

**ITEM NO: 05**Application No.  
**05/00919/FUL**Ward:  
Little Sandhurst And  
WellingtonDate Registered:  
29 September  
2005Target Decision Date:  
24 November 2005

Site Address:

**Harts Leap Care Centre 5 Windrush Heights  
Sandhurst Berkshire GU47 8ET**

Proposal:

**Construction of an activities kitchen and enclosure of an external  
fire escape staircase.**

Applicant:

Caring Homes Ltd

Agent:

Chetwood Lanton And Morrison

Case Officer:

John Devonshire, 01344 352000

[environment@bracknell-forest.gov.uk](mailto:environment@bracknell-forest.gov.uk)**Site Location Plan** (for identification purposes only, not to scale)

## 1 PLANNING HISTORY (If Any)

02/00645/FUL

Validation Date: 19.06.2002

Erection of single storey extension on east elevation to provide new day room and single storey extension on south elevation to provide new huntingdons wing comprising 8no. bedrooms. Formation of 5 additional car parking spaces.

**Withdrawn**

03/00393/FUL

Validation Date: 14.04.2003

Erection of single storey extension on east elevation to provide new day room and single storey extension on south elevation to provide accommodation for people with Huntingdons disease comprising 8no. bedrooms. Formation of 14no. additional parking spaces.

**Refused**

04/00200/FUL

Validation Date: 25.02.2004

Erection of single storey extension on east elevation to provide new day room and single storey extension on south elevation to provide accommodation for people with Huntingdons disease comprising 8no. bedrooms. Formation of 14no. allocated parking spaces (including raising ground levels).

**Approved**

610433

Validation Date:

Change of use of 2 rooms on ground floor to psychiatric clinic.

**Approved**

609597

Validation Date:

Erection of 6 detached houses and 2 detached bungalows with garages (demolition of Harts Leap Lodge)

**Approved**

610778

Validation Date:

Demolition of existing Lodge and erection of 5 detached detached houses and 3 bungalows with garages and associated access roads (Retrospective)

**Approved**

70/16108

Validation Date:

Application for siting of caravan (Expiry date: 31/12/73).

**Approved**

67/11776

Validation Date:

For residential development of 16 houses, garages, roads and sewers.

**Approved**

600413

Validation Date:

Construction of hostel for disabled young people

**Approved**

602815

Validation Date:

Single storey extension to form six single person bedsit units for disabled children.

**Approved**

604520

Validation Date:

Erection of car port and parking area.

**Approved**

603432 Validation Date:  
Application for renewal of temporary consent for parking of mobile home (expires 31/5/79).  
**Approved**

610906 Validation Date:  
Single storey rear extension forming laundry.  
**Approved**

49/719 Validation Date:  
Application for alterations and additions.  
**Approved**

607924 Validation Date:  
Increase height of existing single garage by 1ft. 5 ins.  
**Approved**

605501 Validation Date:  
Erection of single garage.  
**Approved**

613343 Validation Date:  
Erection of a single storey rear extension to provide 18 bedrooms and bathroom plus ancillary areas and additional parking spaces.  
**Approved**

604519 Validation Date:  
Infill of walls to existing sun room.  
**Approved**

602703 Validation Date:  
Single storey front extension forming conference room and erection of new entrance canopy on side elevation.  
**Approved**

65/10968 Validation Date:  
Application for erection of a playgroun shelter.  
**Approved**

611637 Validation Date:  
Application for erection of a detached two-storey building forming 20 bedrooms with ancillary areas as an extension to the existing building.  
**Refused**

601771 Validation Date:  
Siting of mobile home (expires on 31/5/78).  
**Approved**

613339 Validation Date:  
Application for erection of 6 - 3 storey houses with integral garages, access drive and landscaping. (Land adjoining)  
**Refused**

612045 Validation Date:  
Application for erection of a two storey building with link to existing nursing home forming 28 bedrooms with ancillary areas.  
**Refused**

05/00920/FUL Validation Date: 29.09.2005  
Construction of a conservatory.  
**(No Decision – Application Currently Under Consideration)**

05/00921/FUL Validation Date: 29.09.2005  
Construction of flat roof with lantern lights to enclose an internal courtyard.  
**(No Decision – Application Currently Under Consideration)**

Appeal  
Validation Date: 27.01.2004  
Reference: 04/00006/REF  
Erection of single storey extension on east elevation to provide new day room and single storey extension on south elevation to provide accommodation for people with Huntingdons disease comprising 8no. bedrooms. Formation of 14no.

