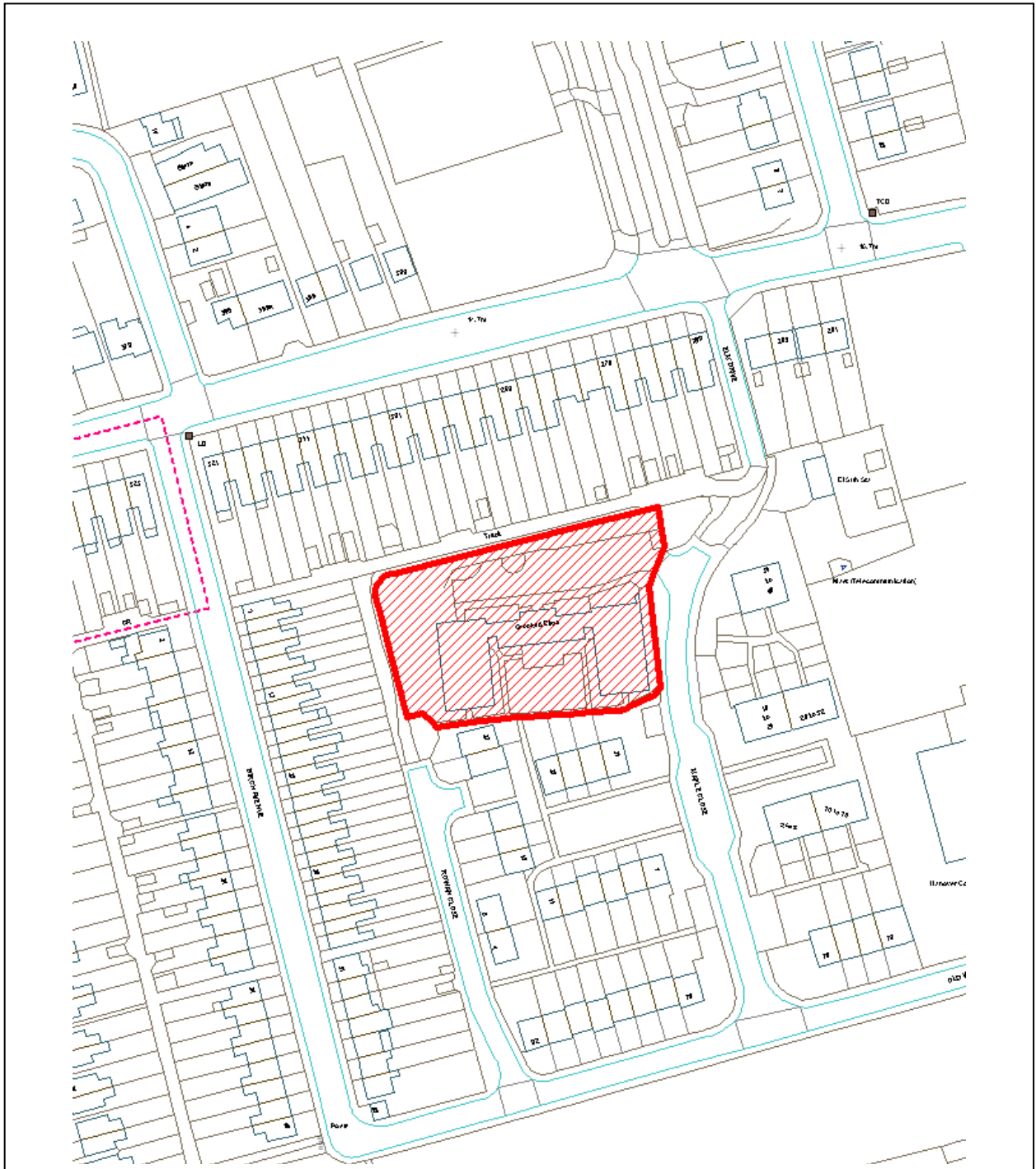


**PLANNING COMMITTEE**

**8 FEBRUARY 2012**

**REPORT OF THE TEMPORARY HEAD OF PLANNING**

**A.6 PLANNING APPLICATION - 11/01489/FUL - CROOKED ELMS SHELTERED HOUSING UNIT, MAPLE CLOSE, HARWICH, CO12 4AL**



**DO NOT SCALE**

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<b>Application:</b>	11/01489/FUL	<b>Town / Parish:</b> Harwich Town Council
<b>Applicant:</b>	Tendring District Council - Housing Portfolio Holder	
<b>Address:</b>	Crooked Elms Sheltered Housing Unit, Maple Close, Harwich, CO12 4AL	
<b>Development:</b>	Extension and alteration to an existing sheltered housing unit to form an improved entrance and reception area, increased/larger kitchen area, disabled W.C. and shower room, improvements to bin store area, formation of storage for mobility scooters, enlarged laundry area and form ramped access to the building.	

## 1. **Executive Summary**

- 1.1 This application is before members as Tendring District Council is the applicant.
- 1.2 The scheme involves the extension and alteration to a sheltered housing unit to form an improved front entrance and reception area, increased kitchen area, disabled W.C. and shower room, improvements to bin store area, formation of storage for mobility scooters, enlarged laundry area and ramped access. The proposals are driven by recommendations of an Accessible Building Audit which identified requirements improvements to be made.
- 1.3 Such improvements are necessary and in accordance with the Development Plan.

### **Recommendation: Approve**

#### **Conditions:**

- **Standard Time Limit (3 years)**
- **Approved plans**

#### **Reason for Approval:**

In approving this application the local planning authority has taken account of the development plan policies and it considers that the proposed development is in accord with those policies, preserves the appearance of the conservation area and does not harm public amenity.

## 2. **Planning Policy**

### National Policy:

PPS1 Delivering Sustainable Development

### Regional Planning Policy:

*East of England Plan 2008*

ENV7 Quality in the Built Environment

Local Plan Policy:

*Tendring District Local Plan 2007*

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

*Core Strategy and Development Policies Proposed Submission Draft (2010)*

DP1 Design of New Development

**3. Relevant Planning History**

10/00655/FUL	Extension and alteration to an existing sheltered housing unit to form two enclosed stair towers and improve the existing means of escape from the building.	Approved	04.08.2010
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**4. Consultations**

