015/0525	23	Winnersh	Winnersh	Major

Applicant	Marc Nelson Smith	
Location	Lord Harris Court Mole Road, Sindlesham	Postcode RG41 5EA
Proposal	Proposed demolition of existing Class C2 nursing care wing and erection of new Class C2 wing for specialist dementia care alterations to site layout to provide on-site car parking plus landscaping works.	

Type	
PS Category	12
Officer	Mark Croucher

FOR CONSIDERATION BY	Planning Committee on 19 th August 2015
REPORT PREPARED BY	Head of Development Management and Regulatory Services

SUMMARY

This planning application is to be decided by the committee because the proposal constitutes a major development. The application seeks the erection of a two storey extension and associated landscaping works to Lord Harris Court care home following the demolition of an existing single storey structure. The proposed extension will be located to the rear of the site and roughly situated on the footprint of an existing single storey wing proposed to be demolished. The size and scale of the extension is commensurate with the existing building which comprises of a central core with a series of projecting wings. The landscape works to the front of the building will reconfigure the parking and footpath layout and include small garden areas.

The proposed extension will be a specialist dementia care facility with 24 bedrooms. Additional dementia care units are supported by policy TB09 of the MDD Local Plan and the principle of development is considered to be acceptable. All of the development is contained well within the site and would not be prominent from the public realm. The rear extension is close to neighbouring residential dwellings but the proposal complies with the separation distances as set out in the Borough Design Guide SPD and there have been no strong objections from neighbouring residents. There have been no objections from the parish council or consultees subject to the recommended conditions.

The proposal is accordingly recommended for approval subject to conditions.

PLANNING STATUS

- Limited Development Location
- Newt consultation zone
- Flood Zone 1
- Sand & Gravel Extraction

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. This permission is in respect of the submitted application plans and drawings numbered 20320-OS, 20320-1000 Revision B, 20320-1001, 20320-1002, 20320-1003, 20320-1004, 20320-1500, 20320-1010, 20320-1050, 20320-1051, 20320 – 1052, 20320-1053, 20320-1101 Revision H, 20320-1102 Revision D, 20320-1105 Revision H, 20320-1115 Revision K, 20320-1125 Revision H, 20320-1126 Revision B and 20320-1130 Revision H received respectively 18.03.2015 and 29.07.2015. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4. Prior to the commencement of the development, details of the implementation, maintenance and management of the sustainable drainage scheme as part of a Flood Risk Assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

5. Prior to the commencement of the development hereby approved a plan depicting the tree protective fencing shall be submitted to and approved in writing by the Local Planning Authority. The position of the protective fencing agreed shall be implemented prior to the development on site commencing and shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless prior approval in writing of the Local Planning Authority has been first sought and obtained.

Reason: to protect the trees on the site.

6. Prior to the demolition of the existing buildings and structures and prior to the development of the site, an assessment shall be carried out to determine whether any harmful materials are present and where such materials are found then measures shall be taken to prevent such materials from contaminating the land to be redeveloped. No building shall be occupied until a report detailing the assessment and where necessary, mitigation measures undertaken, has been submitted to and approved in writing by the local planning authority.

Reason: to ensure any contamination on the site is remedied to protect the existing/proposed occupants of the application site and adjacent land.

7. No development shall take place until a scheme to deal with light contamination from the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not be occupied until the measures approved in the scheme have been implemented.

Reason: To protect the amenity of neighbouring properties.

8. Prior to the commencement of development a scheme of works that sets out the measures that will be taken to minimise dust arising from the development shall be submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures identified in the scheme shall be carried out and maintained until construction is complete. Control of dust may also be included in a Construction Environmental Management Plan for the site.

Reason: To protect the amenity of local residents during the demolition /construction period.

9. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

10. Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for employees shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be

approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

11. Prior to the commencement of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.

12. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

13. The proposed extension shall not be occupied until the turning space has been provided in full accordance with the approved plans. The turning space shall thereafter be retained in accordance with the approved details and shall be used for no other purpose.

Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety. Relevant policy: Core Strategy policies CP3 & CP6.

14. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holiday.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

15. The proposed development hereby permitted shall achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national equivalent and the statutory requirements for water resource management.

Reason: To ensure a sustainable form of development.

16. The development hereby approved shall be built in strict accordance with the recommendations as set out in the arboricultural information by Heritage Tree Services Ltd dated 27.02.2015 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proposal has an acceptable impact on the trees on and surrounding the site.

17. The first floor windows in the east elevation of the extension hereby approved shall be obscurely glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and retained thereafter in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the residential amenities of neighbouring properties.

18. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first floor level or above in the east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Reason: To safeguard the residential amenities of neighbouring properties.

19. The hard surfacing hereby permitted shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the development, in accordance with details to be submitted to and approved in writing by the local planning authority prior to the commencement of development. The hard surfacing shall be constructed in accordance with the so-approved details and thereafter so-retained.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change) and Managing Development Delivery Local Plan policies CC09 and CC10.

Informatives:

1. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant

ecological consultant.

2. The requisite Travel plan would need to comply with the latest national and local guidance:
 - 1) NPPF Section 4 (Sustainable Transport)
 - 2) The Essential Guide to Travel Planning (DfT, March 2008)
 - 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
 - 4) A Guide on Travel Plans for Developers (DfT)
 - 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at: <http://www.dft.gov.uk/pgr/sustainable/travelplans/>
<https://www.gov.uk/government/policies/improving-local-transport>
3. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
4. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>
5. The following drainage information should be submitted with a Flood Risk Assessment to discharge condition 4.
 - Further clarification how the calculation has been reached regarding water storage;
 - The total land area that each of the three individual catchments is draining;
 - The volume of attenuation required for each of the three individual catchments;
 - The area of the storage feature required for each of the three catchments (not just the depth and volumes); and
 - The porosity of the permeable paving.

PLANNING HISTORY

F/1996/63222 - Proposed Single Storey Extension To Nursing Home To Form Kitchen. - Approved 26/02/1996

F/2003/0670 - Proposed second floor extension and new lift

<p>access to nursing home. - Approved 14/07/2004.</p> <p>F/2009/1168 - Proposed erection of 16 bed Dementia Care Support Unit. - Withdrawn 04/09/2009.</p> <p>F/2009/1364 - Proposed erection of a single storey flat roof extension to existing dining room plus new access ramps. – Approved 26/08/2009.</p>

SUMMARY INFORMATION

For Commercial

Site Area	1.70 hectares
Previous land use(s) and floorspace(s)	Existing residential care home
Proposed floorspace of each use(s)	1303 Square metres for a specialist dementia care wing.
Change in floorspace (+/-)	Increase of 684 square metres.
Number of jobs created/lost	None specified.
Existing parking spaces	14
Proposed parking spaces	65

CONSULTATION RESPONSES

Winnersh Parish Council – No objection.

Environmental Health – No objection subject to conditions 5, 6, 7 and 13.

Highways – No objection subject to conditions 9, 10, 11 and 12.

Drainage Consultants – Further information requested.

Thames Water – No objection.

Countryside Officer – No objection subject to informative 1.

REPRESENTATIONS

1 letters of objection points raised (in summary):

- Light pollution and the impact of illumination on the amenity of neighbouring properties. [Officer's response: Para 10 of the Report].

APPLICANTS POINTS

- The application site is within the defined settlement boundary.
- There is currently no dementia care facility on the site.
- The proposed extension replaces the existing wing.

- The proposal will improve the onsite parking arrangements.
- The new secure gardens will improve the residential environment.