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## 2 **RELEVANT PLANNING POLICIES**

### Key to abbreviations

BSP	Berkshire Structure Plan 2001-2016
BFBLP	Bracknell Forest Borough Local Plan
SPG	Supplementary Planning Guidance
PPG (No.)	Planning Policy Guidance (published by Department for Transport, Local Government and the Regions)
RPG	Regional Planning Guidance
MPG	Minerals Planning Guidance
WLP	Waste Local Plan for Berkshire

Note: The BSP and the BFBLP contain some policies with the same title, e.g. EN1. In such cases, the policy will be suffixed with an “\_S” for the BSP and an “L” for the BFBLP, e.g. EN1\_S, EN1L..

<u>Plan</u>	<u>Policy</u>	<u>Description</u> (May be abbreviated)
BSP	T5	Car Parking
BFBLP	EN20	Design Considerations In New Development
BFBLP	EN22	Designing For Accessibility
BFBLP	EN25	Noise And Other Pollution
BFBLP	M9	Vehicle And Cycle Parking

## 3 **CONSULTATIONS**

(Comments may be abbreviated)

### Transportation Officer

No objection

The proposed extension would not obstruct the swept path for a 7.5m long vehicle and the section of turning head adjacent to the proposed extension has sufficient width. The previous condition with respect to keeping the whole of the area clear and available for vehicles delivering or collecting refuse must be maintained, as any future encroachment into this area would prejudice the turning head.

## Sandhurst Town Council

Recommend approval

### Environmental Health

Any permission granted should be subject to the following informative: -

Details of the kitchen food preparation and storage areas including the number and position of sinks, wash basins and toilet facilities for staff should be discussed with the Commercial Team to ensure that the facilities meet the requirements of the Food Safety (General Food Hygiene) Regulations 1995.

#### **4 REPRESENTATIONS**

1 Letter of representation received with the following comments: -

Concerned that extension will erode turning head approved under 04/00200/FUL, and that vehicles will continue to turn around and queue for access in Dale Gardens.

#### **5 OFFICER REPORT**

This application is reported to the Committee at the request of Councillor Worrall

##### i) PROPOSAL

This application seeks full consent for the erection of a part single storey, part two storey extension forming an activities kitchen and enclosure of fire escape stairway on the west elevation of Harts Leap Nursing Home. The activities kitchen will create an additional 25sqm of floor area and will have a maximum height of 6.4m reducing to 3.3m where the roof slopes down over the enclosed fire escape stairway. The proposed extension will sit approximately 6.6m from the boundary with 12 Dale Gardens. A new fire escape door and additional window are proposed in the ground floor section of the west elevation. The activities kitchen will be accessed internally form a new door opening from an existing lounge area.

The applicants have stated that the activities kitchen will allow some of the residents to prepare their own food under supervision, and will also allow the enclosure of the last remaining external fire escape at the site. The applicants have also stated that the proposal will not increase the registration numbers at the site, which remains at 55.

##### ii) SITE

Harts Leap Nursing Home is a large two/three storey detached property sitting at the end of Windrush Heights and Dale Gardens. The proposal site is a small recessed area set between a single storey flat roofed addition and the main house. The site currently has an external staircase set within the recessed area from first floor level. An area of tarmac adjacent to the site is used as a vehicle manoeuvring area and is accessed from Dale Gardens. The proposal site is set approximately 20m to the property at 12 Dale Gardens and 10m to number 17 and is screened to 12 Dale Gardens by 3-4m high conifers and to number 17 by mature trees that are covered by a Tree Preservation Order. Site levels themselves are relatively flat, but properties at Dale Gardens backing onto the site are set approximately 3m lower and to the side of the site approximately 2m higher.

