

SJK Planning

Chartered Town Planners

**ANCHOR LODGE
CLIFF PARADE
WALTON ON THE NAZE**

**PROPOSED REFURBISHMENT OF FORMER CARE HOME
AND CONVERSION INTO SEVEN FLATS**



PLANNING STATEMENT

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1.0 Introduction

1.1 This report has been prepared by SJK Planning. It supports an application to refurbish and convert Anchor Lodge into seven flats. The home is about to close and the owner is seeking a viable alternative use.

1.2 The operator has fought hard over the last five years to keep the business running. Like a number of smaller care homes in older buildings it has become impossible to cope with the increasing demands placed by ECC and the Care Quality Commission. The main difficulty has been the increased staffing demands where the accommodation is spread over 3 floors. Covid 19 has compounded the issues and finally led to the closure of the home. The owner has spoken to several agents but repeatedly been told that there is no market for a small care home of this type.

1.3 The building was extended twice in the 1990s and suffers from a mismatch of materials and finishes. A conversion to flats will provide an opportunity to greatly improve its appearance in a prominent corner position on the seafront.

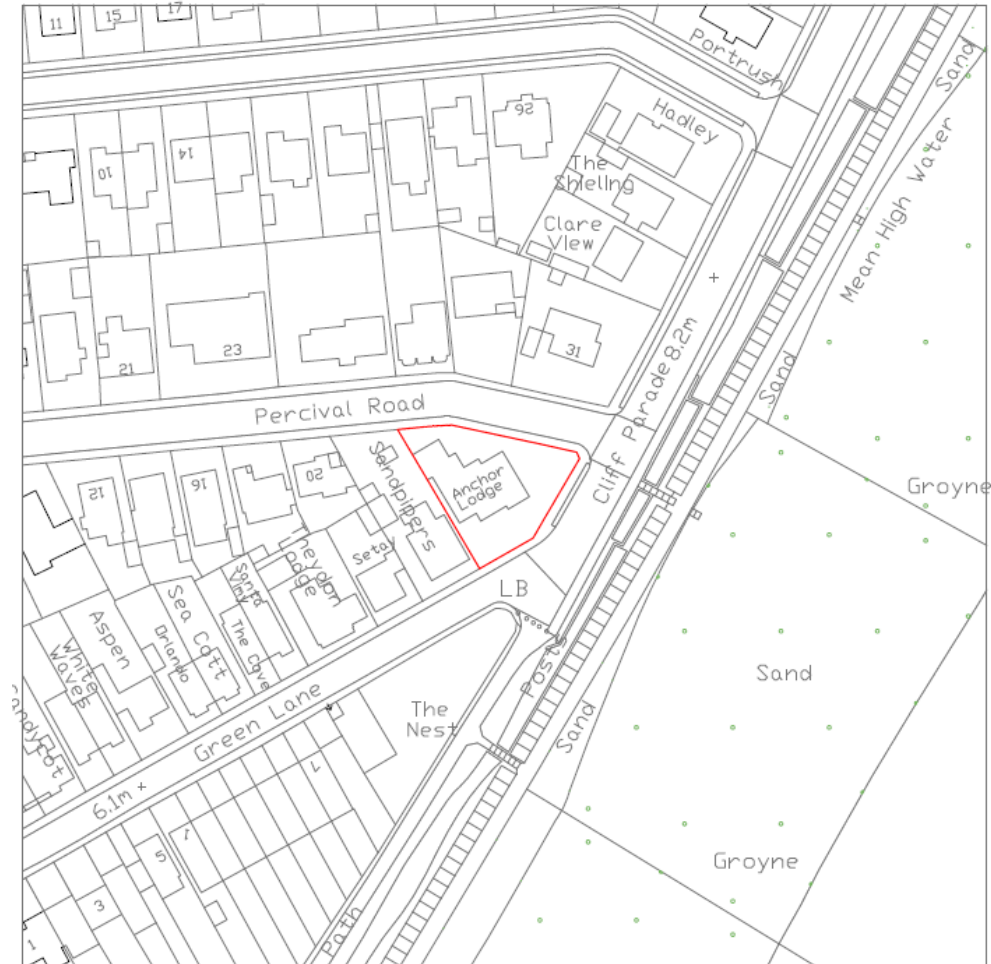
1.4 We have looked carefully at the context of the site, and how it relates to the character of the surrounding area. The proposals fully respect the local and national planning policies for the area.

1.5 This report first describes the site and the proposals. It then sets out the relevant planning policies, with particular reference to The National Planning Policy Framework and the Local Plan. It then looks at the planning considerations.

