

Report of the Assistant Director (Planning, Transportation & Highways) to the meeting of the Regulatory and Appeals Committee to be held on Thursday 5 April 2018.

AN

Subject:

Full planning application ref. 17/06421/MAF for the change of use of an existing disused care home to fourteen 1 and 2 bedroom apartments at Ivy House Nursing Home, 6 Hollin Wood Close, Shipley, West Yorkshire, BD18 4LG.

Summary statement:

The Regulatory and Appeals Committee are asked to consider the recommendation for the determination of full planning application ref. 17/06421/MAF, which proposes the conversion of a building known as Ivy House Nursing Home from its current lawful use as a residential institution (care home) to 14 self-contained 1 and 2 bedroom apartments, made by the Assistant Director (Planning, Transportation and Highways) as set out in the Technical Report at Appendix 1.

The proposal site is unallocated on the Development Plan Proposals Map and the proposed development would not conflict with any of the provisions of the Development Plan in terms of the principle of the change of use from a residential institution to 14 self-contained residential units. Objectors have raised concerns in relation to overlooking and amenity issues and the potential intensification of parking and traffic. However the applicant has proposed amendments which it is considered satisfactorily overcome these concerns including omitting a previously proposed 1st floor extension and providing for an improvement arrangement of external spaces.

The development provides for the level of parking required by policy TR2 of the Core Strategy and there is no reason to believe that the development would lead to an intensification of local traffic to the extent that road safety or amenity would be materially harmed. It is therefore recommended that planning permission is approved for the reasons and subject to the conditions set out in the Report at Appendix 1.

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Transportation & Highways)
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Portfolio:

**Regeneration, Planning and Transport
Overview & Scrutiny Area:**

Regeneration and Economy

1. SUMMARY

This report concerns a full planning application ref. 17/06421/MAF for the conversion of a nursing home to 14 self-contained 1 and 2 bedroom apartments. The site has been in long standing use as a Care Home but now stands vacant. The Core Strategy plans for North West Bradford, to see the creation of 4,500 new homes in the period up to 2030. The new homes will be delivered by a mix of sites including redevelopment and intensification within the urban area and a substantial contribution from green belt changes in sustainable locations.

It is considered that the proposed residential conversion would be consistent with the Core Strategy's development objectives for North West Bradford as it would facilitate the intensification of residential provision within the existing urban area, potentially helping to reduce pressure for Green Belt release. The existing use of the site as a Care Home has discontinued and is not safeguarded under either the provisions of the saved policies of the replacement Unitary Development Plan or the new policies set out within the Core Strategy. It is therefore considered that the development is acceptable in principle.

The proposal originally included a 1st floor extension to part of the existing Care Home. However concerns were raised by local residents and the Planning Service that this extension could lead to unacceptable overlooking/ loss of privacy issue for adjacent residents. In response the applicant revised the proposals to omit the extension and has thereby fully addressed this overlooking concern. The external alterations proposed in the application are now principally limited to removing the existing conservatory and building extension which will provide a simpler and more authentic exterior to the building.

In addition concerns were raised in relation to the landscaping and provision of amenity space within the grounds of the care home and how this could be adapted to provide for a reasonable standard of amenity for the proposed new residential units. In response the applicant has provided revised plans showing improvements to the site landscaping and amenity and drying space provided.

In relation to highways issues the Council's Highways Development Control team have confirmed that the level of parking provided is acceptable and in line with policy and that there is unlikely to be a significant increase in transport movement to and from the site due to the extent of vehicular movements that the previous use as a 36-bed care home is likely to have generated.

Overall it is considered that the proposed change of use, as revised, is acceptable in principle and should not result in unacceptable adverse impacts for the occupants of surrounding land. It is therefore recommended that planning permission is approved for the reasons and subject to the conditions set out in the Report and Appendix 1.

2. BACKGROUND

Attached at Appendix 1 is a copy of the Technical Report of the Assistant Director (Planning, Transportation and Highways). This identifies the material considerations relevant to the application.

