

Delegated Report

Full Planning Application

Application No:	20240460
Location:	Copperfield House, Wombwell Hall Nursing Home, Wombwell Gardens, Northfleet, Kent, DA11 8BL
Description:	Erection of a lobby to main entrance of the building with alterations to fenestration and changes to internal layout.
Applicant:	Mr Adam Hutchison
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 21 May 2024;
- Design and Access Statement (ref. H.21.104) – dated 17 April 2024;
- Drawing no. (00)1 – Rev. A – Existing Ground Floor Plan;
- Drawing no. (00)2 – Rev. G – Proposed Ground Floor Plan;
- Drawing no. (9-)1 – Rev. A – Existing Site Location Plan (scale – 1:500);
- Drawing no. (21)1 – Rev. A – Existing Elevations;
- Drawing no. (21)2 – Rev. B – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20050972	Erection of a detached single storey building to provide an additional 30 bed nursing home unit and laying out of 7 car parking spaces.	PERMITTED	06.02.2006
20030014	Construction of a new vehicular access onto Hall Road.	REFUSED	27.02.2003
20010864	Construction of a new vehicular and pedestrian access onto Hall Road.	REFUSED	18.02.2002
19900516	**AMENDED APPLICATION** Erec. 4no 30-bed single storey self-contained units forming nursing home, part single & part 2 storey bldg to form central services & admin bldg with vehicular access to Wombwell Gardens, Hedgerows Estate, Coldharbour Road.	PERMITTED	04.06.1991
19890284	Change of use of Wombwell Hall to nursing home and outline application for residential development with access onto Coldharbour Road. KCC GRANTED PERMISSION 10.10.1989 (CONDITIONS)	NO OBJECTION	10.10.1989

19770414	Renewal of temporary permission GR 74 388 for the use of a mobile classroom for a further three years KCC GRANTED TEMPORARY PERMISSION 11.7.1977 (CONDITIONS)	NO OBJECTION	24.06.1977
19490802	Adaptations to sanitary blocks	NO OBJECTION	25.01.1949

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Internal Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

Ten surrounding properties were consulted and no representations were received. The consultation period expired 21 June 2024.

Officer Assessment

The application site is a Class C2 care home, located on Wombwell Gardens, Northfleet. The care home has been in operation since the 1990s.



Therefore, as Wombwell Hall Nursing Home is established, the use or location of the site as a care facilities is not a material consideration.

Proposed Development

This application proposes the erection of a single store extension, changes to external fenestration and internal layout alterations.

The proposed extension is to be located at the front of the building and will infill the space between the front projection and the conservatory. It will have a flat roof at a height of 2.6m, a depth of 2.25m and a width of 4.25m.

The internal alterations result in a reduction in room number by 18, from 40 to 22. The alterations result in each room benefitting from an ensuite bathroom, two separate dayspace lounges and new activity rooms, a nurse station and treatment room, as well as a new quiet lounge.

As part of the proposal, 5no. windows would be blocked up to enable the internal reconfiguration.

The plans below demonstrate the changes to the building:

Existing



Proposed



Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 130 of the NPPF (2023) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 (LPCS) reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The proposed extension is not excessive in size and will infill the space between an existing conservatory and front projection on the building. It will have a flat roof and is in line with the eaves of the building. As such, the extension would not have any impact on the appearance of the building and will be constructed using matching materials.

In terms of the fenestration alterations, the plans show that 5no. windows would be blocked up to enable the internal reconfigurations. These windows are mostly located on flank and rear elevations of the building, with the exception of one on the southern forward projection (facing northward). The infilling of the windows will be finished in matching brickwork and conditions will ensure that this is achieved. Therefore, based on the location of the windows and the materials being secured by condition, there are no objections to the fenestration changes and infilling of windows.

Overall, the proposed development will have no impact on the character or appearance of the building and the proposal is in accordance with Policy CS19 (LPCS) as well as Section 12 of the NPPF (2023).

Amenity of Future Occupiers

As stated previously in this report, the development would involve a reduction in room numbers within Copperfield House. Therefore, given that the provision of extra care housing for people with special needs is outlined within Policy CS14 (LPCS), the loss of bedspaces within Wombwell Hall Nursing Home must be considered. Due to the home being established, the sustainability or suitability of the location of the home, as required in Policy CS14 (LPCS) is not required.

Moreover, the need to provide housing for older people is described in the National Planning Policy Guidance (NPPG) as 'critical' as people are living longer lives and the proportion of older people in the population is increasing (Paragraph 001 Reference ID: 63-001-20190626). It indicates:

Offering older people a better choice of accommodation to suit their changing needs can help them live

independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.

Further to the provision of care accommodation, Policy CS19 (LPCS) requires all development to be ‘fit for purpose’ and be ‘adaptable to allow changes to meet the need of users’ and that the design and layout of residential developments, will accord with the adopted Residential Layout Guidelines (RLG) (2020).

The proposed internal alterations will provide larger rooms for occupants, all of which benefit from ensuite bathrooms. The room sizes all accord with the RLG, and the overall layout is considered to be appropriate for the use and suitable for occupiers. Therefore, even though the number of rooms within Copperfield House is being reduced, the proposal will improve the facilities and increase the quality and level of care provided to future occupiers in accordance with the objectives of Policies CS14 and CS19.

Overall, the proposed development would safeguard amenity and deliver quality care facilities in accordance with Policies CS14 and CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135(f) of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed development would have no impact on the amenity of surrounding residents in terms of loss of light, loss of privacy, loss of outlook or sense of enclosure. As such, the proposal is considered to demonstrate it would sufficiently safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

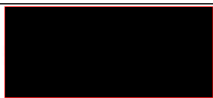
The proposed development is acceptable in terms of design. The proposal will improve the facilities and level of care provided to future occupiers and will safeguard the amenity of neighbouring residents.

As such, it is recommended that planning permission is granted.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18 th July 2024	Dated:	19 July 2024