### iii) PLANNING CONSIDERATIONS

#### (1) Principle of Development

The proposal site is located within the defined settlement as designated under the Bracknell Forest Borough Local Plan and as such the principle of development is considered to be acceptable.

#### (2) Transport Considerations

The applicants have confirmed that waste removal from the site is undertaken by a private contractor using a 7m long refuse vehicle and that deliveries to the site are by 7.5m long vehicles. An application approved in 2004 under planning reference 04/00200/FUL for a new day room and 8 no. bedroom accommodation for people with Huntingdon's disease contained a condition requiring that the area of tarmac adjacent to the proposal site shall be retained for vehicle turning and shall not be obstructed in any way. The applicants have further stated that the turning head established under permission 04/00200/FUL was the maximum that could be provided at the site due to physical constraints.

The proposed activity kitchen will encroach into this turning area by 1.4m, and the applicants have submitted a swept path plan showing how a 7m long vehicle can safely enter, turn and exit the site in a forward gear.

Given that the Transportation officer raises no objection to the proposal in terms of its impact to the turning head in terms of both 7m and 7.5m long vehicles, it is considered that the proposal would not be detrimental to highway safety or would cause any greater disturbance to occupiers in Dale Gardens from vehicles reversing and turning within Dale Gardens than currently exists.

#### (3) Impact on Character and Appearance of the Area

Given the siting, design and scale of the proposal, it is considered that the activities kitchen would not appear out of character with either the building or area as a whole and would not appear visually intrusive or overbearing to neighbouring property.

#### (4) Effect on the Amenity of Neighbouring Residential Property

The Environmental Health Officer has raised no comment to the proposal in terms of noise impacts and therefore it is considered that the proposed activities kitchen would not have a detrimental impact on neighbouring property in terms of noise and other disturbance.

Although the activities kitchen will be sited higher to immediate properties on the western boundary at Dale Gardens and significantly lower to those on the north, given the level of screening afforded to the site and that properties to the north are set at an oblique angle to the proposal and that no windows are proposed in the north elevation, considered that proposal would not have a detrimental impact on neighbouring property in terms of overlooking.

Given the gaps to neighbouring property, considered that proposal would not have a detrimental impact on neighbouring property in terms of loss of light.

## (5) Impacts to Trees and Other Vegetation

The proposed activity kitchen sits approximately 2-3m outside the canopy spread of the nearest trees located on the sites northern boundary, with an existing single storey structure set between the proposed extension and trees.

It is therefore considered that the proposal would not have a detrimental impact on trees at the site.

## (6) Access Implications

The activities kitchen will be accessed externally via a fire escape door and internally through a new opening in an existing wall. It is considered that this arrangement is acceptable in terms of accessibility, however it is considered that a condition requiring details of an accessible access be placed on any permission granted.

## **6 RECOMMENDATION**

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following plans:  
Drawing numbers 264/06; 264/207; 264/210 Received 29th September 2005 and 264/207; 264/208 Rev A received 24th October 2005  
(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows, other than those expressly authorised by this permission, shall be constructed at first floor level on the west elevation.  
REASON: To prevent overlooking of adjoining property.  
[Relevant Plans and Policies: BFBLP EN20]
04. The vehicle turning area shown on plan reference 264/208 Rev A received 24th October 2005 hatched yellow and area shown in the swept path plan shall be retained for vehicle turning and shall not be obstructed in any way.  
REASON: In the interests of highway safety.
05. No development shall take place until a scheme indicating the provision to be made for disabled people to gain access to the activities kitchen has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is occupied.  
REASON: To ensure that people with disabilities have adequate access to the development.  
[Relevant Plans and Policies: BFBLP EN22]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Berkshire Structure Plan: Policy T5

Bracknell Forest Borough Local Plan: Policies EN20, EN22, EN25 and M9

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposal is considered to comply with BSP Policy T5 and BFBLP Policies EN20, EN22, EN25 and M9. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

Informative(s):

01. Details of the kitchen food preparation and storage areas including the number and position of sinks, wash basins and toilet facilities for staff should be discussed with the Councils Commercial Team to ensure that the facilities meet the requirements of the Food Safety (General Food Hygiene) Regulations 1995.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)