



Design and Planning  
Associates Limited

## DESIGN & ACCESS STATEMENT

### **PROPOSED TWO STOREY DETACHED LINKED EXTENSION TO THE SIDE ELEVATION TO LLYSFIELD NURSING HOME, 129 MIDDLETON ROAD, OSWESTRY, SHROPSHIRE, SY11 2LJ**



August 2021

Design and Planning Associates Ltd  
Salop House  
13 Salop Road  
Oswestry  
Shropshire  
SY11 2NR  
Tel:01691 659595

**Instruction:**

We have been instructed by our clients, Llysfield Care Home, Middleton Road, Oswestry Shropshire, SY11 2LJ to prepare and submit a planning application for the proposals noted within this design and access statement.

**Location/Description:**

The site is in an urban location in Oswestry. Off Middleton Road, SY11 2LJ

Coordinates: Latitude: 52.858860, Longitude: -3.035897

The extent of the property is defined with a red line on the site plan below.



Location plan – not to scale

The site contains a range of existing buildings with an established Carehome Use under planning. Llysfield Care Home is sited within a residential area. The site is accessed off Middleton Road. A single dwelling to the north of the Llysfield Carehome namely Cedar House, has vehicular right of way from the same access. The total site area amounts to 2141 sqms.



Photo of front elevation taken from Middleton Road.



Site for the 2-storey extension. Part of the communal garden area to be retained.

**Background & Planning History:**

**OS/02/12143/FUL** Proposed extension and internal alterations **GRANT** 13th August 2002

**PREAPP/11/01490** Proposed Extensions **PREUDV** 18th November 2011

**12/01381/FUL** Erection of 2 No two storey extensions and highway visibility improvements  
**REFUSE** 8th January 2015

**14/01244/FUL** Erection of front porch and access ramp **GRANT** 14th May 2014

**15/04059/FUL** Erection of extensions and removal of hedge to improve visibility splay **GRANT**  
14th April 2016

**16/03610/AMP** Non-material amendment attached to permission 15/04059/FUL - additional  
dormer added, conservatory enclosure to suit first floor footprint, external ramp shown,  
additional windows added to first floor bedrooms/en-suites, small basement area indicated  
**GRANT** 2nd September 2016

**19/01176/DIS** Discharge of condition 5 (Construction Management Plan) and condition 6  
(Photographic Evidence) for the erection of extensions and removal of hedge to improve visibility  
splay relating to 15/04059/FUL **DISAPP** 10th July 2019

**20/02915/FUL** Erection of single storey rear extension **GRANT** 23 July 2020

**PREAPP/20/00010** Proposed Single storey rear extension and two storey detached linked  
extension to the side elevation. 12th February 2020

Extracts from the PreApp response and further email correspondence with the Planning

Officer is noted below.

Selvan Kularatnam  
c/o DPA Ltd  
Salop House  
13 Salop Road  
Oswestry  
Shropshire  
SY11 2NR

Date: 12th February 2020

Our Ref: PREAPP/20/00010

Your Ref:

Dear DPA Ltd

## **TOWN AND COUNTRY PLANNING ACT 1990**

<b>PLANNING REFERENCE:</b>	PREAPP/20/00010
<b>PROPOSAL:</b>	Single storey rear extension and two storey detached linked extension to the side elevation
<b>LOCATION:</b>	Llysfield Nursing Home, Middleton Road, Oswestry, Shropshire, SY11 2LJ.

Thank you for your recent request for advice on the above proposal prior to submitting a planning application. I have now considered your proposal and can provide the following guidance in relation to a follow-on application.

### **Local Plan Policies**

Shropshire Core Strategy 2011 – 2016  
CS6 'Sustainable Design and Development Principles'  
CS8 'Facilities, Services and Infrastructure Provision'  
CS11 'Type and Affordability of Housing'

Site Allocations and Management of Development (SAMDev Plan)

MD2 'Sustainable Design'  
MD3 'Delivery of Housing Development'

### **Proposed Development**

Officers understand that you wish to construct a single storey rear extension and two storey detached linked (sunken) extension to the side elevation of Llysfield Nursing Home. The lower ground floor would be set below the existing ground level with the first floor level appearing as ground floor level from outside of the site.

