



Appeal Decision

Site visit made on 6 July 2021

by M Aqbal BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 August 2021

Appeal Ref: APP/W3710/W/20/3260283

31-33 Collyhurst House, Nuneaton Road, Bedworth CV12 8AN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr B Kuncewicz against the decision of Nuneaton & Bedworth Borough Council.
 - The application Ref 037108, dated 22 April 2020, was refused by notice dated 26 August 2020.
 - The development proposed is upgrading of 2No. rooms to en-suites.
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Decision

1. The appeal is allowed and planning permission is granted for upgrading of 2No. rooms to en-suites at 31-33 Collyhurst House, Nuneaton Road, Bedworth CV12 8AN in accordance with the terms of the application Ref 037108, dated 22 April 2020, and the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing GA, elevations, site and location plan - Drawing PA 01-01 (Rev 1), Proposed ground and roof GA's - Drawing PA 01-02 (Rev 1), Proposed elevations - Drawing PA 01-03 (Rev 1).

Main Issue

2. The main issue is the effect of the proposed extension on the host property with particular regard to the loss of outdoor amenity space.

Reasons

3. The proposed extension would extend off an existing single-storey lounge to the rear of the appeal property, which is part of an established care home. The new extension is designed to be single storey and would occupy a modest footprint. Therefore, its form and scale would complement the existing extension.
4. In part, the extension would extend over an outdoor seating area. This area is of a limited size and most notably it is below the finished floor level of the lounge area it is adjacent to and therefore not easily accessible from it. Also, it is north facing with views towards the ramped access and beyond this the site's car park. For these reasons, it is of limited amenity value. Furthermore, there

- is a larger amenity/seating area to the east of the existing single storey extension.
5. The appellant has confirmed that the proposed rooms would replace 3 existing ones which are without en-suite facilities and therefore cannot be used by residents. These existing rooms are to be, in part, reconfigured to extend the existing lounge which also functions as an internal amenity space for residents.
 6. Drawing on the above reasons, the loss of the seating area would not unacceptably undermine the overall amenity of the care home or its residents.
 7. Whilst I have noted the planning history and the extent of existing development at the site, each application is determined on its planning merits. Accordingly, and for the above reasons, the proposed extension is a proportionate addition to the care home, which would not undermine its quality or how it functions.
 8. Consequently, the proposed extension would not be contrary to Policy BE3 of the Nuneaton and Bedworth Borough Plan (2019) which amongst other things states that development proposals must be designed to a high standard whilst having regard to matters such as residential amenity, plot size and arrangement. Accordingly, I also find no conflict with similar design and amenity aims of the National Planning Policy Framework, 2021.

Other Matters

9. In the absence of any clear technical reasons, I am not persuaded that the use of a septic tank for foul drainage from the extension implies that the site is at its limits in terms of development or that the use of a septic tank would unacceptably harm the living conditions of neighbours with regard to noise and odours. Because of its modest scale and separation from neighbouring properties, the proposed extension would not have any adverse effect on the living conditions of neighbours.
10. As the proposed extension is replacing existing rooms, there is nothing to suggest that there would be any increase in the number of residents at the care home. Even if this was the case, on the information before me, two additional residents at the care home would not have any unacceptable adverse effect on how it functions or the living conditions of neighbours.

Conditions

11. In addition to the standard condition which limits the lifespan of the planning permission, I have also specified the approved plans as this provides certainty.

Conclusion

12. For the above reasons, I conclude that the appeal should be allowed.

M Aqbal
INSPECTOR