
Committee Date:	27/11/2014	Application Number:	2014/06480/PA
Accepted:	15/10/2014	Application Type:	Full Planning
Target Date:	14/01/2015		
Ward:	Kingstanding		

574 College Road, Kingstanding, Birmingham, B44 0HU

Demolition of existing buildings and redevelopment of site in order to erect a new build care home together with associated landscaping, amenity space and parking

Applicant: Avery Healthcare
15 Basset Court, Loake Close, Grange Park, Northampton, NN4 5EZ
Agent: AKA Planning
Thorncroft Manor, Thorncroft Drive, Leatherhead, Surrey, KT22 8JB

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1. The applicant proposes the demolition of an existing vacant care home and its replacement with a new build four storey 72 bedroom care home together with the laying out of associated parking and amenity area.
- 1.2. The ground floor would comprise 20 bedrooms; kitchen, plant room, W.C's, assisted bath/shower, lounge, clinic room, nurse station, sluice, store rooms, private dining room, hairdresser/therapy room, offices, reception, café and entrance lobby. The first floor would comprise 26 bedrooms; laundry, dining room, assisted shower/bathroom, clinic room, store rooms, nurse's station, lounge, activity/lounge room and café. The second floor would comprise 26 bedrooms; mattress store, store rooms, dining room, assisted shower/bathroom, linen store, nurses station, clinic room, lounge, activity/lounge and café. The third floor would comprise a maintenance room; staff changing rooms, staff rest room and archive store. Each floor would be accessible by either a flight of stairs or a lift whilst each bedroom would have an ensuite.
- 1.3. The new building would measure 52.5 metres long by 48 metres wide and would stand 13.2 metres high. The external façade of the new building would mainly comprise the use of brick including light buff brickwork; buff brickwork, buff stone with marley eternit slate tiles for the roof. The building façade would be punctuated by grey UPVC rectangular and square windows and doors.
- 1.4. The development would provide 24 on site parking spaces within the north east of the site. Landscaping/amenity area (including a more spacious screened area within the north west of the site) measuring 1158 sq.metres would be provided along the boundary of the site equating to 16.08 sq.metres per resident. The three main mature trees (red horse chestnut, lime and oak) situated along the site boundary to

College Road (including the oak on the corner of College Road and Dean Close) would be retained.

- 1.5. The site area measures 0.36 hectares. Total floor space to be created would measure 3862.4 sq. metres.
- 1.6. The applicant has submitted supporting documentation with this application which includes a design and access statement; acoustics report, ecology report, planning statement, site investigation (contamination) report, transport statement, tree report and topographical survey.
- 1.7. [Proposed site layout and ground floor plan](#)
- 1.8. [Proposed context elevations east and south views of new development](#)
2. Site & Surroundings
 - 2.1. The application site is currently occupied by a vacant boarded up care home. To the north of the site is a row of commercial terrace properties, to the north west, south and east are residential dwellings.
 - 2.2. [Location plan](#)
 - 2.3. [Street view](#)
3. Planning History
 - 3.1. 17.08.2012- 2012/00136/PA- Change of use of former care home to 27 flats (C3) together with external alterations to include new windows and doors. Other works to include new car parking and laying out of amenity area- approved with conditions.
 - 3.2. 25.08.2011- 2011/03673/PA- Demolition of existing vacant care home and the erection of 3 storey replacement care home together with provision of associated on site parking and amenity area- approved with conditions.
4. Consultation/PP Responses
 - 4.1. Surrounding occupiers, local councillors, local MP, local neighbourhood forum notified as well as site and press notices displayed- 1 response received from a local resident who states he supports the proposal as long as it is for the local elderly community.
 - 4.2. Transportation Development- no objection subject to safeguarding conditions.
 - 4.3. Regulatory Services- no objection subject to site contamination condition.
 - 4.4. West Midlands Fire Service- state no objection.
 - 4.5. West Midlands Police- state that subject to approval that the proposal is developed to enhanced security standards produced by Police Crime Reduction initiative 'Secured by Design'.

5. Policy Context

- 5.1. UDP; Draft Birmingham Development Plan, SPD Car Parking Guidelines, SPG Places for Living, SPG Places for All, SPG Specific Needs Residential Uses and the NPPF.