Harwich Town Council – No objection. Welcomes TDC investing money to improve and modernise facilities.

**5. Representations**

None received at the time of writing.

**6. Assessment**

6.1 The main planning considerations are:

- Design and Scale, and;
- Impact upon residential amenity.

**Context**

6.2 The application site measures approximately 0.3ha and is situated off Maple Close in Dovercourt. The site is located within the defined settlement limits for Harwich with terraces of two-storey properties positioned along the north and west boundaries and bungalows to the southern boundary of the site.

6.3 This application proposes extensions and alterations to the existing sheltered housing unit to form an improved entrance and reception area, increased kitchen area, disabled W.C. and shower room, enclosed bin store area, formation of storage for mobility scooters, an enlarged laundry area and a ramped access to the building.

6.4 All the proposed external works mainly affect the north (front) elevation.

**Design and Scale**

6.5 Following an Accessible Building Audit, required improvements were identified to the existing design of the building, including alterations to improve the front access

arrangement and visitor/communal W.C. facilities and guest shower rooms, which need to be available and useable by all potential users. Further to this, improvements identified by staff and residents have also been incorporated into the proposed design, namely the provision of storage for mobility scooters and larger communal kitchen. In addition, the opportunity to undertake aesthetic improvements to the existing building has been seized upon.

- 6.6 Externally the proposals introduce a new entrance canopy and ramp with 1.1m galvanised steel hand rails, facilitating access for people of all abilities. The proposed front extension incorporates a pitched roof and matching materials and improves upon the existing arrangement in both visual terms and use-ability. The remodelled waste bin and mobility scooter storage enclosure for four scooters (1.2m high brickwork wall with 0.6m trellis on top) completes the improvements to the north elevation.
- 6.7 Internally, the proposals include a new entrance/reception area an enhanced living/working space.
- 6.8 The proposals do not result in any material harm to visual or residential amenity. Indeed, the scheme improves the general appearance of the building. Existing car parking is unaffected. A small area of existing lawn will be lost but this loss is offset by the identified benefits required by the Assessment.
- 6.9 Accordingly the application is considered to accord with planning policy.

#### Background Papers

None.