The application site has a long planning history, the associated applications are listed within an Addendum at the end of this report. As a consequence the care home is a well-established

residential institution which contributes to providing accommodation for needs to meet the varied requirements of Shropshire's residents.

Nonetheless, any subsequent planning application must be determined in accordance with the current Local Development Plan, of which comprises the adopted Core Strategy and the Site Allocations and Management of Development (SAMDev) Plan, which together lay down the policy in which Shropshire will both achieve its housing requirements for now and future generations, whilst seeking to maintain and protect the existing built environment.

**Principle of Development**

The application site is located within the settlement boundary of Oswestry, which is detailed on SAMDev Plan Inset S14, to which there is a presumption in favour of development.

Policy CS3 'The Market Towns and Other Key Centres' advises that Market Towns and Key Centres will maintain and enhance their roles providing facilities and services, providing balanced housing and employment development of an appropriate scale and design.

Policy CS8 seeks to protect and enhance existing facilities, services and amenities that contribute to the quality of life of residents and visitors. Particular attention will be given to the needs of the elderly.

Policy MD3 'Delivery of Housing Development' seeks appropriate mix and type of housing and any new development should be a good neighbour that does not unacceptable impact on existing residential amenity.

To reflect the emphasis that the NPPF places on ensuring a suitable mix of housing the Development Plan has applied Core Strategy policy CS11 with the policy acknowledging there are different types of housing required at a local level. The policy supports the provision of housing for vulnerable people and specialist housing provision, including nursing homes, in appropriate locations and where there is an identified need.

The SPD Type and Affordability of Housing advises that the Council seek to make provision for increased number of specialist accommodation and setting, where appropriate support can be provided within the County.

Page 3 of the SPD advises that residential conversions and care homes tend to either be purpose built new build or conversions / extensions of large older buildings to a new use. The SPD advises where such schemes are conversions and involve extension of existing buildings the development should be capable of taking place to be sympathetic to the character and appearance of the existing building. Advising that successive piecemeal additions should be avoided, particularly where they detract from the character and appearance of the building and location. They must also not leave unacceptable level of parking, service areas and external amenity space for the occupants of the home. The policy also advises that with new build, conversions and extensions design, layout, parking, servicing, and access should avoid detrimental impacts on neighbours, such as noise and disturbance, excessive traffic, and overshadowing.

Both policies CS6 and MD2 seek to respond appropriately to the form, scale and layout of existing development and the way it functions, streetscape, building height and lines, scale, density, plot sizes and local pattern of movement. Reflecting locally characteristic architectural design and details such as building materials, form, colour, and texture of detailing, taking account of their scale and proportion.

Assessment of the proposal will be pivotal on the proposals scale, size and design and its impact upon the local and residential amenities of both the wider and immediate environment.

### **Character and Appearance**

A block plan detailing the position of the single storey rear extension and detached two storey link (sunken) extension has been submitted for assessment. Details of the proposed elevations have not been submitted, for this reason only partial advice can be provided on design considerations at this stage.

The proposal seeks advice on both extensions which are to be used to provide additional accommodation space for the existing residential care home. Whilst the extensions will provide additional internal accommodation in the form of an additional communal lounge on the lower ground floor (sunken area) additional bedrooms will be provided on the first floor.

The existing residential care home has been extended over the years in a piecemeal manner with the original context and scale of the original main house having been eroded and lost. The addition of the rear extension and detached link is considered to further exacerbate the current arrangement at site and would not be considered favourably in terms of requirements of policy CS6 and MD2. The inclusion of the proposed additions within the main outdoor amenity space would further erode the quality of useable communal amenity area for the residents, which contribute to the residents standard of living and would therefore be additions that would be resisted at officer level.

Although the proposed link detached addition would from outside of the site appear as a single storey due to the first level being sunken, it would be at a prominent position within the site, being at an elevated ground level and would visually compete against the main house which was original to the site. The main house has over the years had generous amount of additions which have overtly more than doubled the original main house, losing the character and appearance of the original site failing CS6, MD2 and the SPD.

