



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 11 July 2013

Subject: APPLICATION 13/01292/FU - Part single storey and part 4 storey extension to nursing home with landscaping and additional car parking at Southlands Nursing Home, 13 Wetherby Road, Roundhay, LS8 2JU

APPLICANT

Westward Care Limited

DATE VALID

25 March 2013

TARGET DATE

24 June 2013

Electoral Wards Affected:

Roundhay

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Development to be begun within 3 years of date of permission
2. Development to be carried out in accordance with approved drawings
3. Submission of materials
4. Submission of details for Windows, Doors, Eaves, Rainwater goods including cross sectional drawings, designs, profiles, materials, and samples where appropriate
5. Vehicular areas to be laid out, hard surfaced and drained prior to first use
6. In and out access arrangements clearly signed
7. Areas used for vehicles laid out
8. Provision of cycle parking facilities
9. Delivery restrictions to 0900-1800 Monday to Saturday no deliveries on Sundays and Bank Holidays
10. Details of surface water discharges to be provided
11. Construction/demolition management plan and Tree protection Plan to be submitted
12. Landscaping scheme (hard and soft) to be submitted and approved, implemented and retained
13. Ground contamination conditions – in the case of unexpected contamination.
14. Methodology for imported soils to be submitted and approved

1.0 INTRODUCTION

1.1 This application is brought to Plans Panel at the request of Councillor Bill Urry. His concerns relate to the potential increase in bulk and massing of the proposal over and above that which has already been approved and the subsequent impact that this may have on local resident's amenities.

1.1 The Home is in the Roundhay Conservation Area and has previously received permission for extensions to extend it with a modification approved under the Minor Modification procedure. The planning permission for extensions resulted in a nursing home that had 50 accommodation units. This was reduced to 43 units with the approval of the Minor Modification that substituted extra care units for some of the originally proposed rooms. As part of this current proposal the overall number of accommodation units will reduce to 42. The request for this further modification to the originally approved plans was considered too great a modification cumulatively when compared to that original approval to continue to be treated as a minor modification and therefore an application for planning permission was requested.

2.0 PROPOSAL

2.1 The proposal seeks to amend the previously and still extant approved extension that itself was modified by a minor modification in 2012. The extent of the modifications in this proposal are relatively minor when compared to that already approved and in summary relate to a proposed part single storey and part 4 storey extension to nursing home with landscaping and additional car parking. The elements of demolition required for this proposal have already been approved in principle through the grant of earlier permissions. The foot print of the revised scheme is essentially the same as that which has already gained approval, except for this element closer to the original house of the application site.

2.2 In summary the proposal now consists of:

- Retention of northern wing instead of its demolition
- Two storey extension same location and dimensions as approved under previous approval
- Larger ground floor extension to facilitate access to gardens and grounds of site (see 2.3 below).
- Number of extra care units reduced by one from 24 to 23 (the total number of accommodation units as now proposed is 42)

2.3 The modifications now proposed on the south east elevations facing the existing nursing home are the single storey extensions being re-built to form a connecting lounge and dining area between the care suites. This is the most significant variation from the previously approved plans. Access to the lower ground floor has also been incorporated and one extra care apartment has been deleted. Making the total now proposed 5.

3.0 SITE AND SURROUNDINGS:

3.1 The application relates to Southlands, an established care home on Wetherby Road in Roundhay conservation area. The property is a substantial two storey building with attic and basement areas, built in the late Victorian/early Edwardian period and constructed of coursed natural stone and render with ashlar quoins, heads and cills and with a steeply pitched clay tile roof. Additional accommodation is provided in a later 'coach house' extension to the rear, constructed of similar materials and

connected to the main building by a flat roofed single storey link extension, which is proposed for demolition as part of the redevelopment scheme.