PLANNING POLICY

NPPF	Chapter 1: Building strong & competitive economies Chapter 4: Promoting sustainable transport Chapter 7: Requiring good design Chapter 8: Promoting healthy communities Chapter 10: Meeting the challenge of climate change, flooding and coastal change Chapter 11: Conserving and enhancing the natural environment
Core Strategy	CP1 Sustainable Development CP2 Inclusive communities CP3 General Principles for Development CP6 Managing travel demand CP7 Biodiversity CP9 Scale and location of development proposals
MDD Local Plan	CC01 Presumption in Favour of Sustainable Development CC02 Development Limits CC03 Green Infrastructure, Trees and Landscaping CC04 Sustainable Design and Construction CC06 Noise CC07 Parking CC09 Development and Flood Risk (from all sources) CC10 Sustainable Drainage TB09 Residential accommodation for vulnerable groups TB23 Biodiversity and Development

PLANNING ISSUES

Principle of development

1. The application site is in a limited development location in the defined settlement boundary of Sindlesham. The proposed development is for the erection of a two storey extension to an existing residential care home following the demolition of an existing single storey structure. The extension will provide 24 no. bedrooms where the occupants will receive specialist dementia care. The existing single storey structure proposed to be demolished has 16 no. bedrooms and the proposal will result in a net increase of 8 no. bedrooms on the site.
2. Core Strategy policy CP2 states that to '*ensure new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of:*
 - *An ageing population, particularly in terms of housing, health and wellbeing; and*
 - *People with special needs, including those with a physical, sensory or learning disability or problems accessing services.'*

3. Policy TB09 of the MDD Local Plan states that *'the Council will in principle support proposals which provide for the following types of accommodation to provide for peoples' needs over a lifetime:*
 - a) *Extra care homes*
 - b) *Dementia extra care units*
 - c) *Enhanced sheltered schemes*
 - d) *Proposals that allow the elderly and those with disabilities to remain in their own homes or purpose built accommodation.'*
4. Paragraph 2.41 of the Core Strategy states *'over the next 10 years, an additional 400 units of extra care housing of mixed tenure will be required'...* *'We will encourage existing providers of residential and nursing homes to diversify and modernise so they are able to offer options in line with our strategic aspirations'.*
5. Dementia extra care units provide an enhanced level of care and there is increasing national evidence of a more positive outcome for older people in extra care. As such, traditional care homes are less likely to be supported as they do not deliver the type of care that is promoted in policy TB09 of the MDD Local Plan.
6. The proposed development will provide an extra care facility within an existing residential care home. The proposal will contribute to the sustainability of the area as such services provide for peoples' needs over their lifetime and will allow individuals to receive specialist care without having to travel or move outside of the borough. It will also allow existing residents to stay at Lord Harris Court. It is considered that the type of development proposed (dementia extra care) is supported by policy TB09 of the MDD Local Plan and CP2 of the Core Strategy. The principle of development is acceptable subject to the other material considerations set out in this report.

Design and impact on character and appearance of the area

7. Policy CS1 of the Core Strategy states that planning permission will be granted for development proposals that *'maintain or enhance the high quality of the environment'*. Policy CP3 of the Core Strategy states planning permission will be granted if development is *'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life'*.
8. The main building was erected in the 1970's and comprises of large banks of glazing, yellow brick, and a mixture of flat and mansard roof forms. The building is composed of a central core with a series of projecting wings.
9. The proposed extension would be roughly the same depth and width of the existing single storey wing proposed to be replaced and it will relate satisfactory to the grain, form and scale of the main building. The proposal would be two storeys in height and will utilise a contemporary vernacular that includes powdered coated aluminium projecting bays, white render, timber cladding and a butterfly roof form. Whilst the proposed roof form and vernacular of the extension would be in contrast to the existing anachronistic building, the modern

appearance of the extension is considered to be attractive and an appropriate design solution. Lord Harris Court is a large building and similar size complexes, such as schools and hospitals, often comprises of linked buildings with varying appearances that reflect the period of the construction. The proposed extension would be visible from the adjoining properties and oblique views between the houses in Mill Lane, May Field and May Field Mews, but it will not be an overtly prominent feature from the public realm.

