

**PLANNING
COMMITTEE**

11th March 2015

Planning Application 2014/337/FUL

Proposed second floor extension

Parklands Care Home , Callow Hill Lane, Callow Hill, Redditch, B97 5PU

Applicant: Parklands Care Home
Expiry Date: 15th January 2015
Ward: ASTWOOD BANK AND FECKENHAM

(see additional papers for Site Plan)

The author of this report is Helena Horton, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: helena.horton@bromsgroveandredditch.gov.uk for more information.

For Information

This Item was reported to planning committee at its meeting on the 11th February 2015. It has become apparent that invitations to committee were not issued in accordance with our agreed protocol and therefore the decision made at the last meeting needs to be revisited in order to allow for full participation in the meeting. It must be reconsidered and the report follows:

Site Description

The site is a nursing home for the elderly which was converted from a dwelling in 1977. The building lies within the Green Belt. The site is accessed off Callow Hill Lane via a small private drive with woodland either side.

Proposal Description

The proposal seeks permission for a second floor extension to the rear of the building. The extension has been designed to replace the existing dormer, extending it out by 4.2 metres, and is proposed to additional accommodation in existing bedrooms on the second floor.

Relevant Policies:

Borough of Redditch Local Plan No.3:

BRA01 Detailed Extent of Control of Development in the Green Belt
BBE13 Qualities of Good Design
BBE14 Alterations and Extensions
CS02 Care for the Environment

Others:

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SPG Encouraging Good Design
NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

2010/010/FUL	Single storey extension with external liftshaft serving upper floors	Approved	09.03.2010
2011/144/FUL	Proposed second floor dormer extension to the rear of building	Refused	18.07.2011

Consultations

No Comments Received

Public Consultation Response

No responses have been received

Assessment of Proposal

The site lies within the Green Belt and has already been substantially extended from its original form. Paragraph 89 of the NPPF is significantly relevant to this application and states that the extension and alterations of buildings in the Green Belt is not inappropriate "provided that it does not result in disproportionate additions over and above the size of the original building..." Parklands care home has had numerous extensions that when combined amount to a building that is considerably larger than the original building. Any further extensions therefore would be considered inappropriate.

The applicant has put forward the argument in the design and access statement submitted with the application, that there are very special circumstances to justify the proposals. The argument relates to the shortage of spaces in nursing homes for the elderly. Currently Parklands is registered to care for 31 persons but cannot accommodate these numbers as they do not have the relevant facilities. The Authority has to have regard to the fact that this building is located within the Green Belt; it has already been substantially extended and therefore officers weigh the considerations differently.

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Currently, there is a significantly smaller existing dormer; the proposal in this application seeks to replace this with a considerably larger one, the design of which is not subordinate or in keeping with the current design of the roof of the property.

The proposed development conflicts with the guidance set out in the NPPF and NPPG and policies BRA 1, BBE 13 and BBE 14 of the Redditch Borough Local Plan 3 and therefore cannot be supported.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be REFUSED for the following reasons:

- 1) The site is identified in the Development Plan for the area as falling within the Green Belt where there is a presumption against inappropriate development. In such an area, development is limited to that which is not inappropriate to a Green Belt and which would preserve its openness. The proposal would amount to inappropriate development which is harmful to the Green Belt. It would result in an obtrusive form of development which would reduce the openness of the Green Belt and as such, the proposal is considered to be contrary to Policy B(RA).1 of the Borough of Redditch Local Plan No.3 and national guidance set out in the National Planning Policy Framework (NPPF).
- 2) The scale of the proposed extension, by virtue of its size and design would have a dominating and adverse effect on the design, character and appearance of the existing building and would result in disproportionate additions over and above the size of the original building. As such, the proposal is considered to be contrary to, Policies B(RA).1, B(BE).13, B(BE).14 of the Borough of Redditch Local Plan No. 3 and national guidance set out in National Planning Policy Framework and National Planning Policy Guidance.

Procedural matters

This application is reported to the Planning Committee at the request of Councillor B. Clayton.