3. OTHER CONSIDERATIONS

All considerations material to the determination of this planning application are set out in the Technical Report at Appendix 1.

4. OPTIONS

If the Committee proposes to follow the recommendation to approve planning permission then the Assistant Director (Planning, Transportation and Highways) can be authorised to issue a Decision Notice granting planning permission either subject to the conditions set out in the report at Appendix 1 or subject to any other planning conditions which the Committee consider to be necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Alternatively if the Committee decide that planning permission should be refused, they may refuse the application accordingly. Reasons for refusal should be given based upon development plan policies or other material planning considerations.

5. FINANCIAL & RESOURCE APPRAISAL

The development would be subject to the Community Infrastructure Levy (CIL) and the amount of development proposed is below the 15 unit threshold, beyond which the provision of Affordable Housing is required. Therefore this report does not advise that there is any requirement to impose Planning Obligations requiring off-site infrastructure contributions or works through a Legal Agreement under Section 106 of the Act.

However, if the Committee consider that any off site infrastructure or other works, not covered under CIL, are necessary to make the application acceptable in planning terms then the Committee may make approval of the planning application subject to the prior engrossment of a legal agreement under Section 106 of the Act. However any such resolution would need to clearly set out the heads of terms of that agreement and the reasons why such obligations would be considered to be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

6. RISK MANAGEMENT & GOVERNANCE ISSUES

None relevant to this application.

7. LEGAL APPRAISAL

The options set out above are within the Council's powers as the Local Planning Authority under the provisions of the Town and Country Planning Act 1990 (as amended).

8. OTHER IMPLICATIONS

8.1 EQUALITY & DIVERSITY

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between different groups and foster good relations between different groups, in accordance with the duty placed upon Local Authorities by Section 149 of the Equality Act 2010.

The context of the site, the development scheme proposed and the representations which have been made have been reviewed to identify the potential for the determination of this application to disadvantage any individuals or groups of people with characteristics protected under the Equality Act 2010. The outcome of this review is that there is not considered to be any sound basis to conclude that either refusing or approving planning permission would be likely to lead to disproportionate impacts on any groups of people or individuals who possess protected characteristics.

Full details of the process of public consultation which has been gone through during the consideration of this application and a summary of the comments which have been made by members of the public are attached at Appendix 1.

8.2 SUSTAINABILITY IMPLICATIONS

The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development and that there are three dimensions to Sustainable Development, comprising:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The proposal is for the conversion of a residential institution to 14 separate residential units and will thereby increase the amount of non-specialist residential accommodation available within north west Bradford. The proposal site comprises existing developed land within an established residential area with relatively good connections to the Local Centre of Saltaire. The report below advises that the development will not result in unacceptable adverse environmental or social impacts. It is therefore considered that the proposed development is consistent with the definition of Sustainable Development set out in the NPPF.

8.3 GREENHOUSE GAS EMISSIONS IMPACTS

New development will invariably result in the release of additional greenhouse gases associated with both construction operations and the activities of future occupiers. However the Development Plan seeks to limit such impacts both by directing new development to sustainable locations, either close to existing centres or well connected to those centres in terms of public transportation, and also by requiring air quality mitigation to be incorporated into new developments, such as through travel planning measures and the provision of electric vehicle charging points.

In relation to these matters it should be noted that the proposed development is in a location where housing growth is desirable in terms of its connectivity to an established residential area and the Local Centre of Saltaire. It should also be noted that the applicant proposes to include a cycle store within the ground floor of the development and has indicated his willingness to provide electric vehicle charging facilities, details of which would be reserved by planning condition. It is therefore considered that there is no basis to conclude that the development would result in disproportionate or unacceptable levels of greenhouse gas emissions.

8.4 COMMUNITY SAFETY IMPLICATIONS

Adopted Core Strategy Policy DS5 states that development proposals should be designed to ensure a safe and secure environment and reduce the opportunities for crime. In this instance it is not considered that there are grounds to conclude that the proposed development would create an unsafe or insecure environment or increase opportunities for crime, in accordance with adopted Core Strategy Policy DS5.