6. Planning Considerations

- 6.1. Principle- The proposal would see the erection of a new care home on a site that currently has a vacant boarded up care home on it. Furthermore, the site was previously granted planning permission to be redeveloped for a new build care home whilst the surrounding area is predominantly residential. Based on these factors, the principle of establishing a new care home in this location is acceptable.
- 6.2. Design- The design of the proposed new build takes on a contemporary approach. The development would provide a sense of arrival/landmark feature on the corner of College Road and Dean Close through its curved glazed appearance at this point. This would help identify the building in this setting. Pedestrian and vehicle access would be provided from College Road just after this feature, thereby the layout of the site would help visitors to identify and then access the site in an orderly manner. This represents adherence with good urban design principles regarding land use hierarchy and accessibility.
- 6.3. The use of a mainly brick exterior interspersed with square and rectangular windows and doors coupled with an irregular building line would articulate the elevations to provide interest and help establish a landmark building. With respect to the scale, mass and height of the proposed development, I consider that this would sit comfortably in the street scene. The submitted drawings provide images for comparison against nearby residential and commercial premises which demonstrates that the new build would not appear over dominant. In summary, subject to safeguarding conditions, I raise no objections to the design of the proposal and consider it complies with guidance contained within local and national planning policy. My urban design advisor concurs with this view.
- 6.4. Highway issues- Transportation Development raise no objection to the proposal subject to safeguarding conditions in relation to the construction of new footway crossing/alteration to the existing crossing, reinstatement of redundant footway crossing, pedestrian visibility splays to be incorporated and maintained at vehicular access and the submission of a construction management plan. I concur with this view. Based on the submitted Transport Statement the proposal is unlikely to increase traffic to/from the site significantly compared to the previous approved scheme for a 43 bedroom care home. On site parking and ambulance and cycle parking is proposed in line with current parking guidance. Tracking plans have also been submitted with the Transport Statement to demonstrate satisfactory manoeuvring of the largest vehicles likely to visit the site. It is proposed to utilise one of the existing footway crossings with modifications to provide vehicular access to the site whilst one existing footway crossing would become redundant, hence the conditions to ensure its reinstatement and requirement for visibility splays. To avoid conflict between pedestrians and motorists on site, a dedicated pedestrian access would be provided within the site from College Road. In summary, based on the above assessment, I do not consider the proposed development would have an

adverse impact on the safety and free flow of pedestrians and drivers subject to safeguarding conditions.

- 6.5. Environmental issues- Regulatory Services raise no objection to the proposal subject to a condition to secure satisfactory site decontamination. I concur with this view. Whilst the site lies adjacent to a main highway corridor, College Road, the applicant has submitted an acoustic report which demonstrates the proposal would not be adversely affected by noise and disturbance from background noise. Similarly, I note that the surrounding area is predominantly residential in character and therefore the establishment of a new build care home (where a vacant one is currently) would fit into the general character of the area in terms of land use. The applicant has also submitted a contamination land report which my environmental officer has no objection to in terms of its findings, but he does recommend that in the event of any unexpected site contamination being encountered during site preparation/development then this should be dealt by reporting it in writing to the Local Planning Authority with risk assessment having to be carried out and where necessary a remediation scheme being put into place. I consider this should satisfactorily address any concerns. In summary, the proposed development is not expected to generate or be exposed to any adverse environmental impacts subject to safeguarding conditions.
- 6.6. Ecology- A habitat and protected species survey has been submitted with the application. This survey identified the range of habitats on site and the potential for protected species to be present. Habitats present included the building, unkept amenity grass areas, trees and ornamental hedgerow. Using this survey information and data collected from Eco Record it is considered that the amenity grassland is of low ecological concern. The ornamental hedgerow and trees are of value to nesting birds although none were present at the time of survey. Though the Building has moderate potential to support bats, survey evidence demonstrated none are habiting the vacant building with bat activity confined to the boundary of the site and included foraging and commuting flight.
- 6.7. In summary, the main future ecological value of the site rests in its potential to support bat species therefore it is recommended that a condition is applied that required the provision of bat boxes or their equivalent as part of the development.
- 6.8. Overlooking- The nearest part of the proposed building to houses on Dean Close is its positioning near number 29 Dean Close. This would be a 7.5 metres separation distance. However, the side of 29 Dean Close facing the development does not have any habitable room windows and the nearest point of the proposed building to number 29 Dean Close would be a blank wall. Thereby, I raise no issue with respect to intrusion of privacy at that point.
- 6.9. In terms of the distance separation from the nearest part of the west elevation that would have windows and which would face towards the front of houses on Dean Close (numbers 23-27), the distance would be 12 metres. At this point the ground floor of the new build would be effectively screened from view from those dwellings due to it being situated at a lower level in comparison to the houses on Dean Close coupled with the intervening boundary treatment. The first and second floor rear elevations would stagger back. As a consequence the nearest first floor (laundry window) would be set 15.6 metres from number 23-27 Dean Close and the nearest second floor window (bedroom window) would be set 20.6 metres away. I therefore consider that levels of privacy would be satisfactorily safeguarded.

