

PLANNING COMMITTEE - Date:16 December 2015

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: A2015/72735/FUL	WARD: A04 / CHEAM	Time Taken: 12 weeks, 6 days
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Site: Broadlands Nursing Home, 51 BURDON LANE, Cheam, SM2 7PP
 Proposal: Demolition of existing Nursing Home and erection of a two storey building with roof accommodation, a two storey building with interlink comprising a 32 bed care home together with ancillary facilities, car parking and refuse and cycle facilities.
 Applicant: Mr Peter Smith
 Agent: Mr Peter Smith

Recommendation:**GRANT PLANNING PERMISSION**

Reason for Report to Committee: Major Application recommended for approval

Summary of why application proposals are acceptable:

- The continued use of the site as a nursing home is considered acceptable in land use terms.
- The design of the proposed buildings would offer a significant visual improvement to the area and would complement the mix of housing design and styles in the area. As such, the proposal is considered acceptable in design terms.
- The special character and appearance of the Burton Estates Area of Special Local Character would be preserved.
- The scale of the proposals and the separation distances from the closest residential properties would ensure that the development would not have a detrimental impact on the amenity of adjoining residential occupiers in terms of loss of daylight/sunlight, privacy and outlook, including noise and disturbance.
- It is considered that the proposed development would not have any undue transport / highway or parking impacts.

1.0 BACKGROUND**1.1 Site and surroundings:**

1.2 The application site is located on the north east side of Burdon Lane at the junction with Manor Road. The site occupies a large broadly rectangular shaped plot that fronts onto Burdon Lane on the west and Manor Road on the east.

- 1.3 The site comprises a detached building which has previously been converted and extended. As originally constructed the building was used as a dwelling house however has since been converted and is in use as a nursing home.
- 1.4 The building on site is two-storeys in height with loft level accommodation. The building has been extended at the side and at the rear, and has a large conservatory fronting onto Manor Road.
- 1.5 The immediate surrounding area on Burdon Lane and Manor Road is predominantly residential in nature and is characterised by large 2 / 2 ½ storey buildings.
- 1.6 The site is located within the Burton Estates Area of Special Local Character.
- 1.7 **Site specific designations:**
- Area of Special Local Character
- 1.8 **Relevant Planning History:**
- 1.9 81/23133 - Conversion of ground floor of premises into a nursing home and erection of single storey rear extension. Granted on 25/08/1981.
- 1.10 84/26839 - Use of first floor as well as ground floor as Nursing Home, formation of external staircase and provision of 14 car-parking spaces at front. Granted on 13/08/1984.
- 1.11 85/28282 - Erection of single storey rear extension, a first floor flank extension and use of 2nd floor of premises for staff and office accommodation in connection with existing Nursing Home. Granted on 20/11/1985.
- 1.12 87/30315 - Erection of single storey rear extension a 1st floor flank extension incorporating fire escape staircase, a single storey flank extension for boiler room & alterations to existing roof line. Refused on 27/07/1987.
- 1.13 90/35137/FUL - Erection of a single storey rear extension, a first floor flank extension, and use of the second floor of premises for staff and office accommodation in connection with existing Nursing home. Granted on 10/12/1990.
- 1.14 2002/49735/FUL - Erection of two detached 6-bedroomed houses each with roof accommodation and integral double garage (one fronting Burdon Lane and one fronting Manor Road). Granted on 07/04/2003.
- 1.15 2008/59465/FUL - Redevelopment to provide two 6-bedroomed detached houses with integral garage and access onto Burdon Lane and Manor Road. Granted on 10/06/2008.
- 2.0 **APPLICATION PROPOSALS**
- 2.1 **Details of Proposal:**
- 2.2 Planning permission is sought for the redevelopment of the site involving the demolition of the existing buildings and the erection of a two storey building with roof accommodation, a two storey building with interlink to provide a 32 bed

nursing home together with ancillary facilities, car parking and refuse and cycle facilities.