10. The design and appearance of the proposed extension is considered to be acceptable and it will relate satisfactory to the existing building. The proposal will not be overtly prominent from the public realm and it will maintain the character of the area. It will be appropriate in its context.

Impact on Neighbours

11. The proposed extension will be in close proximity to the neighbouring properties to the north. The nearest point of the proposed extension will be 22 metres from the rear elevation of the property known as 'Fryish' and approximately 33 metres from the rear of 'The Evergreens'. The proposed development will comply with the minimum back-to-back separation distance of 22 metres as set out in the Borough Design Guide SPD. The properties to the north have a shallow rear garden yet any shadowing and outlook from the proposed extension would be predominantly contained within the application site. There is an existing green buffer between the site and these dwellings and the proposed development will retain this: condition 8 is recommended to ensure the landscaping in this area is improved to soften the hard edges of the proposed extension. A single storey extension already exists in this location and the proposed two storey addition will be set further away from these properties.
12. The proposed extension would have several windows facing the rear gardens of the neighbouring properties to the north. Given the amount of glazing it is considered reasonable to recommend condition 6 which seeks to agree a scheme to minimise light pollution to avoid intrusive levels of illumination being omitted from the windows in the building.
13. No representations from the occupiers of the neighbouring properties have been received objecting on the grounds of overshadowing, overbearing impact or a loss of outlook. It is considered that the proposed development would have a satisfactory impact on the amenity of the occupiers of the neighbouring properties to the north.
14. The proposed extension will be partially obscured from the neighbouring dwellings to the east by planting and trees. The side elevation of the extension will be approximately 20 metres away from the common boundary of the property to the east and it would comply with the recommended separation distances in the Borough Design Guide SPD. The side elevation of the extension comprises of secondary windows and windows to non-habitable rooms. Condition 16 is recommended to ensure the first floor windows in the side elevation are obscurely glazed in perpetuity. It is considered that the proposal will have an acceptable impact on the amenity of the occupiers of the neighbouring properties to the east.

15. The proposed landscaping works to the front of the site are located a significant distance away from any neighbouring properties or uses and it is considered that this part of the development will have an acceptable impact on neighbouring amenity.
16. It is considered that the proposed development would have a satisfactory impact on the amenity of the occupiers of the neighbouring properties and is compatible with the surrounding residential area.

Highways and parking.

17. There is an existing access onto Mole Road which will be unaffected by the proposed development. The proposal will result in an additional 8 no. bedrooms and the submitted Transport Statement has demonstrated that this increase will not have a material impact on the local highway network. The internal road and footpath layout is proposed to be modified to accommodate additional parking and the revised layout will maintain a turning area for service/delivery and visitor vehicles.
18. The existing care home currently has a mixture of on-site parking and access to parking within the adjacent Masonic Centre car park. The applicant is proposing to increase on-site parking from 10 spaces to 60 to remove the need to use the Masonic Centre car park. The Transport Statement has considered the number of staff and visitors on site at any one time and the overall level of parking is considered acceptable.
19. As well as providing car parking, sustainable travel to/from the site should also be encouraged. The applicant acknowledges this and has prepared a Framework Travel Plan and this is considered acceptable. It is proposed to increase secure, covered cycle parking for staff provide for visitors to the site. Condition 9 is recommended to secure further details of this.
20. The Highway Engineer has considered the proposed development and raises no objection regarding highway safety subject to conditions 9, 10, 11 and 12.

Trees and Landscaping

21. The proposed rear extension will replace an existing single storey structure and it will be partially situated on previously developed land. Some small scale trees and planting will be removed to the east of the extension to facilitate the development but the loss of this planting will not be appreciable from the public realm. There are large mature trees along the boundary which are proposed to be retained and it is considered that the proposed extension would not detrimentally affect the wellbeing of these specimens. Condition 8 is recommended to ensure a landscaping scheme to soften the hard edges of the proposed extension and to improve the screening along the northern boundary.
22. The existing landscaping to the front of the building consists of a circular vehicle access with a soft landscaped central island. The proposed development will alter this and involves the creation of parking area to the front of the building along with areas of soft landscaping. It is considered that the proposal will result

in a more practical arrangement by creating a parking area closer to the building and retaining a pick up and drop off point. The soft landscaping to the front of the building will provide a south facing garden for the residents which links into the existing community space. The landscaping works will not be appreciable from the public realm.

23. It is considered that the proposed development will have a satisfactory impact on the existing trees and will result in functional and visual improvement to the site subject to the recommended conditions.

Environmental Health

24. The proposed development will involve the demolition of an existing extension. Such structures and their demolition may give rise to contamination of the site through the presence of asbestos, oil storage facilities or other contaminating materials present in the buildings to be demolished. Condition 5 is therefore recommended to mitigate the impact of potential contamination. Condition 7 is also recommended to mitigate against dust becoming a nuisance to the occupiers of the neighbouring properties during construction and demolition works. Given the close proximity of the neighbouring dwellings and the commercial scale of the proposed building, it is considered reasonable to recommend condition 13 to restrict the hours of construction works. The Environmental Health Team has considered the application and raises no objection subject to the above recommended conditions.

Sustainability

25. Policy CC04 of the MDD Local Plan states *'all new non-residential proposals of more than 100 sq m gross non-residential floorspace shall at least:*

- a) Achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national Equivalent.*
- b) Meet or exceed statutory requirements for water resource management.'*

26. It is considered that the proposed extension can reasonably comply with the mandatory BREEAM requirements and the statutory water requirements. Condition 14 is recommended to ensure that the development complies with the above mandatory and statutory requirements.

27. Secure cycle storage to the front of the main building has been incorporated into the proposal. The site has ample space to accommodate other informal cycle storage. Condition 9 is recommended to ensure an appropriate level of secure cycle storage is incorporated into the development.

Drainage and Flooding

28. The application site is in Flood Zone 1 where there is a low risk of fluvial flooding. There are areas with a medium to low risk of surface water flooding within the application site. As the site is over 1 hectare in area a Flood Risk Assessment

has been submitted with the application. The footprint of the proposed extension is comparable to the existing single storey extension and overall there would not be a significant loss of porous soft landscaping to the rear of the site. The floor levels of the extension have been raised marginally to militate against surface water flooding. There will be three separate drainage attenuation areas on the site. The drainage consultants WSP have considered the Floor Risk Assessment and requested further technical information regarding the attenuation areas proposed. It is considered reasonable to secure the additional information by recommending condition 4 and informative 5 as the overall drainage strategy is considered appropriate for the locality and the scale and type of development proposed.

Biodiversity and Ecology

29.A Phase 1 Habitat survey has been submitted with the application which concludes that protected species are not using the application site. The proposed extension and landscape works would be partially situated on previously developed land and there would only be a small loss of soft landscaping. The Countryside Officer has considered the application and raises no objection subject to an informative ensuring that no bats are harmed if they should be found during the demolition of the existing building.

CIL

30.The Council formally adopted a charging schedule in accordance with the Community Infrastructure Level on 06.04.2015. The development would be liable to pay the Community Infrastructure Levy charge of £60 per square metre if approved. The development would result in a net gain of 684 square metres of floor space which equates to an approximate charge of £41,040.

4.0 CONCLUSION

Additional dementia extra care units are supported by policy TB09 of the MDD Local Plan and the principle of development is considered to be acceptable. The development is well contained within the site and would have a satisfactory impact on the public realm. The rear extension complies with the minimum separation distance as set out in the Borough Design Guide and will have an acceptable impact on the amenity of the neighbouring occupants. The proposal would have an acceptable impact on highway safety and will be served by adequate levels of parking. The mature trees in the locality will be retained. The proposed development will have an acceptable impact with regard to environmental health considerations, sustainability, ecology and drainage and flooding. The proposed development is considered to be acceptable and is accordingly recommended for approval subject to the recommended conditions.

CONTACT DETAILS

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