- 6.10. I note that the windows at all levels of the proposed development that would be on the north elevation at its nearest point with the neighbouring plots would serve communal corridors and overlook the end of rear commercial back yards. Therefore, in summary, I do not consider the proposed development would have an adverse impact in terms of overlooking to habitable room windows.
- 6.11. Loss of light/outlook- The nearest part of the proposed building would be set approximately 16 metres from the rear façade of the nearest property on College Road (number 576). Due to this, no loss of light or outlook is expected from the development to that property.
- 6.12. Bedroom Sizes- The bedroom sizes of the development would range between 14.8 and 16.4 metres excluding their individual ensuites. The submitted plans show that each bedroom would be capable of accommodating essential facilities and that the overall space would be satisfactory.
- 6.13. Amenity area- The development would provide a shared communal amenity area. The main private part of this would be located in the north west of the site and would measure approximately 383 sq.metres. In addition to this the applicant has shown extensive landscaping within the site whilst the development would also provide external hard surface amenity areas such as directly outside the communal lounge. The combined amenity area, including landscaping areas around the site perimeter, would provide a total of 1158 sq.metres (16.08 sq.m per bedroom). I consider the arrangement and quantum of amenity space to be acceptable.
- 6.14. Trees- The proposal would retain all mature trees along the site frontage along College Road including the mature Oak on the corner of College Road and Dean Close. This would add visual and nature conservation value to the resultant development.

7. Conclusion

- 7.1. The proposed development would redevelop a site currently occupied by a vacant care home. The new build development would fit in with the surrounding area and would not give rise to any adverse impact subject to safeguarding conditions. The proposal would comply with the policies contained within the UDP; Draft Birmingham Development Plan, SPG Places for Living, SPG Places for All, SPD Car Parking Guidelines, SPG Specific Needs Residential Uses and the NPPF

8. Recommendation

- 8.1. That the application is approved subject to conditions.

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- 1 Requires the prior submission of hard and/or soft landscape details
- 2 Requires the prior submission of hard surfacing materials
- 3 Requires the prior submission of a lighting scheme
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- 4 Requires the prior submission of boundary treatment details
 - 5 Requires the submission of unexpected contamination details if found
 - 6 Requires construction/alterations of access works and reinstatement of redundant access to be carried out to required specification
 - 7 Requires any off site works to street furniture and or apparatus to be carried out to required standards
 - 8 Requires pedestrian visibility splays to be provided
 - 9 Requires the prior submission of sample materials
 - 10 Removes PD rights for boundary treatments
 - 11 Prevents the use from changing within the use class
 - 12 Prevents occupation until the turning and parking area has been constructed
 - 13 Requires the parking area to be laid out prior to use
 - 14 Requires the prior submission of level details
 - 15 Requires the prior submission of a landscape management plan
 - 16 Requires the prior submission of details for tree works
 - 17 Protects retained trees from removal
 - 18 Requires the implementation of tree protection
 - 19 Requires the prior submission of earthworks details
 - 20 Requires the prior submission of details of bird/bat boxes
 - 21 Requires the prior submission of extraction and odour control details
 - 22 Requires the prior submission details obscure glazing for specific areas of the approved building
 - 23 Requires the scheme to be in accordance with the listed approved plans
 - 24 Limits the approval to 3 years (Full)
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Case Officer: Wahid Gul