- 2.3 One of the buildings would front onto Burdon Lane and would be two storeys in height with roof level accommodation. The second building would face onto Manor Road and would be two storeys high. Both of the buildings would be linked centrally by a part one/part two storey link building which would provide access to both buildings internally at ground and first floor levels whilst also acting as a secondary means of exit in case of fire.
- 2.4 The main building fronting onto Burdon Lane would measure approximately 29 metres wide along the Burdon Lane frontage. The building would be approx. 12 metres deep and would have a hipped roof measuring approx. 5.3 metres to eaves level and would have an overall maximum height of 9.5 metres. The proposal would generally maintain the existing foot print of the host building.
- 2.5 The second building would be located to the rear of the site and would front onto Manor Road. The building would measure approx. 21.1 metres wide and would have a maximum depth of 12 metres. The building would have a hipped roof measuring approx. 5.3 metres to eaves level and would have an overall maximum height of 8.1 metres.
- 2.6 The proposed buildings would be finished in a quality palette of materials consisting of a selection of traditional red bricks, stone cills and red tiles on the roofs and sections of glazing. The buildings would have painted timber windows and an oak entrance door.
- 2.7 Eight car parking spaces would be provided to the front of the site, accessed from Burdon Lane. Cycle parking and a storage area for refuse / recycling would be provided to the side, along the shared boundary with no. 49 Burdon Lane.
- 2.8 **Significant amendments to application since submitted:**
- 2.9 Drawing no. 2015.06 Rev A has been amended to address inconsistencies in the fenestration detail. The amended drawing no. is 2015.06 Rev B.

3.0 **PUBLICITY**

- 3.1 Letters were sent to 77 adjoining residents on the 25th September 2015. A site notice was also placed within the vicinity of the site on the 7th October 2015 and a notice was placed in the local press.

3.2 **Number of Letters Received:**

- 3.3 73 letters (including a letter from Belmont & South Cheam Residents' Association) have been received objecting to the proposals and 3 letters have been received in support of the proposals.

- 3.4 The material objections can be summarised as follows:

- Overdevelopment of the site;
- Unsympathetic design;
- Out of character with the area;

- Amenity impacts;
- Highways impacts including access, safety, traffic & parking;
- Noise & Disturbance;

3.5 The non material objections can be summarised as follows:

- Proposals would set a precedent;
- Inaccurate information with the application;
- Application being brought forward for financial reasons;
- Lack of notification about the application.

3.6 Officers consider that a sufficient level of consultation has been carried out in accordance with the Council's Statement of Community Involvement (SCI) and statutory legislative requirements. These include individual letters sent to the immediate surrounding properties, the display of a site notice within the vicinity of the site and a notice in the local press.

3.7 **Official Consultation:**

3.8 **Internal:**

3.9 **Senior Highways Engineer:**

3.10 No objection subject to conditions.

3.11 **Environmental Health (Air Quality):**

3.12 No objection subject to condition.

3.13 **Environmental Health (Noise):**

3.14 No objection subject to condition.

3.15 **Environmental Health (Contaminated Land):**

3.16 No objection.

3.17 **External:**

3.18 None.

3.19 **Councillor Representation:**

3.20 Councillor Ramsey has de-delegated the application for reasons of unsympathetic design, impact on street scene, impact on the special local character of the area and impacts on amenity.

3.21 **Non-statutory consultation undertaken by the applicant:**

3.22 The applicant has confirmed that a series of informal and formal pre arranged meetings were held throughout October and November 2015 which were intended to keep the staff, residents, family and friends informed of the proposal to redevelop the nursing home site.