- 3.2 The building is set well back from the Wetherby Road frontage, and is well screened by the large number of mature trees in the front garden area. The remainder of the site is also characterised by extensive landscaping and a large number of mature trees around the boundaries and to the front and side of the building. The rear garden area where the extension is proposed is currently lawned, and slopes gradually uphill from the main building towards the rear boundaries and the properties on Park Avenue to the north west.
- 3.3 Vehicular access to the site is from Wetherby Road to the south east, although there is a secondary access/egress point onto the private drive which runs to the north east of the building and alongside the existing rear extensions and gives access to a small staff parking area to the side of the existing single storey extension. 10 parking spaces for visitors are provided in the area to the front of the building.
- 3.4 The site is located within a residential area to the north of Oakwood centre, and is surrounded by large detached properties, some of which are of a similar age to the application property and others which have been built or redeveloped more recently, but reflect the design, scale and materials of the more established properties including the application building.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Planning permission and conservation area consent were previously given in March/April 2009 for the demolition of a number of extensions to the rear of the main building and the erection of a 3 storey extension with landscaping and additional car parking (reference numbers 08/06930/FU and 08/06931/CA). Applications for permission and conservation area consent for demolition and extensions were previously withdrawn in December 2008 and April 2009 respectively (applications 08/05184/FU and 08/05185/CA).
- 4.2 The 'coach house' extension which is now proposed to be retained to the rear of the main building was approved in November 1989 (application H30/452/89/), following the demolition of the previous coach house (conservation area consent granted November 1989 – application H30/453/89/).
- 4.3 Permission for the change of use of the building from a detached dwelling to a care home was granted in February 1987 (application H30/403/86/).
- 4.4 All other relevant history relates to works to the property prior to its conversion to a care home, and to minor extensions, alterations and demolition works in the late 1980s and early 1990s following its conversion.
- 4.5 In addition to this history planning approval was given under reference 11/00261/FU for a part 2 storey part 3/4 storey extension to nursing home, with landscaping and additional car parking. Conservation Area Consent was granted for the necessary demolition under reference 11/00262/CA. Both decisions being made on 21 April 2011.
- 4.6 Subsequently a minor modification submission was made which reduced the total number of actual "accommodation units" from 50 to 43. This is a function of the care standard qualities of the care home in that the rooms are modified over that originally

granted planning permission in order to allow the residents a greater degree of independence but in all other respects the care offered is the same with communal areas providing the dominant means of recreational space for the residents within the building itself.

5.0 HISTORY OF NEGOTIATIONS:

5.1 The scheme that is under consideration as part of this proposal was discussed with the planning agent prior to its submission.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application has been advertised by site notice and newspaper advert. The date for comment expired on 26 April 2013. As a result of this consultation 4 letters have been received including one from a Local Ward Councillor, requesting that the scheme be reported to plans panel. The comments received relate to:

- Overbearing impact
- Loss of light
- Overlooking

7.0 CONSULTATIONS RESPONSES:

7.1 The following consultations have been undertaken:

- Contaminated Land team: No objections subject to conditions relating to the potential finding of unexpected land contamination being imposed.
- Conservation Officer: No objections as the scheme will have no additional impact on the character of the Conservation Area when compared to the previously approved schemes subject to conditions being imposed that control matters of detail.
- Mains Drainage: No objection subject to conditions being imposed relating to the submission and subsequent implementation of a suitable drainage scheme.
- Highways: Sought clarification on the nature of the revised accommodation, albeit representative of a reduced number of "units". This is because the management of the units if occupied as "self contained" would require a higher level of car parking. However clarification received from applicants that whilst some units will now have a degree of independence this is limited and the rooms will still be occupied as in a normal sheltered accommodation with a high dependency on communal areas and facilities.

8.0 PLANNING POLICIES:

8.1 The development plan is the adopted Leeds Unitary Development Plan (Review 2006).

8.2 The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 and the consultation period closed on 12th April 2012. The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 14th November 2012 Full Council resolved to approve the Publication Draft Core Strategy and the sustainability report for the purpose of submission to the Secretary

of State for independent examination pursuant to Section 20 of the Planning and Compulsory Purchase Act 2004. Full Council also resolved on 14th November 2012 that a further period for representation be provided on pre-submission changes and any further representations received be submitted to the Secretary of State at the time the Publication Draft Core Strategy is submitted for independent examination.

8.3 As the Council have resolved to move the Publication Draft Core Strategy to the next stage of independent examination some weight can now be attached to the document and its contents recognising that the weight to be attached may be limited by outstanding representations which have been made which will be considered at the future examination.

8.4 UDP Policies:

The site is within Roundhay conservation area. The following UDP policies are relevant to the consideration of the application:

GP5 – General planning considerations
N18A & N18B – Demolition in conservation areas
N19 – New development and extensions in conservation areas
N20 – Retention of features important to conservation area, including trees
N25 – Site boundaries
N26 – Landscape schemes
BD5 – New development and amenity
BD6 – Extensions and alterations to existing buildings
BC7 – Materials in conservation areas
T2 – Highway safety
T24 – Parking
LD1 – Landscaping and retention of existing trees and vegetation

Supplementary Planning Guidance/Documents

SPG13 – Neighbourhoods for Living: A Guide for Residential Design in Leeds
SPD – Street Design Guide
SPD – Public Transport and Developer Contributions
SPD – Travel Plans

8.5 The site lies within the area defined as Character Area 4 in the Roundhay Conservation Area Appraisal. This document says of this area;

Development began close to the Park with villas such as Woodlands Hall and Parc Mont and continued into the Edwardian period along Wetherby Road. Each large house has extensive front and rear grounds. Smaller scale coach houses, stables and servant accommodation lie to the rear of the main residences.....Planted trees provide the dominant feature of the area. The frontage planting along Wetherby Road may pre-date the construction of houses and is of particular importance in defining its character.”

