

Parish: HADLEIGH

Location: Friars Hall Nursing Home, Friars Road

Proposal: Erection of 2 no. two-storey side extension and erection of a single-storey rear sun room extension.

Applicant: Friars Hall Nursing Home

Case Officer: Elizabeth Truscott

Date for Determination: 1 July 2009

THE SITE

1. Friars Hall is a large Victorian property located within the countryside, close to Hadleigh, which has been modified and extended and is now used as a Nursing Home. Friars Hall is located within three acres of grounds and has a large extension on the Southern elevation. There is substantial landscaping along the boundaries of the property. The site also encompasses a large separate building used for staff accommodation. To the west of the site are three residential properties, Friars Barn, Friars Cottage and Gig House.

THE PROPOSAL

2. The application is for the erection of 2 no. two storey side extensions and erection of a single storey rear sun room extension. The proposed extension would accommodate 14 additional bedrooms, communal lounges, an office and additional WC provision.
3. The first two storey side extension would be located on the northern elevation of the property. It would involve a small extension of 72sqm to the original building, incorporating two bedrooms and an office at ground floor and a further bedroom at first floor level. The extension incorporates design features present of the original building, notably the use of red brickwork with buff brick quoining.
4. The second two storey side extension would be located on the southern elevation, and would consist of a large extension measuring 530sqm, attached with a link building to a modern element of Friars Hall. The extension would have the same floor plan for both storeys, each consisting of six bedrooms and a communal lounge. The design and materials would match the modern elements of the property.
5. The sun lounge would be located on the western elevation, extending a modern element of the building.
6. The extensions will result in the addition of 2 extra staff, with parking provision to remain as existing.

RELEVANT HISTORY

7. 2002 – Single storey building to provide staff accommodation – Approved.
8. 1999 – Two storey side extension to provide 8 rooms – Approved.
9. 1990 – Two storey extension to provide 16 rooms – Approved.

10. 1989 – Two storey extension to provide 16 rooms – Approved.
11. 1986 - Change of use to nursing home – Approved.

NATIONAL GUIDANCE

12. **PPS3** Housing

PLANNING POLICIES

13. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

East of England Plan – 2008

- **SS1** – Achieving Sustainable Development

Babergh Local Plan (Alteration No.2) 2006 – saved policies

- **CR01** – Landscaping Quality
- **CR04** – Special Landscape Area
- **CN01** – Design Standards
- **HS39** – Special Needs Housing

The relevant documents can be viewed via the internet. Please see Page 4 for details.

CONSULTATIONS

14. Parish Council – approve.
15. Local Highway Authority – to be reported.

REPRESENTATIONS

16. Neighbouring property – object due to loss of privacy

PLANNING CONSIDERATIONS

Principle of development

17. Policy HS39 states that planning applications for extensions to nursing homes will be permitted provided they are in the built-up area of a Town or sustainable village. Friars Hall is situated outside the Built up Area Boundary of Hadleigh, however the site is within 1 km of Hadleigh Town Centre, and there is safe pedestrian access from the site into the town centre. The site is therefore in a relatively sustainable location. Friars Hall also provides some staff accommodation on site, which will limit the number of employees needing to drive to work. The extension would result in a 25% increase in the number of bedrooms, from 36 to 50 rooms; the nursing home will still be smaller than other similar institutions within the district. The application complies with the remaining parts of the Policy HS39 and as such it is considered to be acceptable.

Effect on neighbouring properties

18. Friars Barn, Friars Cottage and Gig House all share boundaries with Friars Hall, however only Gig House will be directly affected by the proposal. Gig House has a very long rear garden of approximately 80 metres, the length of which is along the boundary with Friars Hall. The extension on the southern elevation of Friars Hall, will be located approximately 60 metres from the dwelling at Gig House and at its nearest point will be 8 metres from the curtilage of the property. As such the proposal will not have a detrimental impact on the amenity of the neighbouring property.

Effect on the character of the area

19. Due to its extensive boundary treatment and the setting of Friars Hall, 40 metres back from Friars Road, the extensions will not be significantly visible from outside the site. Friars Hall is set within three acres of grounds, and can encompass the development without having a detrimental effect on the character of the area. The proposed development will be of similar design and materials to the existing development. As such it is considered that the development would not have a detrimental impact on the character of the Special Landscape Area.

REASONS FOR APPROVAL

20. The proposed development is considered to be in accordance with the Development Plan in particular Policy of SS1 of the East of England Plan 2008, and Policies CR01, CR04, CN01 and HS39 of the Babergh Local Plan (2006) by reason of this scheme constituting a development that is acceptable in terms of use, design, scale and relationship to adjoining development. The proposal would not have an adverse impact upon residential amenity or a detrimental impact on the character of the Special Landscape Area.

RECOMMENDATION

Subject to there being no objections to the proposal from the Local Highway Authority the Chief Planning Control Officer be authorised to grant planning permission, subject to the following conditions:-

- details of materials.