

# **PLANNING COMMITTEE UPDATE SHEET**

COMMITTEE DATE: 6<sup>th</sup> April 2016

<b>APPLICATION NO.</b>	<b>TEAM LEADER</b>	<b>ITEM NO.</b>	<b>PAGE NOS.</b>
16/00038/FUL	Lydia Harper	01	03-15

## **THE PROPOSAL**

8 bed extension to existing care facility, to include two storey and single storey side extensions, lift shaft, internal renovations and external alterations to existing building, to include re cladding, new bay windows and new escape stair to side. Erection of maintenance, re-cycle, cycle stores and smoking canopy to rear. Creation of a split level garden area and alterations to existing entrance.

## **AMENDMENT/ADDITIONAL INFORMATION**

Within paragraphs 2.1 and 3.1 of the Case Officer's report it refers to the subject care home building currently comprising of 15 en-suite bed rooms over two floors. This should read as 16 en-suite bed rooms over two floors.

## **CHANGES TO CONDITIONS/REASONS**

An additional condition/reason is recommended in relation to the proposed first floor fire escape on the eastern elevation. The condition is required to protect the private amenity of the neighbouring occupiers to the east of the site by preventing adverse overlooking/loss of privacy due to the siting of this external staircase adjacent to the boundary. The Case Officer's report (paragraph 9.10) refers to such a restriction on its use as not being enforceable, however precise wording is seen to overcome this.

Condition 10

The proposed fire door and external staircase on the eastern elevation of the building shall be used only in the event of an emergency (or for the purpose of a fire drill) from the building and not for any other purpose including as a separate means of access into the building.

Reason: To protect the residential amenity of the adjacent neighbouring properties from overlooking and loss of privacy and in accordance with Saved Policy SP14 of the Local Plan.