

Planning Reference No:	10/0196N
Application Address:	Land adjoining the Bridge Inn, Broad Street, Crewe
Proposal:	Construction of Old Persons Residential Care Home comprising 46 Single Bedrooms and 20 Independency Units, of 2 Storeys plus Attic Dormers.
Applicant:	Two Dales Ltd
Application Type:	Full Planning
Grid Reference:	370437 356955
Ward:	Crewe East
Earliest Determination Date:	24 th February 2010
Expiry Dated:	21 st April 2010
Date of Officer's Site Visit:	2 nd February 2010
Date Report Prepared:	15 th March 2010
Constraints:	Residential area, Crewe Settlement Boundary

SUMMARY RECOMMENDATION

Impact of the development on:-

- The impact upon the character and appearance of the area
- The design of the proposal
- The impact upon residential amenity
- Highways implications/parking

SUMMARY RECOMMENDATION:

Approve with conditions

1. REASON FOR REFERRAL

This application is referred to the Southern Area Planning Committee as it involves development that exceeds 1000sq.m.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is a vacant plot of land to the south of Broad Street and to the east of the Bridge Inn Public House. The area is mainly characterised by two storey dwellings with dwellings fronting Lime Street to the west (the West Coast Main Line lies beyond these properties) with terraced properties fronting Crossway located to the east of the application site. The majority of the site currently lies overgrown and un-used with a smaller section of the land to the north of the site being used as a beer garden for the Bridge Inn. To the north-west corner of the site a small car-park provides parking for the Bridge Inn

3. DETAILS OF PROPOSAL

The proposal is for the erection of a two and a half storey care home that would consist of 46 single bedrooms and 20 independency units. The proposed care home would be in the form of an H-shape and would have dormers to the front and side elevations. The site

would be accessed via a vehicular access to the north-east of the Bridge Inn; the proposed car park would include a parking provision of 15 spaces.

4. RELEVANT HISTORY

P07/0983 - Rearrangement of Existing Car Park and Erection of 14 Residential Dwellings
– Approved 12th October 2007

5. POLICIES

The relevant development plan policies are:

Regional Spatial Strategy

DP1 – Spatial Principles

DP2 – Promote Sustainable Communities

DP4 – Make the Best Use of Existing Resources and Infrastructure

EM18 – Decentralised Energy Supply

Local Plan Policy

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage, Utilities and Resources)

BE.5 (Infrastructure)

Other Material Considerations

PPS 1 (Delivering Sustainable Development)

PPG24 (Planning and Noise)

Supplementary Planning Document on Development on Backland and Gardens

6. CONSULTATIONS (External to Planning)

Environmental Health: No objection; suggest conditions in relation to contaminated land, and noise mitigation

Strategic Highways Engineer: Originally sought clarification over the car parking spaces at the site but is now raising no objection.

United Utilities: No objection

7. OTHER REPRESENTATIONS:

One letter of objection received from the occupiers of 20 Lime Street raising the following points of objection;

- The southern elevation overlooks neighbouring gardens and would dominate the surrounding dwellings
- At 9.8 metres tall the proposal is far taller than the surrounding dwellings which are 7.3m
- Loss of privacy

One letter of concern received from the occupiers of 2 Lime Street raising the following points;

- Landscaping should be provided between the car park to the proposed care home and No 2 Lime street to act as a buffer against noise and pollution
- Loss of privacy to properties fronting Lime Street, all first floor windows facing Lime Street should be obscure glazed
- Tree missing on the existing site plan

8. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement produced by T.J Bentley-Jordan

- The surroundings are dominated by small residential dwellings all within defined curtilage's and with close access to green spaces in the vicinity
- The care home development will provide employment for local inhabitants in their own neighbourhood, while the exclusion of the public house from the development site will maintain its employment potential
- The quiet nature of the site and its surroundings indicate its suitability for development as a residential care home, being secluded from the main road, traffic noise and not adjacent to school/outdoor play or a concentration of retail outlets
- The proposed building would provide for general residential care, residential independency units for the more active occupants. While permitting special purpose zones will be provided for more intensive nursing care or a small dedicated dementia unit
- There will be 46 single bedroom units with 46 single bedrooms, each with en-suite toilet and shower facility and 20 of the larger independency units to be operated as a bed-sitting room with small integral kitchenette and an en-suite bathroom
- Three building blocks of essentially two-storey appearance are spaced out in the form of a H shape with glazed links between the blocks allowing transparency
- The proposed development is for a building with a specific purpose for which strict guidelines are laid down by the Department of Health and registration authorities in 'Care Homes for Older People – National Minimum Standards'
- To harmonise with the housing in the estate adjoining the site, the new buildings area arranged in long blocks with an eaves level as required for two storeys and a pitched roof
- The three blocks are linked by clear glazed link galleries which allow views through from the front of the site to the rear, and also provide clear physical separation of blocks