4.0 MATERIAL PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan 2015
- The Core Planning Strategy December 2009
- The Site Development Policies DPD March 2012

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework (NPPF).
- National Planning Practice Guidance (NPPG)
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

4.3 The London Plan (2015):

- Policy 3.1 Ensuring equal life chances for all
- Policy 3.2 Improving health and addressing health inequalities
- Policy 3.5 Quality and Design of Housing Developments
- Policy 3.16 Protection and enhancement of social infrastructure
- Policy 3.17 Health and social care facilities
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.4 Retrofitting
- Policy 5.7 Renewable energy
- Policy 5.13 Sustainable drainage
- Policy 5.21 Contaminated Land
- Policy 6.2 Providing public transport capacity and safeguarding land for transport
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing Traffic Flow and Tackling Congestion
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.1 Lifetime Neighbourhoods
- Policy 7.2 An Inclusive Environment
- Policy 7.3 Designing Out Crime
- Policy 7.4 Local Character
- Policy 7.5 Public Realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 8.2 Planning Obligations
- Policy 8.3 Community Infrastructure Levy

4.4 Local Development Framework:

- PMP1 Housing Provision
- PMP2 Suburban Heartlands
- BP5 Improving Health and Well-Being
- BP6 One Planet Living
- BP12 Good Urban Design and Heritage
- DP2 Planning Obligation

4.5 Site Development Policies DPD:

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing the Street Scene and Public Realm
- DM4 Historic Environment
- DM5 Sustainable Design and Construction
- DM6 Climate Change Mitigation
- DM11 Contaminated Land
- DM12 Noise and Vibration
- DM19 Promoting Sustainable Transport & Accessibility
- DM20 Assessing the Transport Impact of New Development
- DM21 New Development and the Highway Network
- DM22 Parking
- DM27 Communal Accommodation
- DM31 Social and Community Infrastructure

4.6 Supplementary Planning Guidance/Documents:

- London Planning Housing Supplementary Guidance 2012
- SPD14 Creating Locally Distinctive Places

5.0 **PLANNING CONSIDERATIONS**

5.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- **Land Use**
- **Design Quality and Heritage**
- **Impact on Neighbours**
- **Quality of Proposed Accommodation**
- **Trees & Landscaping**
- **Traffic & Parking**
- **Other Matters**

5.2 **Land Use:**

5.3 The application proposes the redevelopment of the site involving the erection of a two storey building with roof accommodation and a two storey building with interlink to facilitate the provision of a 32 bed nursing home.

5.4 The existing site has been in use as a nursing home since the early 1980s when planning permission was granted for the conversion of the dwelling for use as a

nursing home. The existing facility has 9 single bedrooms and 9 double bedrooms with bed spaces for 27 residents. The current proposals would intensify the existing use of the site. There would be an uplift in the number of bed spaces currently provided within the facility from 27 beds to 32 beds.

- 5.5 Notwithstanding this, it is noted from the planning history that planning permission was granted in 1990 (ref: 90/35137/FUL) for the extension of the nursing home. The consent has been partially implemented and can potentially provide up to 34 bedrooms for the existing nursing home.
- 5.6 Policies 3.1, 3.2, 3.5, 3.16 and 3.17 of the London Plan encourage and support development proposals that seek to enhance and improve social infrastructures, in particular to those concerning social health care.
- 5.7 Policy BP5 of the Core Strategy and policies 27 and 31 of the Site Development Policies (DPD) outline the Councils objectives for the provision of care facilities in the borough.
- 5.8 Whilst the proposed development would result in the intensification of the existing use of the site, given the extant permission for a 34 bed care facility on the site, it is considered that the proposals would not result in an over development of the site and would be consistent with the existing and consented use of the site.
- 5.9 Policy DM30 of the Site Development Policies DPD seeks to control the development of backgarden land, stating that the Council will not grant planning permission for the development of backgarden land, where the site either individually or as part of a larger street block: makes an important contribution to the character and appearance of the surrounding area; or is considered to be of ecological value; or adversely affects the amenities of future occupiers or those currently occupying adjoining or nearby properties.
- 5.10 The application site comprises a large broadly rectangular shaped plot with frontages onto Burdon Lane and Manor Road. Given the clear pattern of development of the area it is considered that the proposal for development towards the Manor Road frontage would be acceptable noting that it would follow the established pattern of development of the street block. Furthermore, it is considered that the development would not impact on the character and appearance of the surrounding area. In addition, previously consented schemes on the site for residential dwellings included the development of part of the rear garden of the site fronting Manor Road.
- 5.11 The proposed redevelopment of the site would provide a significant improvement in the quality of accommodation provided at the site to meet the needs of its residents. The redevelopment would bring the current facility to a modern standard to comply and meet with the governments care standard regulations.
- 5.12 Overall, it is considered that the continued provision of a nursing home on the site would be acceptable in land use terms given the existing use on the site, subject to compliance with other policies in terms of design, neighbouring amenity impact, the quality of the proposed accommodation provided and other highway considerations.