8.5 HUMAN RIGHTS ACT

The Council must seek to balance the rights of applicants to make beneficial use of land with the rights of nearby residents to quiet enjoyment of their land; together with any overriding need to restrict such rights in the overall public interest. In this case there is no reason to conclude that either granting or refusing planning permission will deprive anyone of their rights under the Human Rights Act.

8.6 TRADE UNION

There are no implications for Trades Unions relevant to this application.

8.7 WARD IMPLICATIONS

The proposal site is within the Shipley Ward. Ward Councillors and local residents have been made aware of the application and have been given opportunity to submit written representations through notification letter, site notices and an advertisement in the press.

In response to this publicity 10 written representations have been received all of which object to the application. Objectors include Ward Councillors.

The Technical Report at Appendix 1 summarises the material planning issues raised in the representations and the appraisal gives full consideration to the effects of the development upon the Shipley Ward.

9. NOT FOR PUBLICATION DOCUMENTS

None

10. RECOMMENDATIONS

To grant planning permission for the reasons and subject to the conditions set out at the end of the Technical Report at Appendix 1

11. APPENDICES

Appendix 1: Technical Report

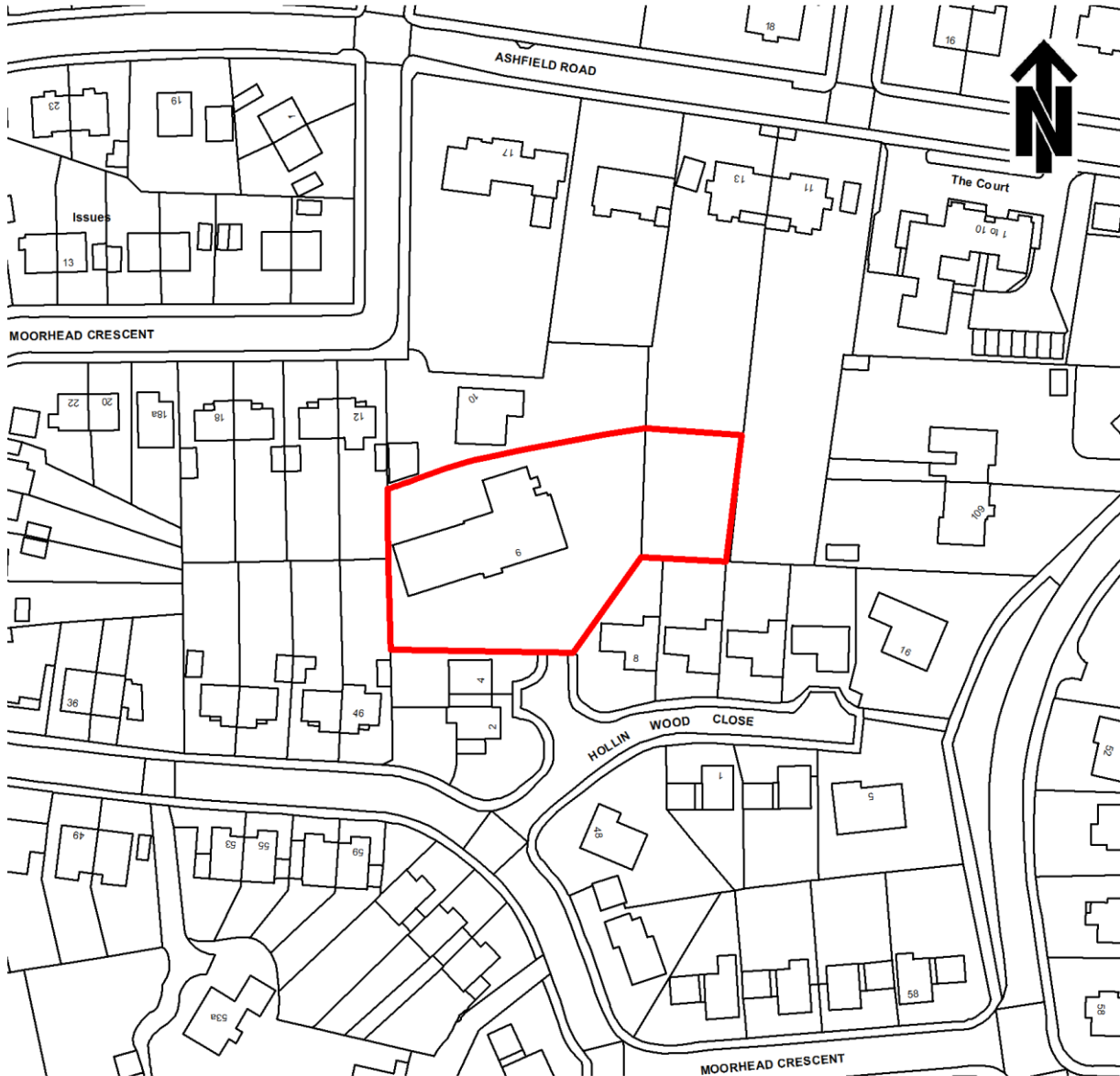
12. BACKGROUND DOCUMENTS

- Adopted Core Strategy
- National Planning Policy Framework
- Application file 17/06421/MAF

17/06421/MAF



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



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**Ivy House Nursing Home,
6 Hollin Wood Close,
Shipley, BD18 4LG**

05 April 2018

Ward: Shipley

Recommendation:

To Approve Planning Permission

Application Number:

17/06421/MAF

Type of Application/Proposal and Address:

Full planning application ref. 17/06421/MAF for the change of use of an existing disused care home to fourteen 1 and 2 bedroom apartments at Ivy House Nursing Home, 6 Hollin Wood Close, Shipley, West Yorkshire, BD18 4LG.