2.0 Site Description

2.1 The application site occupies a prominent location on the corner of Cliff Parade and Percival Road. It extends to 622 square metres. The building was formerly known as Abbeydale Lodge and the earliest planning record dates back to 1991. There does not

appear to be planning record of when the use was changed from C3 residential to a C2 retirement/care home.



The location and extent of the site.

| ADDRESS ANCHOR LODGE RETIREMENT HOME CLIFF PARADE | | PARISH WALTON | |
|--|--|---------------|----------------|
| TPO | LB | Cons. Area | Class Road |
| App. No. | Description | | Town Planning |
| 88/95/0221 | ENTRANCE LOBBY | | B. Regulations |
| 100/99/0651 | FORMATION OF PITCHED ROOF ABOVE EXISTING FLAT ROOF | | APP 18.7.95 |
| 100/99/0654 | FORMATION OF PITCHED ROOF ABOVE EXISTING FLAT ROOF. (Renewed 100/99/0651) | | APP 23.11.99 |
| 100/99/0650 | SECOND FLOOR EXTENSION TO ALLOW RE-ARRANGEMENT OF BEDROOMS | | Ref 25/1/00. |
| 100/99/0655 | SECOND FLOOR EXTENSION TO ALLOW RE-ARRANGEMENT OF BEDROOMS | | APP 30/5/00. |
| 001/043/0101 | SECOND FLOOR EXTENSION & INTERNAL ALTERATIONS | | APP 15.12.00 |
| 01/00569/FUL | AMENDMENT TO 001/00569/FUL - LOCATION OF 3 EN-SUITE WINDOWS IN EAST & NORTH ELEVATIONS | | |

The early planning records refer to "retirement home".

2.2 The property was extended in the 1990s by way of a single storey front extension and the addition of a pitched roof. Parking has been provided directly from Percival Road

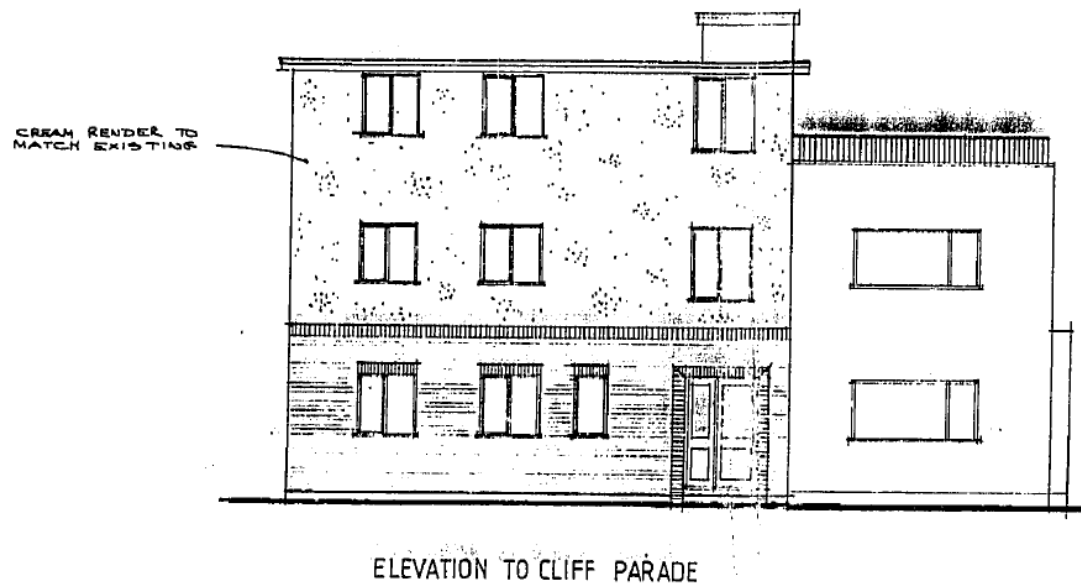
2.3 The present owner acquired the property in 2005. (???) The home had provided 13 en-suite rooms, most with sea views, with full 24/7 care and hotel services.



Anchor Lodge is on a corner site facing out to sea.



The external walls suffer from a mismatch of finishes and prominent drainage runs.



The front of the building in 1991.

2.4 The site is within the development limits of Walton on the Naze in a mostly residential area, comprising a mixture of houses and flats.



3.0 The Proposals

3.1 The application proposes the refurbishment and conversion of the building to provide 7 flats. The flat sizes are as follows:-

Flat 1 - 61.5 sq m

Flat 2 – 51.4 sq m

Flat 3 - 72.7 sq m

Flat 4 - 58 sq m

Flat 5 - 71.7 sq m

Flat 6 - 58 sq m

Flat 7 - 71.7 sq m

3.2 The refurbishment will include the provision of four balconies and a new finish to the external walls where there is ageing or badly matched brick and render. The existing parking area will be resurfaced to provide a total of 7 spaces. The dropped curbs to Percival Road are retained and widened. The garden areas around the block will be retained and landscaped.