5.13 Design Quality:

- 5.14 The London Plan encourages redevelopment and intensification of sites subject to exceptional design and architectural quality, relationship to its local context and attention to the public realm. The Council's local plan policies reiterate this in its design aspiration that expects new developments to enhance its public realm, complement the local context and preserve the historic character of areas.
- 5.15 In relation to this and the proposed development, it is considered that all proposals for new development should be seen as potentially contributing towards a better quality of environment. The Councils Core Strategy and Site Development Plan contain policies designed to promote a high standard of design, to preserve and enhance the existing character of the area to promote environmental importance, and to ensure that the natural environment is not adversely affected. It is also important to ensure the safeguarding of the interests of local residents in surrounding houses by ensuring that residential amenity and the character of the area are maintained.
- 5.16 Policy BP12 of the adopted Core Planning Strategy, Policy DM1, DM3, DM4 and DM24 of the Site Development Policies DPD and SPD14-Urban Design seek to ensure that all development complements and improves the character of the area and streetscene.
- 5.17 The application site comprises a large two storey building with roof level accommodation. The building has been extended at the side and at the rear, and has a large conservatory fronting onto Manor Road. The surrounding area on Burdon Lane and Manor Road is predominantly residential in nature and is characterised by large 2 / 2 ½ storey buildings set within large plots. The houses vary in architectural styles and design era which adds to the eclectic mix of housing which contributes to the special character of the area.

Scale, Mass and Height

- 5.18 The current application proposes the redevelopment of the site involving the demolition of the existing buildings on the site and the erection of two new buildings.
- 5.19 The proposed buildings have been designed to follow the established building lines of the dwellings on Burdon Lane and Manor Road and have been orientated to follow the line of the road. One of the buildings would front onto Burdon Lane and would be of a similar scale and height to the existing and approved (not fully implemented) planning permission. The second building would face onto Manor Road and would be two storeys high. Both of the buildings would be linked centrally by a two storey link building which would provide access to both buildings internally at ground and first floor levels whilst also acting as a secondary means of exit in case of fire.
- 5.20 To the front of the site, the building would be set back a minimum of 10.7 metres from the front boundary with Burdon Lane and would follow the principal footprint of the existing building. As noted above, the building would also be of a similar scale and height to the existing and approved (not fully implemented) planning permission. The site would retain the two entrances from Burdon Lane and car parking would be provided to the front of the site as per the existing arrangements.

- 5.21 To the rear of the site, the building would be set back a minimum of 8.75 metres from the Manor Road boundary. The existing access would be retained. The building would follow the established building line along this part of Manor Road and it is also noted that the building would be of a similar scale to that of the previously approved permission for residential dwellings on the site.
- 5.22 Whilst the proposed development would increase the footprint of the buildings on the site at present it is considered that the provision of the substantial set backs from the highway would ensure that the scale and height of the proposed buildings would be both in keeping with and respectful of the existing built form in the area. As such, noting the extant planning consents and the varying land levels at the site no objections are raised to the scale and height of the development noting that it would be in keeping with the surrounding area.