Photo(s)

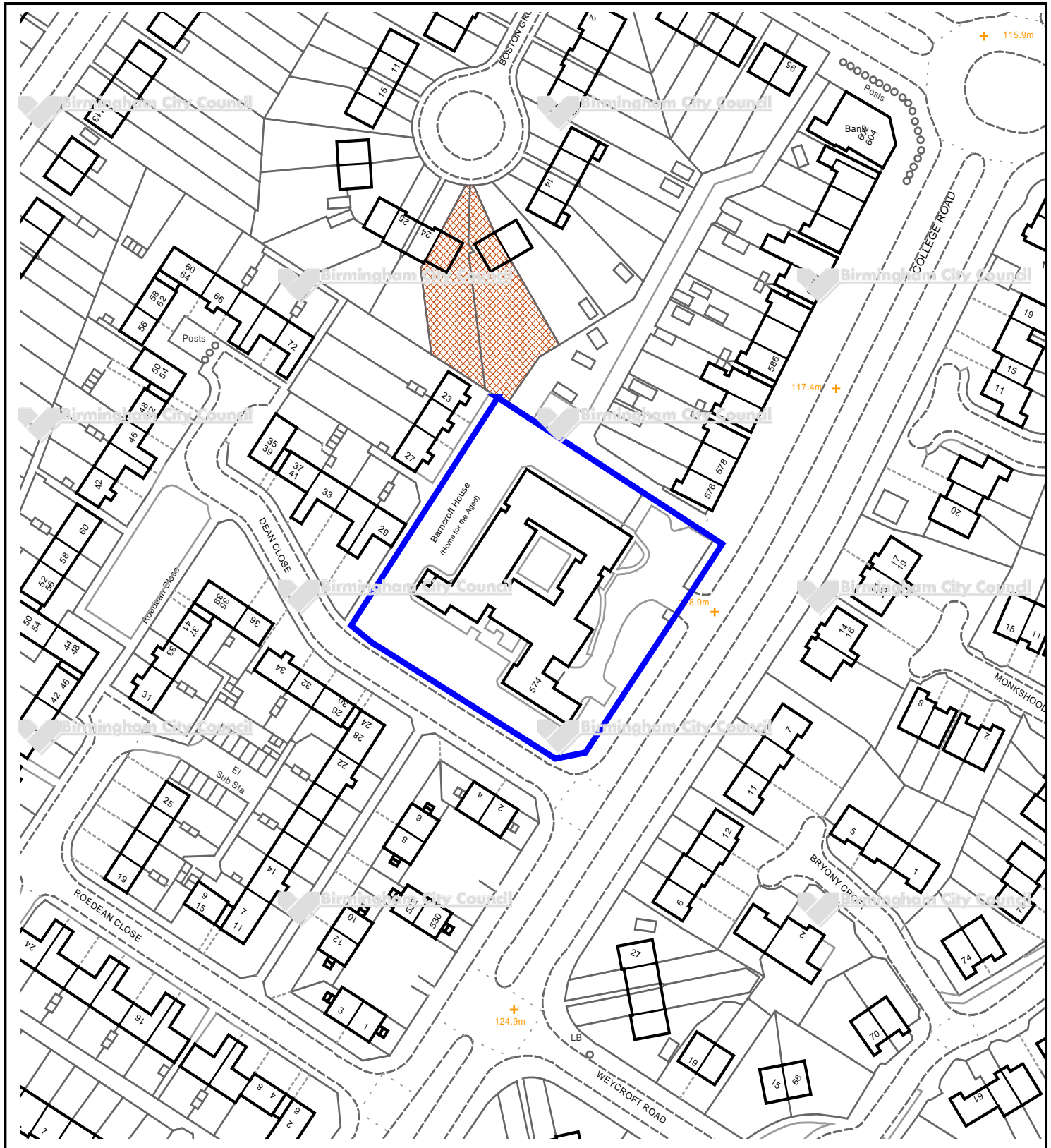


Front of existing property along College Road



Relationship between existing property to rear and front of numbers 23-29 Dean Close

Location Plan



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