Applicant:

Jayco Developments (Yorks) LTD

Agent:

Bradley Stankler

Site Description:

The proposals site comprises a 0.24 hectare disused care home site located within a residential estate. The site forms a self-contained enclave surrounded by housing with a gated single point of access off Hollin Wood Close. The site does not have any meaningful presence within any street scene or public viewpoint. The care home building is part 1 storey and part 2 storey to the front and part 2 storey, part 3 storey to the rear.

The building is essentially an unremarkable and traditionally designed detached house type building which has been substantially extended in the past to provide care home accommodation. The grounds comprise part hard surface parking and turning areas and part overgrown gardens. The boundaries of the site comprise a mix of fencing and hedging with substantial hedges located between the site and adjacent properties to the south north and west. The nearest Local Centre is Saltaire, approximately 700 metres north-east.

Relevant Site History:

- 88/04948/FUL Two storey extension to provide additional bedroom Hollinwood Close Shipley PPGR 10.10.1988
- 90/04443/FUL Demolition of conservatory and erection of larger replacement conservatory Hollin Wood Close Moorhead Lane Shipley GRANT 24.09.1990
- 92/06570/FUL Two storey extension providing eight extra beds in accordance with amended plans Hollin Wood Close Shipley REFUSE 19.03.1993
- 93/03689/FUL Single storey extension GRANT 11.02.1994
- 94/01944/FUL Extension to front conservatory of nursing home REFUSE 15.08.1994
- 94/03418/FUL Single storey extension to form porch and sitting area GRANT 23.03.1995

- 00/03366/FUL First floor extension to property to form two additional bedroom and single storey extension to sitting area GRANT 18.01.2001
- 05/05328/FUL Erection of two storey front extension and rear conservatory REFUSE 15.09.2005
- 06/06784/FUL Construction of conservatory to rear GRANT 13.06.2007

Development Plan Proposals Map Allocation:

- The proposal site is unallocated on the Development Plan Proposals Map.

