

Planning Committee

Tuesday, 14 November 2017

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| Planning application no. | 17/00996/FUL | |
| Site | Ruksar Nursing Home, 26 Park Avenue, Whitmore Reans, WV1 4AH | |
| Proposal | Change of use from existing care home (C2) to 40 Bed Student Accommodation (Sui-Generis) with addition of roof to create bedrooms | |
| Ward | Park | |
| Applicant | Mr Bimal Patel | |
| Cabinet member with lead responsibility | Councillor John C Reynolds Cabinet Member for City Economy | |
| Accountable Director | Keren Jones, Service Director, City Economy | |
| Originating service | Planning | |
| Accountable employee | Jennifer Nicholds | Planning Officer |
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1.0 Summary recommendation

1.1 Grant subject to conditions.

2.0 Application site

2.1 The application site is a Locally Listed Building with a 1980's extension located opposite West Park and within the Park Conservation Area. The site is situated in a primarily residential area which is characterised by a mix of architectural styles, street trees and views onto West Park. The site was previously used as a care home but has been vacant for approximately nine months and parts of the building have since fallen into disrepair.

3.0 Application details

3.1 The proposal seeks to utilise the site for a 40-bed student accommodation and to add a roof to the 1980's extension to create additional bedrooms. The proposal also includes changes to the façade of the building to repair and make improvements including replacement of windows, a new access ramp and general visual improvements.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

5.0 Publicity

- 5.1 Seventeen letters of objection were received including a 26-signature petition (from 20 addresses).

The reasons for objection include:

- (i) Impact on amenity, including noise levels and litter.
- (ii) Highway safety, including increase in road traffic and road parking.
- (iii) Overconcentration of the site and the effect on the character on the conservation area.
- (iv) Effect on privacy and overlooking of neighbouring properties.

6.0 Consultees

- 6.1 Environmental Health: No objections subject to conditions.
- 6.2 Transportation: No objections subject to conditions.
- 6.3 Conservation: No objections subject to conditions.
- 6.4 Police: No objections subject to conditions.

7.0 Legal implications

- 7.1 There are no legal implications arising from this report [LD/31102017/B].

8.0 Appraisal

- 8.1 The principle of the use as residential student accommodation is appropriate. The impact of 40 students would not be overly intense in comparison to the previous use.
- 8.2 The site is in a location designated as sustainable and has access to good transport links and is in walking distance to Wolverhampton city centre and Wolverhampton University. There are no specific car parking standards for this type of development, therefore car parking for up to six cars is acceptable.
- 8.3 The new rooms in the roof use Velux roof lights, these would not cause any unreasonable overlooking or loss of privacy.

- 8.4 Improvements to the building such as the UPVC windows being removed and replaced with timber framed windows that match the original style, repairs to brick work, structural damage, chimneys and rain water goods will improve the visual amenity of the Locally Listed Building and will enhance the conservation area. The roof extension is on balance acceptable in this context.
- 8.5 A condition for 24hr security with a view to safety for the residents and for neighbours to report any potential anti-social behaviour.

9.0 Conclusion

- 9.1 The proposed development is acceptable and in accordance with the development plan.

10.0 Detail recommendation

- 10.1 That planning application 17/00996/FUL be granted planning permission subject to any appropriate conditions including those below:

Operational hours of construction
Electric Vehicle Charging point
24hr security
Large scale plans to show window details
Occupants to be limited to students
Protection of trees