Noise and Vibration Assessment

- The principal noise sources affecting the site are the railway to the west and general road traffic noise. The Bridge Inn public house also has the potential to contribute to the overall climate due to its 'live entertainment' nights
- In terms of road and rail traffic noise, most of the site falls into Noise Exposure Category (NEC) A as stated in PPG24, although one of two of the plots are close enough to the road to fall into NEC B. The site is therefore suitable for a residential development, provided adequate constructions are used for the building envelope
- The level of vibration from the railway is low and no mitigation measures are needed

TRANSPORT STATEMENT

- Trip generation calculations have been undertaken to forecast the additional traffic levels that will use the highway network. It has been demonstrated that the

development would not generate a significant number of traffic movements and the impact would not materially affect highway safety and operation

- The development would not generate significantly more traffic than the consented residential scheme
- The site is accessible by a range of non car travel modes. The proposed development is located close to bus stops served by frequent bus services and the site location would also facilitate pedestrian and cycle connectivity
- The access arrangements will be adequate for the proposed traffic levels and will not affect the highway operation and safety
- The proposal accords with both national and local transportation policies

9. OFFICER APPRAISAL

Principle of development

The site is a vacant plot of land within the Crewe Settlement Boundary where the principle of a care home development is considered to be acceptable where it is in accordance with Policies BE.1 – BE.5. It should also be noted that the application site has planning permission for a development of 14 dwellings which was granted under planning application P07/0983.

Amenity

In terms of the properties to the north of the application site it is not considered that there will be a detrimental impact upon neighbouring residential amenity. The main property affected would be No 175 Broad Street which is a semi-detached dwelling which faces south-west. The side elevation facing No 175 would have a number of first floor and dormer windows serving bedrooms and there would be a separation distance of 19 metres from the side elevation of the extension to the nearest point of No 175. The side elevation of No 175 Broad Street contains one obscure glazed window. Guidance given in the Council's SPD on development on backland and gardens states that *'in relation to flats there should be 30m between principal elevations with windows to first floor habitable rooms'*. In this case the orientation of No 175 Broad Street means that this property faces south west and the proposal would not directly face any habitable rooms to this property. Given the relationship between the proposal and this property it is not considered that the proposal would have such a detrimental impact upon neighbouring privacy as to warrant the refusal of this planning application.

To the east of the application the blank gable elevations of the proposal would face the properties fronting Crossway with distances varying from 13 metres to 14 metres. These separation distances are considered to be appropriate and the development would not have a detrimental impact in terms of overbearing impact or loss of light. No loss of privacy would be caused as the only windows to the gables at first floor level would serve the corridor areas and could be obscure glazed. The main body of the rear elevation would be two-storeys in height and would have a separation distance of 21 metres which is considered to be appropriate in this case.

To the south the proposal would be a distance of between 11 and 18 metres from the southern boundary. Although the proposal would include first floor windows and dormers facing south it is not considered that this would raise any amenity concerns to the properties to the south. Of the properties to the south No 15 Lime Street would

be the most affected and it is accepted that there will be some overlooking to the rear garden of this property. However No 15 has a long rear garden of approximately 43 metres in length and in practical terms most of the private area of rear garden is widely accepted to be that closest to the dwelling which would not be affected in terms of loss of privacy as the rest of the rear garden. No 20 Lime Street has objected to the scheme on privacy grounds however the rear elevation of the proposal would be sited approximately 30-38 metres from the boundary with No 20 Lime Street and there is not considered to be any impact upon the privacy of this property.

In terms of the impact to the properties to the east; the southern gable would be 21.8 metres from the rear elevations of 5 and 6 Lime Street and the northern gable would be 27 metres from the first floor living accommodation at the bridge Inn. The separation distance with the properties directly facing the proposed southern gable is considered to be relatively short and that the use of an obscure glazing condition to the first and second floor windows to the southern gable is required to protect neighbouring privacy. The separation distance to the Bridge Inn is considered to be acceptable. In terms of the main body of the proposal there would be a separation distance of between 32 metres and 36 metres to the rear elevations of 1-4 Lime Street which is considered to be acceptable in this instance. It is therefore considered that there would be minimal impact to the properties to the east in terms of the impact upon neighbouring residential amenity.

Concern has also been raised about the impact caused by noise and disturbance from the proposed car park which would be to the rear of 1 -4 Lime Street. The proposed development would result in the provision of 15 car parking spaces and given the number of car-parking spaces and likely frequency of its use it is not considered that this would have a detrimental impact upon residential amenity. Furthermore the Environmental Health Department have not commented on this aspect of the proposal.