Proposals and Policies

The majority of non-allocation related policies within the RUDP have now been superseded by those set out in the Core Strategy. The following adopted Core Strategy policies are considered to be particularly relevant to the proposed development:

- HO5 – Density of Housing Schemes
- HO8 – Housing Mix
- HO9 – Housing Quality
- DS1 – Achieving Good Design
- DS3 – Urban Character
- DS4 – Streets and Movement
- DS5 – Safe and Inclusive Places
- EN8 – Environmental Protection Policy
- TR1 –Travel Reduction and Modal Shift
- TR2 – Parking Policy
- TR3 – Public Transport, Cycling and Walking

The National Planning Policy Framework (NPPF):

The NPPF sets out the government's national planning policies, which are a material consideration for all planning applications submitted in England. Detailed assessment of specific policies within the NPPF relevant to the proposed development is included in the report below.

Parish Council:

Not in a parish

Publicity and Number of Representations:

The application was advertised as a major planning application through the posting of site notices and neighbour notification letters and the publication of a notice in the Telegraph and Argus newspaper. The date specified on these initial notices, by which representations should be submitted, was 2 February 2018. In response to this publicity 10 written representations have been received all of which object to the application. Objectors include Ward Councillors.

Summary of Representations Received:

- Maintenance/ removal of hedges which are adversely affecting neighbouring properties is required.
- Concerns in relation to the position of the fire escape and the potential for light nuisance.
- Requirement for improved boundary treatments/ screening for existing residents.
- Concerns about loss of privacy and overlooking.
- The development would increase traffic to the detriment of highway safety and amenity.
- The proposed level of parking is insufficient as residents are likely to have at least 2 cars per dwelling.
- The removal of trees is unacceptable.
- The proposed 1st floor extension represents overdevelopment undermining residential amenity and privacy [this extension has now been removed from the proposal].
- The development would not provide for adequate fire safety.
- Concerns that the proposed change of use may attract anti-social behaviour.

Consultations:

Children's Services

To create sustainable communities, Bradford Council needs to ensure there is adequate provision and a viable education infrastructure. It has a statutory duty to ensure that there are sufficient early years and school places in its area and to promote parental choice through increasing the diversity of provision.

Based on the data available in March 2018, the above housing development may cause concerns on where children of families coming to reside in the development might attend school. Parents also usually have an expectation that their children would be able to secure a school place at their local school and minimise the distance they may need to travel.

The following schools are within a reasonable distance of the proposed development:
Primary: Beckfoot Heaton, Cottingley Village, Saltaire, Shipley CE, St Walburga's Catholic and Wycliffe CE.

Secondary: Beckfoot School, Beckfoot Upper Heaton, Belle Vue Girls' and Samuel Lister Academy.

Currently the primary schools are overcrowded, which may therefore mean that the Council may need to increase the number of school places in this area. There is currently availability in nearby secondary schools.

The development is in a zone 2 CIL area, the payment is calculated on the total number of square metres which is non-negotiable. These funds would then be maintained and allocated to communities and departments as shown in the 123 agreement and in line with the decision of the Authority's Executive

Any District Community Infrastructure Levy (CIL), if granted to the Children's Services department, would be used to expand provision where possible to accommodate any additional children.

Drainage/ Lead Local Flood Authority

The Lead Local Flood Authority (LLFA) has assessed the documentation relating to the surface water disposal on the proposed development, against the requirements of the National Planning Policy Framework, Planning Practice Guidance and local planning policies & have NO OBJECTION to the proposed development.

Heritage Conservation

Ivy House Nursing Home is located in the World Heritage Site Buffer Zone. The proposals are to convert the existing nursing home into a sixteen 1 and 2 bedroom apartments.

Externally there are a number of alterations proposed, however the removal of the existing conservatory and different style extensions will provide a simpler and more authentic exterior. Due to the location of the property it will not significantly impact on the character and setting of the World Heritage Site. The proposed change of use will not impact on any key views into or out of the World Heritage Site. For this reason I believe the proposals will comply with policy EN3 of the Bradford Council Local Plan Core Strategy.

Highways Development Control

The site is located in relatively sustainable location in a residential area and within walking distance of major transport facilities.

The development may increase pressure on local roads in the evening and weekends due to the change in transport patterns, but overall there is unlikely to be a significant increase in transport movement to and from the site due to the extent of vehicular movements that the previous use as a 36-bed care home is likely to have generated.