Appearance and Materials

- 5.23 The proposed building has been designed to incorporate a traditional architectural style. As noted above, the surrounding area does not have any particular distinct style and therefore the building has been designed to incorporate features which are prevalent in the area.
- 5.24 The front elevation of the building on Burdon Lane would incorporate a varied front elevation which would include a 2 1/2 storey central bay feature and single storey porch. It is considered that the projections and recesses to the front elevation would break up the visual bulk and mass of the building when viewed from the street.
- 5.25 The building would be finished in a subtle palette of traditional materials including red bricks with quoin/plinth matching bricks and timber windows and doors. Plain red tiles would be used on the roof and to clad the first floor elevations. It is considered that the proposed palette of materials would ensure that the building is finished to a high quality that would integrate successfully with its surroundings. Notwithstanding this, should the application be approved a condition is recommended to secure samples and a schedule of materials to be used on the proposed building, to ensure a high quality development on the site.
- 5.26 The existing front boundary wall onto Burdon Lane and the existing boundary gates onto Manor Road would both be retained as part of the current proposals. The original featheredge boarded boundary fences would be retained. There is a section of the boundary with no. 49 which would be removed as part of the current application and it is proposed to reinstate this section of the boundary with a featheredge boarded fence to match the rest of the boundaries.

Heritage Considerations

- 5.27 The application site is located within the Burton Estates Area of Special Local Character.
- 5.28 The proposed development has been carefully designed, including the sympathetic choice of materials, to respect the surrounding area and it is considered that the proposals would ensure that the special character and appearance of the area is preserved.
- 5.29 The Burton Estates Area of Special Local Character was designated for its historic importance and the architectural qualities of buildings and associated landscape.

The proposals would involve the redevelopment of the property involving the demolition of the existing Nursing Home and the erection of a two storey building with roof accommodation to provide a new nursing home. It is considered that the proposed building has been sensitively and appropriately designed having regard to the surrounding area. It is noted from the officer's site visit that there are a variety of different house styles and architectural designs within the surrounding area and that there is no overarching character or style of house along this part of Burdon Lane and Manor Road. As such, in light of the proposed replacement building, the loss of the existing building through demolition would not harm the character of the area.

- 5.30 Overall, it is considered that the proposals would present a high quality design that would complement the character and appearance of the site and area as a whole. The proposal would result in a development that would be pleasant visually and contribute positively to the street scene. As such the proposal is considered to be acceptable in design terms.
- 5.31 **Neighbouring Amenity**
- 5.32 Policy DM2 of the Site Development Policies DPD states that the Council will not grant planning permission for any development that adversely affects the amenities of future occupiers or those currently occupying adjoining or nearby properties or has an unacceptable impact on the surrounding area.
- 5.33 The application proposes the erection of a two storey plus roof level building fronting onto Burdon Lane and a two storey building fronting onto Manor Road.
- 5.34 As noted earlier in this report, the site is not level and slopes away to the north-west boundary.

Burdon Lane frontage building

- 5.35 There is currently a single storey element of the existing building located along the boundary with no. 49 Burdon Lane. The proposed building fronting onto Burdon Lane would be set in a minimum of 1.9 metres from the shared boundary with no. 49 and would be a minimum of 3.8 metres from the flank elevation of no. 49. The building would be set further away from the shared boundary with no. 49 than at present and whilst there would be a slight increase in height it has been demonstrated on the plans that the closest window to the proposed building would pass the BRE 45 degree test and therefore it is considered that there would be no undue loss of daylight to the occupiers of that property and given the orientation of the property there would be no undue loss of sunlight.
- 5.36 With regards to the amenity of the occupiers of no. 53 Burdon Lane, the proposed building would be set in a minimum of 4 metres from the flank elevation of no. 53 and it has been demonstrated on the plans that the closest window to the proposed building would pass the BRE 45 degree test and therefore it is considered that there would be no undue loss of daylight to the occupiers of that property and given the orientation of the property there would be no undue loss of sunlight.
- 5.37 The building would feature an opening door / window on both of the flank elevations at ground and first floor level. At ground floor level the doors would face onto the site boundary fence and as such it is considered that there would be no impacts in terms of overlooking / loss of privacy for neighbouring occupiers. With regards to the first floor windows it is noted that these windows would serve a

hallway which is not considered to be a habitable room and therefore would not generate any undue overlooking or loss of privacy for neighbouring occupiers. Notwithstanding, a condition can be included to ensure that the windows are fitted with obscure glazing to ensure that the privacy of the neighbouring occupiers is protected.