The proposal is therefore considered over development with the site currently being constrained in terms of available land and amenity space for the occupants of the rooms to be able to enjoy externally.

### **Residential Amenity**

Concern is raised that the proposed development would not result in sufficient outdoor amenity space for the occupants following construction of the linked detached side extension.

There would also be inadequate separation distances between the main habitable bedroom windows of the premises, which would detrimentally impact the amenity of the residents.

The proposed rear extension would by way of inadequate distances impact upon the residential amenity of Cedar House and the occupants of the proposed extension bedroom.

## **CONSULTATION RESPONSES**

### **Drainage –**

The technical details submitted for this Planning Application have been appraised by WSP UK Ltd, on behalf of Shropshire Council as Local Drainage Authority.

All correspondence/feedback must be directed through to Shropshire Councils Development Management Team.

The use of soakaways should be investigated in the first instance for surface water disposal.

Percolation tests and the sizing of the soakaways should be designed in accordance with BRE Digest 365. Full details, calculations, dimensions and location plan of the percolation

tests and the proposed soakaways should be submitted for approval. Surface water should pass through a silt trap or catchpit prior to entering the soakaway to reduce sediment build up within the soakaway.

Should soakaways are not feasible, drainage calculations should limit the discharge rate from the site equivalent to 5.0 l/s runoff rate should be submitted for approval. The attenuation drainage system should be designed so that storm events of up to 1 in 100 year + 25% for climate change will not cause flooding of any property either within the proposed development or any other in the vicinity.

## **Highways –**

It is considered that the principle of the development is likely to be acceptable subject to the satisfactory demonstration of an acceptable access, parking and turning arrangement being provided to serve the nursing home business including the extension as indicated.

The Pre-Planning Information and Site Layout Plan Drawing No. SK-02 submitted has raised the following points which need consideration:

- Transport Statement. Detailing all traffic movements generated by the existing operation of the home and as a result of the proposed extension, to identify any changes. The supporting statement refers to 'additional bedrooms which will facilitate the further needs of an expanding care home business'.

- Detailed site layout demonstrating an adequate parking provision to accommodate all of the traffic movements, including peak flow demands during staff shift change over periods and visitors. It is noted the supporting information refers to additional parking spaces only being required for staff which can be accommodated on site, this statement should be appropriately qualified.

- The statement refers to the provision of client accommodation within the extension to the rear, but the extension to the side of the property also indicates 4 further client bedrooms? Were 6 client bedrooms previously being accommodated in the loft space?

Any future planning application should include all details necessary to assist with the appropriate consideration and determination of the proposals, from a Highways & Transport perspective. Including an appropriate Transport Statement, Travel Plan and any other information necessary. Demonstrating that the proposed development and any proposed new, modified or existing vehicular access, together with the associated visibility splays, driveway, parking and turning facilities are commensurate with the prevailing local highway conditions, in accordance with

Manual for Streets 2" and any appropriate Shropshire Council's design guidance & construction specifications.

The following informative notes may also provide information useful to the developer in progressing their proposals.

### **Informative notes:**

#### **Works on, within or abutting the public highway**

This planning permission does not authorise the applicant to:

- construct any means of access over the publicly maintained highway (footway or verge) or
- carry out any works within the publicly maintained highway, or
- authorise the laying of private apparatus within the confines of the public highway including any a new utility connection, or

- undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway

The applicant should in the first instance contact Shropshire Councils Street works team. This link provides further details

<https://www.shropshire.gov.uk/roads-and-highways/road-network-management/application-forms-and-charges/>

Please note: Shropshire Council require at least 3 months' notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required.

### **No drainage to discharge to highway**

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

### **Waste Collection**

The applicant's attention is drawn to the need to ensure that appropriate facilities are provided, for the storage and collection of household waste, (i.e. wheelie bins & recycling boxes).

Specific consideration must be given to kerbside collection points, in order to ensure that all visibility splays, accesses, junctions, pedestrian crossings and all trafficked areas of highway (i.e. footways, cycle ways & carriageways) are kept clear of any obstruction or impediment, at all times, in the interests of public and highway safety.