There is no specific mention of the application site within the appraisal.

8.6 National Planning Policy Framework

This document sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system and strongly promotes good design.

In relation to heritage, local planning authorities are encouraged to sustain and enhance the historic environment.

9.0 MAIN ISSUES

- 9.1 The principle of the extensions has been established through the grant of planning permission and this application proposes relatively minor alterations to the permitted development. Therefore, given the recent planning history of this site and development proposal, the main issues in connection with this application for planning permission are;
- Impact, if any on neighbours amenity
 - Impact on the character of the Conservation Area

10.0 APPRAISAL

Impact on Neighbours Amenity:

- 10.1 The amendments submitted relate principally to internal layout arrangements to facilitate a higher level of care standard for the residents. And some external alterations bulking up the part of the proposal between the existing home and the proposed extensions. This has led to the increase in size of some of the rooms to facilitate the greater independence of residents who can cope with such independence or desire it. This is in the form of larger bathroom facilities and small kitchenette facilitates for making snacks and hot drinks.
- 10.2 The extensions at their extremities still lie at the same distances from the boundaries with the residential neighbours as those already approved under 11/00261/FU, being;
- 14.6 metres to the north west boundary
 - 14.9 metres to the south west boundary.
- 10.3 Parts of the existing structure will remain along the north east boundary with a small infill to facilitate the implementation of an internal staircase. There is no change to the front and therefore the south east elevation's relation to that boundary.
- 10.4 By introducing a number of these rooms the overall room count has reduced from that granted under the original development proposal from 50 rooms or units to the 42 units now proposed. Given that this revised scheme will reduce the number of occupants, whilst keeping staffing levels at the current proposed level, there should be no material increase in impact arising from the use of the extended building. Residents will still benefit from all the support care available whichever room they occupy, but the more integrated rooms will simply benefit from marginally more independence.
- 10.5 As this change is nevertheless material, it is necessary to assess any external differences and their potential impact on matters such as neighbour's amenity. The foot print is similar to that previously approved. Therefore, there is no significant change in the distances of habitable rooms to the site boundary, except for the part of the extensions nearest to the original building. The foot print is enlarged here to provide a dining room at ground floor level. However it will not be projecting any further than the wall of the original building and will be set back from it slightly. This means that this part of the proposal that constitutes this modification will be at a distance of some 21 metres from the nearest residential boundary, at single storey

level compared to 14.9 metres for that part of the building providing living accommodation that is already approved. It is concluded therefore that there is no impact on neighbours amenity given this modification given the distances from the common boundary and the dense planting of tree that exist along that common boundary. There is therefore no increase in the potential for overlooking as a result of the proposed changes.

- 10.6 No changes in height of the proposal above ground level to those heights already approved are being proposed at this stage. Therefore the concerns of the local residents cannot be substantiated in this instance as these heights are already deemed acceptable.

Impact on the Character of the Conservation Area:

- 10.7 Overall the extension now proposed are in the same way as those already approved subservient to the main property in terms of height and they are proposed to the same height as those already approved, except for the dining room extension which does come closer to the original building and attaches itself to it. The potential increase in visual impact therefore from those already considered acceptable cannot increase as a result of this development proposal. The modification has been assessed by the Conservation Officer and as such they raise no objections to the proposed amendments.
- 10.8 There is significant screening around the boundary of the site and this also will help reduce and minimize views of the extended property from the neighbouring properties.

11.0 CONCLUSION

- 11.1 The proposal represents a variation from that previously approved sufficient for it to require a separate approval when the variations already approved under the non-material minor modification are also taken into account. However they do not in themselves represent a significant variation in terms of the concerns of the objectors. The overall heights, positions and bulk and massing of the development already approved are not affected by this minor modification and as such it is recommended that subject to the conditions imposed on the earlier scheme that planning permission be granted for this proposal.

Background Papers:

Application files: 12/9/00009/MOD, 11/00261/FU

Certificate of ownership: Signed on behalf of applicant as sole owner of the site.



