



# Planning Committee

## Tuesday, 10 January 2017

<b>Planning application no.</b>	16/01001/FUL	
<b>Site</b>	Land north of 60 Barnard Road	
<b>Proposal</b>	16 apartment care facility	
<b>Ward</b>	Wednesfield North	
<b>Applicant</b>	Mr J McGarry	
<b>Cabinet member with lead responsibility</b>	Cabinet Member for City Economy, Councillor John Reynolds	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Stephen Alexander	Head of Planning
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### 1.0 Summary recommendation

- 1.1 Grant subject to conditions.

### 2.0 Application site

- 2.1 The site forms part of a residential area. It is bounded to the north and south by houses, to the east by Ashmore Park, and has a road frontage with Barnard Road to the west. The site previously had six houses which were demolished due to historic mining works.

### 3.0 Application details

- 3.1 The proposal is for a care facility for adults aged 17+ with learning or physical disabilities. The building would comprise sixteen (one bedroom) apartments, a common room, kitchen, family meeting room, and office space for on-site carers. Parking would comprise eight spaces. The building would be two and a half storeys in height with single storey rear extensions.

## **4.0 Planning History**

- 4.1 12/00588/EXT - Extension of time for application 09/00579/FUL.  
Erection of six semi detached, three bedrooms dwellings with associated parking.  
Granted 1 Aug 2012.
- 4.2 09/00338/FUL - Erection of 2no. 2 bed dwellings, 5no. 3 bed dwellings and 1no. 1 bed apartment over associated garages, vehicular access and parking. Refused (17 June 2009) due to over-development and impact on neighbours.
- 4.3 07/00055/FUL - Construction of 11 bed residential care home for young adults with learning disabilities. Not-determined.

## **4.0 Relevant policy documents**

- 4.1 Wolverhampton UDP,  
Black Country Core Strategy,  
Supplementary Planning Guidance 3.
- 4.2 National Planning Policy Framework,  
National Planning Policy Guidance.

## **5.0 Publicity**

- 5.1 Twenty objections have been received, and a 150 signature petition. The planning comments are summarised below:

- Over-development of the site;
- Highway safety concerns (operational and construction);
- Inadequate parking provision;
- Inappropriate use;
- Over-looking of adjacent houses;
- Scale and mass;
- Using land as open space would be more appropriate;
- Six houses would be more appropriate;
- Noise and air pollution;
- Under provision of garden space for residents;
- Density of development greater than the original six houses.

- 5.2 Non planning comments are summarised as follows:

- Concerns regarding the people receiving care;
- Reduction in house prices.

## **6.0 Consultees**

- 6.1 Coal authority – no objections.

- 6.2 Transportation, Environmental Health, Landscape – no objections subject to a satisfactory layout.

## **7.0 Legal implications**

- 7.1 There are no legal implications arising from this report (LD/29122016/A)

## **8.0 Appraisal**

- 8.1 The key issues are:

- Principle of development;
- Neighbour amenity;
- Design and layout;
- Highways;
- Affordable housing.

### Principle of development

- 8.2 The site was previously developed for housing, and is now overgrown and un-used, bringing with it social and aesthetic issues. A residential use is acceptable. There is a need for 24 hour care facilities in Wolverhampton, and the development would make a contribution towards that need.

### Neighbour amenity

- 8.3 The two and a half storey side elevation would be 1.4m from the boundary with 74 Barnard Road, with a projection of 2.5m beyond the rear of that house. The applicants have stepped in the proposed building, thus diminishing its scale at the rear. The result is a single storey element 3.5m from the boundary with 74 Barnard Road, rising to a two and half storey element 10m from the boundary with that house. The proposed building would be visible from the rear windows of 74 Barnard Road and would have some impact on the outlook from the resident's garden. However, this impact would not be significant enough to justify a refusal of planning permission in this case.
- 8.4 The positioning and height of the building may result in some overshadowing of the rear part of the garden at 74 Barnard Road. There would minimal loss of daylight or sunlight, if any, to the habitable rooms of 74 Barnard Road. A reason for refusal due to loss of light could not be substantiated.
- 8.5 The two and a half storey side elevation would be 1.7m from the boundary with 60 Barnard Road, with a projection of 2.5m beyond the rear of that house. Stepping in the proposed building at the rear reduces the impact on the garden of 60 Barnard Road (with similar distance measurements to that of 74 Barnard Road). The proposed building would be visible from the rear windows of 60 Barnard Road and would have some impact on the outlook from the resident's garden. However, this impact would not be significant enough to justify a refusal of planning permission in this case.

- 8.6 Windows have been omitted from both flank elevations to avoid over-looking. The rear facing windows of four apartments would have oblique views into the rear third of the two adjacent gardens. Loss of privacy is negligible.
- 8.7 The positioning of a bin store on each side elevation has the potential to cause some occasional noise disturbance to the residents at 60 and 74 Barnard Road due to the number of apartments within the building. This can be mitigated by the design of the bin enclosure and the sensitive management of the bins usage. Both of these matters can be conditioned.

#### Design and layout

- 8.8 The design and scale of the building when assessed from Barnard Road reflects a series of terraced houses, not dissimilar to the six houses that were previously on the site. The design of this elevation is acceptable.
- 8.9 The building would occupy approximately 50% of the site, leaving approximately 370sqm for private amenity space. This is above the area of shared garden space required in SPG3.

#### Highways

- 8.10 The applicants have advised that the residents at the care facility are unable to drive owing to learning and physical disabilities. Consequently the eight parking spaces will be used by carers, visiting professionals and visiting family and friends. Spaces 1-4 require the removal of the existing grass verge and the installation of a drop-kerb. The applicant has agreed to a condition to secure these works.
- 8.11 Staffing levels are 30 full time equivalent, with no more than ten during the day and four at night. A staff travel plan to encourage walking and public transport use is reasonable.

#### Affordable Housing

- 8.10 The applicants have advised that the care facility falls into C2 of the use classes order and therefore the Council's affordable housing policy does not apply. From the information submitted it is clear that the facility is a C2 use (residential institution). Therefore, a planning condition restricting the use to C2 only would be necessary.

### **9.0 Summary and Conclusion**

- 9.1 The proposed development would make a contribution towards care accommodation in Wolverhampton, and the site has been vacant for a considerable period. Whilst there will be some impact on the amenities of the residents at 60 & 74 Barnard Road, on balance, taking into account all relevant planning considerations, the proposal is acceptable.

### **10.0 Detail recommendation**

- 10.1 Grant subject to any necessary conditions including:  
Landscaping and boundary treatments;  
Parking areas and cycle storage;

External lighting;  
Bin storage;  
C2 use only;  
Grass verge and lighting column;  
Goods deliveries and collection of refuse;  
Construction management plan including hours;  
Staff travel plan.