- 5.38 Overall, it is considered that the proposed Burdon Lane frontage building would not impact on the amenity of neighbouring residents in terms of the receipt of light, privacy or outlook.

Manor Road building

- 5.39 The application property currently features a large rear garden with a single storey conservatory attached to the main building and a single storey garage within the rear garden area. The proposal would involve the demolition of the existing structures and the erection of a two storey building within the garden area. The building would be set in between 1 metre and 3.7 metres of the shared boundary with no. 54 Manor Road and a minimum of 11 metres from the shared boundary with no. 53 Burdon Lane.
- 5.40 Whilst there would be an increase in the built form of development along the shared boundary with no. 54 Manor Road it is noted that the proposed building would be follow the established building line of properties on this part of Manor Road. It has been demonstrated on the submitted plans that the closest window to the proposed building would pass the BRE 45 degree test. It is noted from the officer's site visit that there is a first floor window on the flank elevation of no.54 which directly fronts the application site. Officers have carried out an assessment of any potential impact on that window and it is noted that it would pass the BRE 25 degree test. Whilst the occupiers of that room may experience a reduction in outlook, noting the separation distances between the buildings and noting that the window is not the primary window for the room it is considered that the proposal would be acceptable. As such, it is considered that there would be no undue loss of daylight or outlook to the occupiers of that property.
- 5.41 Given the separation distances it is considered that the Manor Road building would not impact on the amenity of the occupiers of no. 53 Burdon Lane.
- 5.42 The building would feature an opening door / window on both of the flank elevations at ground and first floor level. At ground floor level the doors would front the site boundary fence and as such it is considered that there would be no impacts in terms of overlooking / loss of privacy for neighbouring occupiers. With regards to the first floor windows it is noted that these windows would serve a hallway which is not considered to be a habitable room and therefore would not generate any undue overlooking or loss of privacy for neighbouring occupiers. Notwithstanding, a condition can be included to ensure that the windows are fitted with obscure glazing to ensure that the privacy of the neighbouring occupiers is protected.
- 5.43 Overall, it is considered that the proposed Manor Road building would not impact on the amenity of neighbouring residents in terms of the receipt of light, privacy or outlook.
- 5.44 It is noted that a number of objections have been received from local residents regarding potential noise and disturbance during construction however it is considered that conditions could be included to restrict the hours of construction on

the site and a construction management plan could be secured which would provide detailed information regarding the construction phase.

5.45 On balance, it is considered that the proposal would not impact on the amenities of the adjoining occupiers and therefore would be in accordance with policy DM2 and DM30 of the Site Development Policies DPD.

5.46 **Quality of Proposed Accommodation**

5.47 The submitted plans indicate that sufficient internal space would be provided in order to achieve a satisfactory level of accommodation for future residents that meet the minimum internal size standards for rooms and dwellings in line with the London Plan Housing SPG.

5.48 Policy DM1 of the Site Development Policies DPD aims to ensure that all new developments cater for the accessibility needs of disabled people. The scheme has been designed to ensure mobility throughout the nursing home for wheelchair users. The proposal includes the provision of lifts, extra wide corridors, extra wide doors, level thresholds and disabled facilities and services. Should the application be approved, a condition would be included to ensure that the development meets with the Lifetime Homes standards.

5.49 Policy DM29 outlines that amenity space provision should be in line with the provisions of the Urban Design SPD. SPD14 requires adequate provision of private amenity space advising a minimum of 25sqm of private garden space should be provided for flats. The London Plan Housing SPG recommends that a minimum of 5sqm of private outdoor amenity space should be provided for 1-2 person dwellings and an extra 1 sq metres should be provided for each additional occupant.