4.0 Planning Policy

National Planning Policy Framework (NPPF)

4.1 At the heart of the NPPF is a presumption in favour of sustainable development, for both plan making and for decision taking. The NPPF directs local planning authorities to approve development proposals that accord with the development plan without delay.

4.2 The NPPF sets out the key principles and policies by which the Government expects the planning system to operate, and the document, therefore, represents an important material consideration.

The presumption in favour of sustainable development

4.3 Paragraph 11 explains that at the heart of the NPPF is the "presumption in favour of sustainable development", described as a golden thread running through Plan-making and decision-taking. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay, and where there are no relevant development plan policies or the policies which are most important for determining applications are out-of-date, granting permission unless:-

“The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.”

Making effective use of land

4.4 The revised NPPF includes a new chapter titled ‘Making effective use of land’. Paragraph 117 directs decisions to “promote an effective use of land in meeting the need for homes and other uses”. Paragraph 118 part (c) develops this position where it states that ‘substantial weight’ should be given to “the value of using suitable brownfield land within settlements for homes and other identified needs” and part (d) promotes and supports “the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.”

Housing supply

4.5 The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years’ worth of deliverable housing land against their projected

housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not.

Requiring good design

4.6 Section 12 of the NPPF highlights that the Government attaches great importance to the design of the built development, adding at paragraph 124 that: 'The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make the development acceptable to communities'.

4.7 Paragraph 128 of the NPPF adds that 'Applicants should work closely with those affected by their proposals to evolve designs that take account of their views of the community' adding that 'Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'

4.8 The Applicant's proposals should positively achieve a high quality and inclusive design that will not have an adverse impact on the local character.

4.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise, such as Government Policy or emerging Local Policy.

Local Policy

4.10 The Council has now formally adopted Section 1 of the Local Plan, in its modified state, at the meeting of Full Council on 26th January 2021, at which point it became part of the development plan and carries full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan.

4.11 The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will proceed in early 2021 and two Inspectors have been appointed by the Secretary of State to undertake the examination, with the Council preparing and updating its documents ready for the examination. In time, the Section 2 Local Plan (once examined and adopted in its own right) will join the Section 1 Plan as part of the development plan, superseding in full the 2007 adopted plan.

4.12 The relevant policies from the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) are as follows:-

SP1 Presumption in Favour of Sustainable Development

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

HP5 Open Space, Sports & Recreation Facilities

PP6 Employment Sites

PPL4 Biodiversity and Geodiversity

5.0 Planning Considerations

5.1 This section looks at the proposals against the relevant planning policies.

The principle of development

5.2 The site is located within the Development Boundary so there can be no in principle objection to the proposal, subject to the detailed considerations discussed below.

Further, the original use of the site was as a separate dwelling, having been converted to the conjoined Care/Retirement Home in the 1980's. The emphasis of the NPPF is to make the most effective use of land, and recognise the value of using suitable sites within settlements.

5.3 The principle of development clearly accords with the presumption in favour of sustainable development, and should be afforded significant weight.

5.4 It is a fact that small care homes are finding it impossible to meet modern standards for registration and are no longer viable. The proposal is to convert a building on a brownfield site in a sustainable location, within the development limits, with good access to facilities and public transport.

Layout, Scale and Appearance

5.5 The proposals will achieve a high quality and inclusive design that will not have an adverse impact on the local character. The building as it stands has been greatly extended and altered over the years. It did originally have some art deco features similar to other single dwellings along Cliff Parade. The mismatch of finishes and the proliferation of downpipes etc on the side and rear elevations detract from what is potentially an attractive seafront building. Conversion to flats will allow for such improvements.

5.6 The Government attach great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design.

5.7 Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

Amenities of Existing & Future Occupiers

5.8 The NPPF states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the Saved Plan states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

5.9 The conversion will provide good sized flats with an open aspect to the sea front on two sides. Anchor Lodge can be refurbished to provide attractive elevations to all sides. The parking and amenity areas are close to the entrance.

5.10 The limited additional traffic movements resulting from the development will not cause undue noise and disturbance to adjoining residents.

Parking and access

5.11 Parking spaces will be provided in accordance with Essex Parking Standards 2009.

6.0 Conclusion

6.1 The application puts forward proposals to refurbish what was originally built as a large single dwelling and convert it into seven flats.

6.2 The principle of development complies with the provisions of the NPPF, the Adopted Local Plan, and the emerging Local Plan.

6.3 The conversion will provide an opportunity to greatly improve the appearance of Anchor Lodge. It will respect the character and appearance of the area.

6.4 The officers are accordingly urged to support the proposals.

SJK Planning

October 2021