In terms of the impact upon the future occupiers of the proposed care home a noise and vibration survey has been submitted and this has been forwarded to the Environmental Health Department who have raised no objection to the proposal. A condition will be attached regarding the proposed noise mitigation measures.

Design

The proposed care home would be located to the centre of the site and be in the form of an H-shape. The site would be laid out with the conservatory and terrace/garden areas to the east (rear) and its car parking provision and entrance areas to the west (front).

The design of the building is relatively simple and the would have a ridge height of 9.8 metres. It is accepted that this is taller than the surrounding properties facing Broad Street and Lime Street which are approximately 7.3 metres in height. However it is considered that the height difference between the proposed and existing properties is acceptable as it would act as a local landmark amongst the surrounding two storey properties. Furthermore the proposal is orientated differently to the surrounding dwellings and would not have a significant impact upon the street-scenes of Broad Street, Lime Street or Crossway.

The bulk of the building is broken up into 3 distinct elements which are linked by two-two and a half storey elements which would be stepped back from the main front and rear elevations. The proposal includes fenestration details which are set in blocks which line up at ground, first and roof levels, this helps to create a rhythm which is similar to that of the surrounding terraced development which is acceptable.

Concern was raised at the pre-application stage that the projecting gables to the front elevation appeared bulky and lacked fenestration detail. The internal layout of these gables has now been altered and windows are now included in the gable to add visual interest and break up the bulk of these elements.

The proposed development would be a mix of red brick and render which is considered to be acceptable as the surrounding area is characterised by mainly red brick properties and the Bridge Inn has a render finish.

Contaminated Land

A contaminated land survey has been produced as part of this planning application and the Environmental Health Department have raised no objection to the proposal subject to the use of a planning condition. As a result the proposed development is considered to be acceptable in terms of the issue of contaminated land.

Highways

The Highways Authority originally sought clarification over the use of the existing car park to the Bridge Inn. The Applicant has responded by stating 15 spaces will be provided for the care home and the existing pub car park has 18 spaces. At some stage in the future it is hoped that there will be an informal arrangement with the pub to use there spaces, if needs be, as they seem to be under used at most times. This clarification is accepted and the Highway Authority has now raised no objection to this proposal and as a result it is not considered that the proposed development would raise any highway safety/parking implications.

Trees

The site is relatively overgrown and the existing trees are relatively young and the majority are confined to the boundaries of the site and should not be affected. As part of the approval a scheme of landscaping will be conditioned for submission and approval.

Renewable Energy Provision

Policy EM18 (Decentralised Energy Supply) of the North West of England Plan Regional Spatial Strategy to 2021 requires that *'all residential developments comprising 10 or more units should secure at least 10% of their renewable energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable'*.

The applicant has confirmed that the proposal will achieve at least 10% of the energy requirements from renewable energy sources (Gas Absorption Heat Pump). This will be controlled through the imposition of a planning condition.

10. CONCLUSIONS

The principle of a care home development on this site is considered to be acceptable as it falls within the Crewe settlement boundary. It is considered that although the proposal is slightly taller than the dwellings that surround the application site that the scale is considered to be acceptable. The simple modern design with a mix of materials is also considered to be acceptable in this context. Additionally it is not considered that the proposed development will raise any significant amenity issues subject to the imposition of adequate conditions. The proposed development provides an adequate parking provision and it is not considered that the proposed development will raise any significant highway safety implications. The proposal is considered to be acceptable in terms of the noise caused by the surrounding land uses and mitigation can be conditioned.

11. RECOMMENDATIONS

APPROVE

- 1. Standard time years**
- 2. Materials to be submitted and approved**
- 3. Surfacing materials which shall be permeable to be submitted and approved**
- 4. Landscape scheme to be submitted to be submitted and approved**
- 5. Landscape scheme to be completed in accordance with the approved details**
- 6. Boundary treatment to be submitted and approved**
- 7. Provide car parking as shown on the approved plan**
- 8. Drainage details to be submitted and approved**
- 9. Contaminated land condition**
- 10. Access to be constructed to CE spec**
- 11. Footpath link to front of site**
- 12. Access to 175 Broad Street to be retained**
- 13. Approved plans**
- 14. Obscure glazing to be provided and retained**
- 15. Noise mitigation measures to be provided**
- 16. Window reveals of 55mm to be provided to all windows and doors**
- 17. Restrict use of the site to use class C2 (Residential Institutions)**
- 18. Details of any external furniture to be submitted and approved**
- 19. Cycle parking details to be submitted and approved**
- 20. Gas Absorption Heat Pump to be provided and retained**
- 21. Detail of window design to be submitted and approved**

Location Plan: Cheshire East Council Licence No. 100049045