5.50 The proposed development would provide in excess of 15sqm of amenity space for each resident in the form of landscaped gardens and patios. The proposal would therefore exceed the minimum London plan requirements for amenity space provision. Furthermore, noting the nature of the proposed development (a nursing home) it is concluded that the level of amenity space is sufficient to serve the proposed development.

5.51 **Landscaping**

5.52 Policy DM1 states that development should respect and retain, where possible, existing landforms and the natural features of the site, including trees of amenity value, hedges and other landscape features, and make suitable provision for high quality additional landscaping.

5.53 The application has been accompanied by a landscaping drawing which has been annotated to include details of proposed hard and soft landscaping for the site. The proposals are considered to be generally acceptable given the existing arrangements on site. Notwithstanding this, should the application be approved it is recommended that a condition is included to secure further details on the proposed landscaping scheme for the site including details of surface materials, planting proposals and maintenance.

5.54 **Traffic & Parking, and Refuse/Recycling**

5.55 Policy DM20 of the Site Development Policies DPD states that the council will assess all new developments for their impact on the existing and proposed

transport infrastructure and services and the local environment. Site Development Policy DM22 and Core Policy BP10 state that new developments will be expected to provide the appropriate amount of car parking necessary in accordance with the Council's restraint-based maximum car and cycle parking standards.

- 5.56 The application site is located on the north east side of Burdon Lane at the junction with Manor Road and has a PTAL rating of 2 which indicates a poor level of public transport accessibility.
- 5.57 The site has two existing vehicle accesses; one located on Burdon Lane and the other on Manor Road. It is proposed to retain both accesses as part of the current proposals.
- 5.58 The proposed nursing home would have 32 single bedrooms to accommodate 32 residents. The application has been accompanied by a Transport Assessment which advises that the maximum number of staff required to cater for 32 residents would be 15.
- 5.59 It is noted from discussions with the applicant that in operating the proposed use as a 'nursing home' it is unlikely that residents would have the ability to use cars as a means of transport. However it is also recognised that provision would be required for visitor car parking, for emergency service vehicles including ambulance bays and parking for doctors and paramedics.
- 5.60 In line with the parking standards set out in the Council guidelines, 8 car parking spaces are proposed which would be the same as the existing provision. Separate dedicated ambulance / doctor parking would also be provided to the front of the site. It is considered that the proposed parking provision would be acceptable and in accordance with council guidelines.
- 5.61 It is anticipated that the proposed nursing home would not generate more than 10 car movements per day and no more than 3 HGV / delivery vehicle movements per week. Noting that the anticipated movements would similar to existing it is considered that the proposed development would not have a significant impact on traffic and road safety.
- 5.62 The Manor Road access would provide a means of access for deliveries in the event of the need to plan movement within the parking areas at the front of the site in the event of an emergency.
- 5.63 6 cycle parking spaces would be provided for staff and visitors within a dedicated cycle store which is proposed to the side of the building along the boundary with no. 49 Burdon Lane. The proposed provision is considered acceptable.
- 5.64 A bin store would be provided to the side of the building along the boundary with no. 49 Burdon Lane. The proposed provision is considered acceptable.
- 5.65 Notwithstanding the details provided with the application, should the application be approved it is recommended that conditions are included to secure a construction management plan.
- 5.66 The Councils Senior Engineer has been consulted and has confirmed that the proposed development would be acceptable and stated that it would not have a detrimental impact on traffic and road safety.

5.67 Overall, subject to conditions, the proposals would be acceptable on highways grounds.

5.68 **Planning Obligations and CIL**

5.69 The proposed development would be liable for the London Borough of Sutton's Community Infrastructure Levy (CIL) as well as the Mayor of London's CIL. All residential developments are required to pay £120 per sqm (£100 per sqm for London Borough of Sutton and £20 per sqm for the Mayor) on any net increase of existing floorspace.

5.70 The existing nursing home comprises an area of approx 1024.5sqm and the proposed nursing home would have an area of 1469sqm resulting in an uplift of 444.5sqm. CIL would be chargeable on the increased floor space, i.e. 445sqm.