<https://shropshire.gov.uk/media/2241/supplementary-planning-guidance-domestic-waste-storage-and-collection.pdf>

### **Affordable Housing -**

If this is a C2 use then no affordable housing contribution will be payable.

### **Archaeology –**

We have no comments to make with respect to archaeological matters.

### **CONCLUSION**

The contribution that this site provides in accommodation of the specialist needs is acknowledged. However, following a number of piecemeal additions to the site over the years which includes extant permission 15/04059/FUL, including the loss of amenity space for the residents externally and proximity of the proposed rear extension to Cedar House the proposal under this pre-application enquiry would be considered as being overdevelopment and would for this reason not be supported at officer level.

### **Local List Validation Requirements**

Providing that the information detailed in the above section is provided within the following list of documents, it will enable the application to be registered and validated against the Council's local list validation requirements:-Biodiversity / Ecological Report  
Community Infrastructure Levy (CIL)  
Heritage Statement  
Planning Statement  
Structural Survey

### **National List Validation Requirements**

I can also confirm the application will need to comply with National submission requirements in order to be validated and for this particular proposal I recommend that you also submit the following

### **Completed Application Form**

Where possible please submit using the online [Planning Portal](#) however if you wish to download and submit a paper application, please submit a total of 2 sets of all documents.

Please also ensure that the **Ownership Certificate (A,B, C or D as applicable)** and the **Agricultural Land Declaration** sections are completed in all instances

### **Location Plan**

Based on an up-to-date map at an identifiable metric scale (1:1250 or 1:2500). The plan should identify sufficient roads, buildings, adjoining land etc. to ensure that location of the site is clear. The site should be edged clearly in red line and include all that is within the proposal; including any access from a highway, landscaping, parking, open areas around building etc. A blue line should be drawn around any other land owned or controlled by the applicant if close to or adjoining the site.

### **Site Plan (existing and proposed)**

Applications should normally include existing and proposed plans at a standard metric scale (1:100 or 1:200 for householder applications and 1:500 otherwise). All site plans should be numbered and versioned if the drawing is subsequently amended. All site plans should accurately show:-

- Direction of North and an indication of scale
- The footprint of all existing buildings on site with written dimensions and distances to the site boundaries or a scale bar appropriate to the building scale. If using more than one scale on a drawing please clearly indicate so.

The paper size that the drawing should be printed at

- Building, roads and footpaths on adjoining land to the site including access
- Any public Rights of Way
- The position of all existing trees on and adjacent to the site.
- The extent and type of hard surfacing
- Boundary treatment including type and height of walls or fencing

Types of existing and proposed site plans include:-

- Block plan of site (e.g. at 1:100 or 1:200) showing site boundaries
- Existing and proposed elevations (e.g. at 1:50 or 1:100)
- Existing and proposed floor plans (e.g. at 1:50 or 1:100)
- Existing and proposed site sections and finished floor and site levels (e.g. at 1:50 or 1:100)
- Roof plans (e.g. at 1:50 or 1:100)

As all application are stored electronically and made available via the Shropshire Council website, applicants are asked to ensure that documents and drawings are of a sufficient quality and that their clarity is such that the documents can be viewed accurately after being scanned.

### **The correct planning fee**

Most applications incur a fee. The on-line Planning Portal includes a fee calculator for applicants, however you can also contact Shropshire Council Planning Validation Team for clarification on the correct fee to submit:-

Email: [planning.validation@shropshire.gov.uk](mailto:planning.validation@shropshire.gov.uk)

**Summary of application documents (major or complex schemes only)**

This should not exceed 20 pages and should include an overview of the proposal and a clear description of its impacts. The aim is to introduce the scheme to parties who are not familiar with the details of the proposed development.

**Design and Access Statement**

A written report supporting the proposed development and should include a written description and justification of the proposal, show that the proposal is based on a thoughtful design process and a sustainable approach to access. The level of detail required depends on the scale and complexity of the application, and the length of the statement varies accordingly.

I trust the above is helpful, but please note that it is an informal opinion based on the information you have provided at this stage. Any planning application submitted will be determined taking into account the details contained in the application; the policy of the Development Plan; Government planning policy; the outcome of any consultation with statutory or other consultees; any representations received and any other material consideration. Any expenditure incurred in preparing plans or making the application must be entirely at their own risk.

For further information regarding validation requirements for Planning applications, please visit the Shropshire Council website, [Planning pages](#).

**When submitting your follow on application, please ensure that you clearly state the Pre-Application 'Planning Reference' number that is provided at the top of this letter.**

If your proposed project requires **Building Regulations Approval** or you are unsure whether it does please contact us on **01743 258710**, email [buildingcontrol@shropshire.gov.uk](mailto:buildingcontrol@shropshire.gov.uk) or visit our website <https://www.shropshire.gov.uk/building-control/> for pre-application advice and a competitive fee.

Yours sincerely,  
*Llinos Pinches*

Llinos Pinches  
Planning & Enforcement Officer  
Northern Team  
Shropshire Council, [planning.northern@shropshire.gov.uk](mailto:planning.northern@shropshire.gov.uk) - 01743 258940

## Email correspondence following PreApp response

**From:** Gavin Porritt <[gavin@dpadesign.co.uk](mailto:gavin@dpadesign.co.uk)>  
**Sent:** 27 February 2020 12:39  
**To:** Llinos Pinches <[Llinos.Pinches@shropshire.gov.uk](mailto:Llinos.Pinches@shropshire.gov.uk)>  
**Cc:** Selvan Kularatnam <[selvankula@yahoo.co.uk](mailto:selvankula@yahoo.co.uk)>; Amy Lawrence <[info@dpadesign.co.uk](mailto:info@dpadesign.co.uk)>  
**Subject:** 19112 - Llysfield Care Home

Good afternoon Llinos,

Thank-you for the pre-app response.

The pre-app states that the proposals will present over development of the site and that the proposals cannot be supported under planning.

We have planning consent for bedrooms in the loft space of the original house which cannot be constructed due to prohibitive costs. We have proposed the following:

A single storey extension to the rear – the pre-app response suggests that this could present overlooking issues with the neighbours (Cedar House) to the rear. The location of the extension is not directly looking over Cedar House. We can mitigate this further with the omission of any windows to this side nearer to Cedar House. The rear space is dead space and is ripe for a small extension.

The 2 storey extension to the frontage – Could a single storey extension be acceptable? The single storey would be located on the lower ground level situated behind the existing hedges which would not compete with the main house and also be tucked away behind the existing mature hedging.

The amenity space is a generous space at present and is seldom physically used by the residence due to their physical constraints. The bedrooms would be designed such that the amenity space can be enjoyed and viewed from within the bedrooms.

My client has a shortage of much need bed spaces. The extensions will provide much need employment to Oswestry and also provide much needed facilities for elderly care.

I welcome and also appreciate your response to my email moving forwards.

**DPA Ref:19112/6.0**

Kind regards

Gavin Porritt HNdip Arch. MCIAT ICIQB  
Director

For and on Behalf of

**dpa**

Design & Planning Associates Limited  
Salop House  
13 Salop Road  
Oswestry  
Shropshire  
SY11 2NR

**From:** Llinos Pinches <[Llinos.Pinches@shropshire.gov.uk](mailto:Llinos.Pinches@shropshire.gov.uk)>  
**Sent:** 27 February 2020 14:26  
**To:** Gavin Porritt <[gavin@dpadesign.co.uk](mailto:gavin@dpadesign.co.uk)>  
**Subject:** RE: 19112 - Llysfield Care Home

Hello Gavin

Yes this could be a way forward. Did you want to draft up some drawings and I can take a look and advise from there?

Kind regards

*Llinos Pinches*  
Area Planning & Enforcement Officer  
Development Management Team  
Shropshire Council  
Castle View  
Oswestry  
Shropshire  
SY11 1JR

Email: [llinos.pinches@shropshire.gov.uk](mailto:llinos.pinches@shropshire.gov.uk)  
Telephone: 01743 258766

**Part-time: Monday, Tuesday, Wednesday and Thursday**

Planning Pages: <http://new.shropshire.gov.uk/planning>



**Shropshire Council have introduced a Community Infrastructure Levy Charging Schedule which became effective from the 1st January 2012. All planning consents involving new build dwellings that are issued after this date will be liable for the Levy. For further information about the Community Infrastructure Levy, please visit Shropshire Council web link [http://shropshire.gov.uk/planning-policy/what-is-the-community-infrastructure-levy-\(cil\)/](http://shropshire.gov.uk/planning-policy/what-is-the-community-infrastructure-levy-(cil)/)**

Following the submission of a Pre-Application (PREAPP/20/00010) for a single storey rear extension and two storey detached linked extension to the side elevation. Our client wishes to seek planning permission for the proposed two storey detached linked extension to the side elevation only.

### **Justification**

Planning was granted for extensions to the main house including the conversion of the loft space into client bedroom accommodation. Over the course of a number of years and submitting tenders to various local contractors, the conversion of the loft is proving to be more challenging than anticipated. The main challenge is keeping the care home functioning whilst work is being carried to the loft. Presence of dust and contaminated air during construction may put client's health at risk.

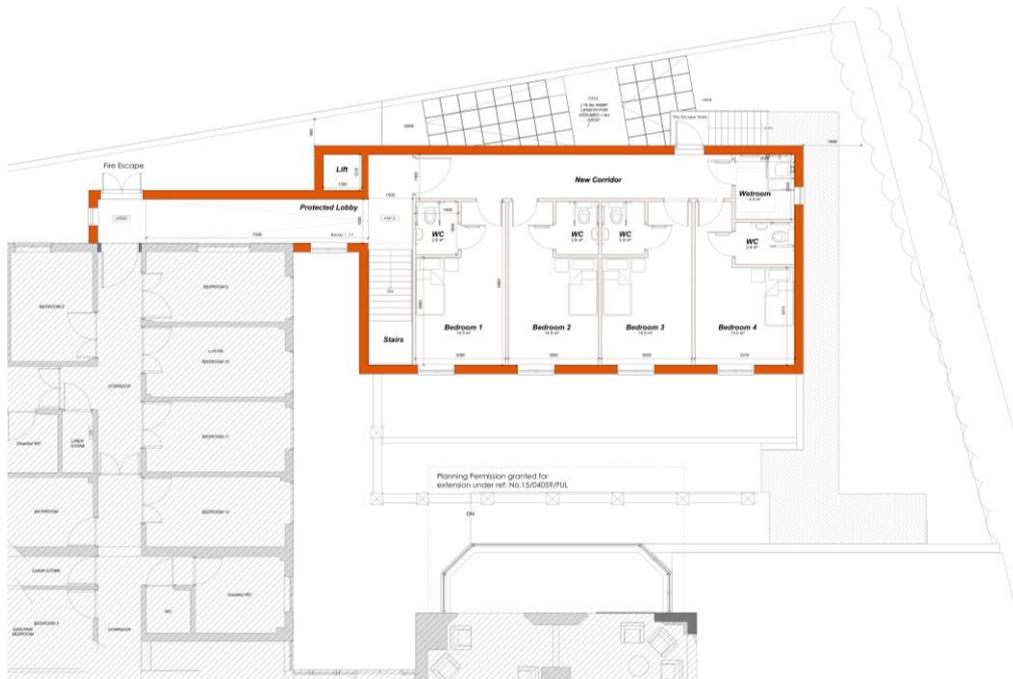
The other extensions which have planning consent are practically buildable, however due to the loss of the bedroom spaces within the loft space, Llysfield Care Home wishes to plan a two-storey linked extension to the side elevation.

### **Scheme Proposal**

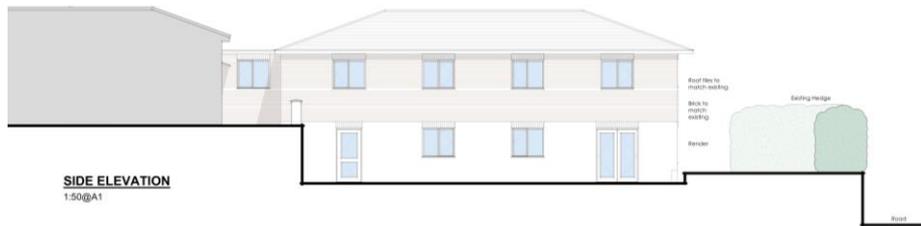
The proposed two storey linked extension to the side elevation would consist of 6 additional bedrooms and a living area which will facilitate the future needs of an expanding care home business. The proposed extension will be in keeping with the existing storey at the front and side of the main house. We feel that this extension would have little impact on the adjacent properties. The proposed glazed doors on the East (side) Elevation are to be obscured glazing to further mitigate any overlooking concerns. The amenity space is a generous space at present and is seldom physically used by the residence due to their physical constraints. The bedrooms would be designed such that the amenity space can be enjoyed and viewed from within the bedrooms.



Proposed Lower Ground Floor Plan – not to scale



Proposed Ground Floor Layout – not to scale



Proposed Elevations – not to scale

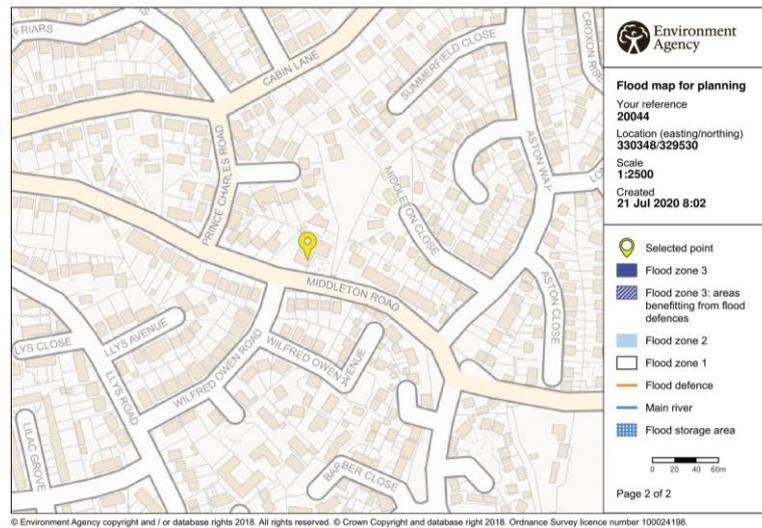


Proposed Elevations – not to scale

## Site Constraints

### Flooding

Enquiries were made with the Environment Agency regarding the likelihood of the site flooding. A copy of the Environment Agency flood map is appended to this statement below confirming that the site is not within a flood zone.



### Access and Car parking

No additional carparking is required. The existing vehicular access and highway traffic arrangement will remain as is.

### Trees

No trees will be affected.

### Services

All new foul and stormwater drainage to connect into existing drainage systems.

## **Conclusion**

The proposed two storey linked extension to the side elevation would not have any adverse impact on the existing dwelling or the surrounding area and will facilitate the future needs of an expanding care home business. The proposed glazed doors on the East (side) Elevation would be obscured glazing to further mitigate any overlooking concerns.

## **Access Statement**

### Statement of Intent

The design complies with current regulations and good practice to provide reasonable access for all, elderly, young and disabled persons.

### Building Regulations and DDA

The works are subject to approval under the Building Regulations 2000 as a new build work. The works should therefore comply with Requirement M1.

Compliance with Regulation M1 can be shown by following guidance contained in Approved Document M (2004)

### Source of Guidance

Approved Document M (2004 Edition)

BS83001:2001

DRC Guidance Note 'Access Statement'

### Consultation

Consultation with the Local Authority Building Control Department will be undertaken as part of the Building Regulations application.

## **SPECIFIC ACCESS ISSUES**

### Approach to the site

Access to the site will be unaffected by the proposal.

### Internal layout and Facilities

Universal access is incorporated into this proposal as per the Building Regulations Part M for Disable Users.