13 / 01292



Rev B - Trees updated 16-3-13

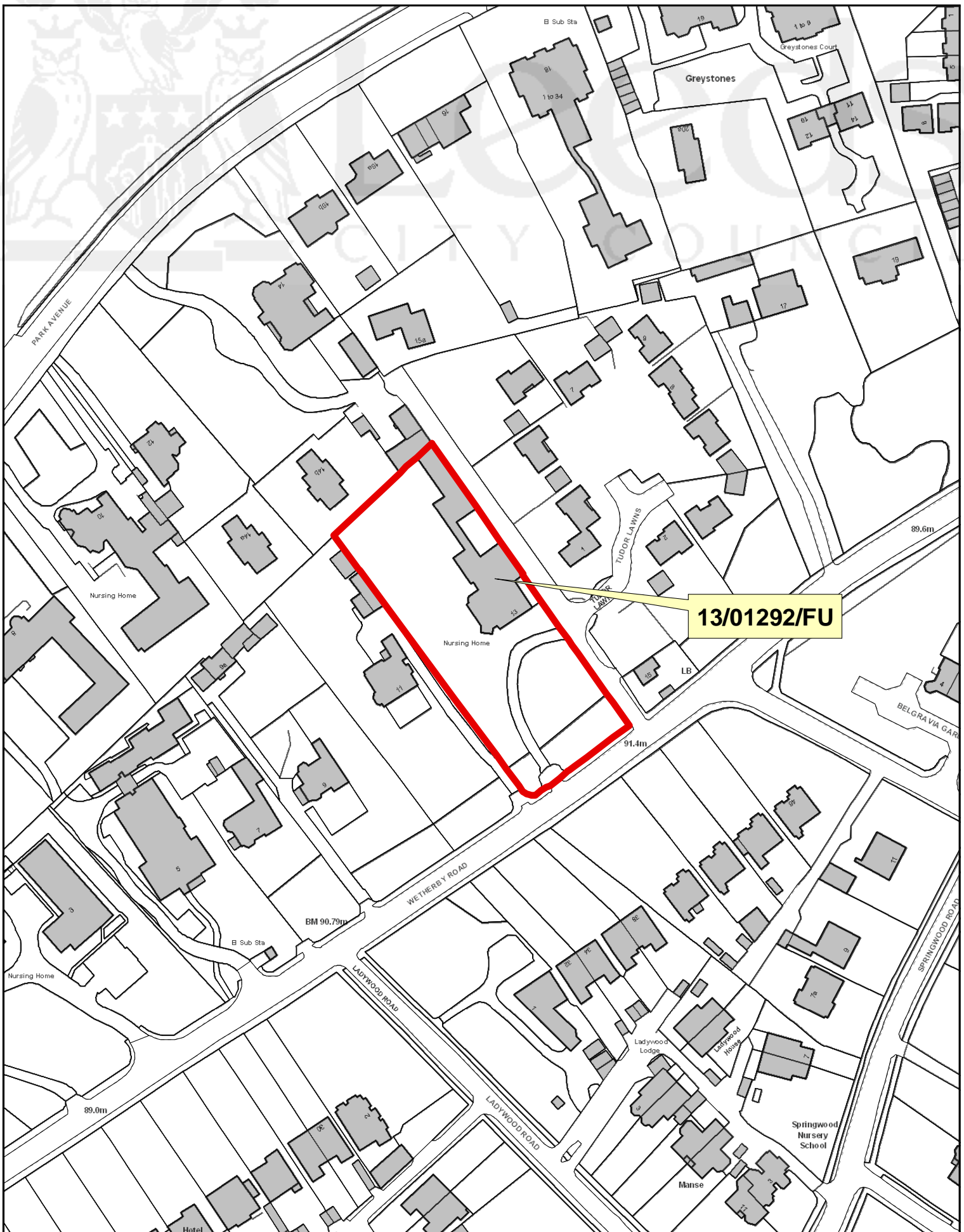
pt
associates
Member of the Chartered Institute of Architectural Technologists

The Coach House, North Street, Wetherby, LS22 6NU
Tel:01937 586846 Fax:01937 583252

Project
Westward Care (Yorkshire)
Southlands
Wetherby Road
Oakwood
LS8 2JU

Drawing Title
**BLOCK PLAN
AS PROPOSED**

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|---------------------------|----------------|
| Scale 1:500 @ A3 | Drawn by PT |
| Date Jan-11 | Checked by |
| Drawing No. 933 / 83 . | Revision B |



NORTH AND EAST PLANS PANEL