5.71 The proposed development would equate to £8,900 for Mayoral CIL and £44,500 for Sutton CIL. The total payment required would be £53,400.

6.0 **CONCLUSION AND RECOMMENDATION**

6.1 The proposed redevelopment of the site is considered to be acceptable in land use terms noting that the site would continue to be used as a nursing home and in light of the detailed design of the proposed building, the loss of the existing on the site is considered to be acceptable.

6.2 The design, form and architectural detailing of the proposed buildings is considered to result in a positive contribution towards the streetscene, and would not cause harm to the character of the surrounding area noting the varying styles of houses within the area. As such, the proposal is considered to be acceptable in design terms.

6.3 The residential amenity of neighbouring occupiers would be maintained and protected.

6.4 It is considered that the development would provide an enhanced landscaping scheme for the site which would provide an improvement to the visual amenity of the area.

6.5 It is considered that the proposed development would not have any undue transport / highway or parking impacts.

6.6 It is therefore recommended that the application be approved, subject to the recommended conditions.

Background Papers: A2015/72735/FUL

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **A2015/72735**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

G

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A2015/72735/FUL

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

Broadlands Nursing Home 51 BURDON LANE Cheam SM2 7PP

Demolition of existing Nursing Home and erection of a two storey building with roof accommodation, a two storey building with interlink comprising a 32 bed care home together with ancillary facilities, car parking and refuse and cycle facilities.

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, Site Plan, Drawing No. 2015.01, 2015.02, 2015.03, 2015.04, 2015.05 Rev A, 2015.06 Rev B, 2015.07, 2015.08, 2015.09 Rev A, 2015.010, 2015.011, Design and Access Statement, Transport Assessment.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) Prior to the commencement of the development hereby approved, samples and a schedule of materials to be used within the external elevations of the buildings shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials.

Reason: To safeguard the visual amenities of the area and to ensure compliance with policy BP12 of the Core Planning Strategy which seeks to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(4) Prior to occupation of the site, a scheme of hard and soft landscaping and replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submissions shall include full details of materials to be used in hard landscaping along with details of all replacement trees and plants, their sizes, and densities. All landscaping shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice. The works shall be carried out in accordance with the timetable agreed with the Local Planning Authority, and any plants or trees that (within a period of five years after planting) are removed, die, or become in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority consent to any variation.

Reason: To ensure provision, establishment, and maintenance of amenity afforded by appropriate landscape design.

(5) Prior to the commencement of the development a Construction Method Statement including details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding, behind any visibility zones
- (f) construction traffic routing
- (g) hours of operation
- (h) means to control dust
- (i) means to control noise
- (j) means to prevent deposition of mud on the highway.

shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance and to ensure that the development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(6) All building operations in connection with the construction of external walls, roof, and foundations; demolition or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00 am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

Reason: In the interests of the amenities of adjoining residents

(7) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for 8 cars to be parked. The parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To prevent obstruction and inconvenience to other highway users.

(8) The development hereby permitted shall not be occupied until space has been laid out within the site in accordance with the approved plans for secure cycle parking. The cycle parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To encourage access by non-car modes.

(9) The development hereby permitted shall not be occupied until refuse storage facilities have been provided within the site in accordance with the approved plans. The storage provision shall thereafter be kept for the use of the occupants of the development hereby approved.

Reason: To ensure compliance with Policy BP12 of the Core Planning Strategy DPD and Policy DM1 of the Site Development Policies DPD.

(10) Prior to the first occupation the car park shall be provided in accordance with the approved details and retained as such thereafter.

Reason: To ensure that adequate off-street parking provisions is made to avoid danger and inconvenience to highway users.

(11) Notwithstanding the details hereby approved, the first floor windows on the flank elevations of the buildings shall be fixed shut, non opening and obscure glazed to a height of 1.7 metres above the finished floor level and shall be maintained as such permanently.

Reason: To safeguard the current level of privacy enjoyed by the occupants of adjoining properties.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other

legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(4) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 8770 6061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of developer related S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(5) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority.