

Supporting Statement

to support Planning Application for

Proposed Development:

Extension and conversion of existing building to create 3 one bedroom assisted living units

Peter House, Sneating Hall Lane, Kirby-le-Soken, Essex, CO13 0EW

On behalf of

Peter House Care Ltd

1 Introduction

This application is for the extension and conversion of an existing detached building to create 3 one bedroom assisted living units within the grounds of Peter House Residential Care Home.

Peter House is a privately owned care home caring for residents with learning and physical disabilities and is owned by Peter House Care Ltd. The home is set in mature grounds of approximately 8 acres comprising woods and gardens.

2 Site & location

The proposed residential units are single storey and are positioned in an area of the site adjacent the main building and close to the main complex of buildings.

The existing site is level with access from the existing car parking area and to the main care home building.

3 Existing

The application site is an established care home dating from 1984 when it was granted C2 residential institution use.

The three proposed living units are located within an existing building previously approved as an office and gym (ref. 13/00820/FUL). The building has been used as three living units for a number of years.

4 Site constraints

Whilst the site is situated outside the defined settlement limit it is close to a B class road and within a few miles of Kirby-le-Soken and all the facilities this settlement benefits from.

The site use and its location was reasonable and acceptable to the LPA when it was approved in 1984. The need and demand for specialist care facilities has been proven and is vital to the social care system.

5 Proposed

3 no. 1-bed single storey assisted living units:

- living/dining room;
- kitchen
- bedroom;
- en-suite;
- shared private rear amenity space.

The proposed units will provide the existing care home with much needed separate individual living areas for its existing and new residents.

6 Density and space standards

Internal space (room sizes and overall areas) and amenity areas conform to or exceed Tendring District Council's minimum standards.

7 Scale and layout

The proposed living units are located adjacent the main building and close to the main complex of buildings.

8 Appearance

The proposed extension is in keeping with the design of the original building.

9 Accessibility

The proposed living units are accessed from the existing car park and vehicular access from Sneating Hall Lane. All living units have level access via a ramp and are designed as M4(2) dwellings: accessible and adaptable.

10 Landscaping

None of the existing trees within the site are affected by the works.

11 Recycling & bin storage & collection

The proposed units will be served by the existing refuse collection area located adjacent to the main care home entrance.

12 Car parking

The site is currently served by 23 car parking spaces. 13 spaces are allocated for staff members and 10 for visitors/service users. Management encourage the use of car sharing as a general staff policy.

13 Staff and Residents

There are 25 existing staff members, with approximately 15 working at a time and it is envisaged that no additional staff members will be required for these proposed units. The proposed units will be occupied by either existing residents or new residents depending on the overall occupancy of the care home.

14 Supporting Statement from parent of existing resident