The development would provide 24 car parking spaces which equates to an average of 1.5 spaces per unit which is in accordance with local policy.

Although I have no major concerns with the proposed development, the following amendments are required:

1. Provision of cycle storage/parking facilities.
2. Provision of a designated pedestrian path to at least one side within the site connecting to the external footway.
3. Provision of electric charging point within the car parking area.
4. Clarification of how refuse will be collected.

Landscape Design

The revised drawing 75/01 Proposed Site Layout shows the general arrangement for the external works and its relationship to the existing planting around the site.

The general principles appear satisfactory but further development and details would be required if the submission is approved.

The proposed works to the front of the development that require the removal of existing extensions and a steep garden area to enable car parking will need extensive excavation that may impact on planting around the perimeter and I would like to see some cross sections as retaining walls may be required to achieve the levels required and to stabilise the boundary to the properties to the south.

Although along this boundary the applicant may be advised to discuss the conifer hedging with adjacent landowners, it appears the size may impact on the light in these gardens and a new boundary fence may be a preferable option.

A detailed planting plan and specification will be required along with the preparation/topsoiling and subsequent management.

Parks and Greenspaces

Parks and Green Spaces Service do not require a recreation contribution for the provision or enhancement of Recreation Open Space and Playing Fields due to the extra demands placed on the locality by this development in compliance with CIL from 1.7.17 as the number of houses/units associated with the attached planning application is below the threshold.

If the developer is looking to the Council to maintain any areas of public open space on the development a commuted sum will be required to maintain the areas for the next 25 years.

If the developer is looking to maintain the areas themselves a full landscape management plan will need to be produced and agreed as part of the planning process.

Yorkshire Water

Application details checked - based on the information submitted, no observation comments are required from Yorkshire Water.

Summary of Main Issues:

- 1) Principle
- 2) Design, Amenity and Landscaping
- 3) Highways Issues
- 4) Community Safety Implications
- 5) Equality Act 2010, Section 149

Appraisal:

1) Principle

The proposal site is unallocated on the Proposals Map. The site has been in long standing use as a Care Home but now stands vacant. The Core Strategy plans for North West Bradford, to see the creation of 4,500 new homes in the period up to 2030. The new homes will be delivered by a mix of sites including redevelopment and intensification within the urban area and a substantial contribution from green belt changes in sustainable locations.

It is considered that the proposed residential conversion would be consistent with the Core Strategy's development objectives for North West Bradford as it would facilitate the

intensification of residential provision within the existing urban area, potentially helping to reduce pressure for Green Belt release.

The existing use of the site as a Care Home has discontinued and is not safeguarded under either the provisions of the saved policies of the replacement Unitary Development Plan or the new policies set out within the Core Strategy. It is therefore considered that the development is acceptable in principle in accordance with Core Strategy policies SC5, BD1, HO3 and HO6.

In terms of the provisions of Core Strategy Policies HO5 (Density), HO8 (Housing Mix), and HO11 (Affordable Housing) it is considered that the proposal does not conflict with these policies. This is because the development would provide for a relatively high density of housing and would provide for 1 and 2 bedroom apartments in an area which currently primarily offers 3 and 4 bedroom houses, increasing the diversity of the housing mix in this location. The development is below the 15 unit threshold above which the provision of Affordable Housing is required.

2) Design, Amenity and Landscaping

The National Planning Policy Framework (NPPF) confirms that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.

The NPPF also stresses that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

At the local level the design policies within the Core Strategy (DS1 to DS5) indicate that development schemes should be informed by a good understanding of the site/area and its context, take a comprehensive approach to development, work with the landscape to reduce the environmental impact of development, create a strong sense of place and be appropriate to their context in terms of layout, scale, density, details and materials and ensure that new landscape features and open spaces have a clear function, are visually attractive and fit for purpose. Core Strategy Policy EN8 confirms that development schemes should provide a high standard of protection for health, environmental quality and amenity.

The proposal originally included a 1st floor extension to part of the existing Care Home. However concerns were raised by local residents and the Planning Service that this extension could lead to unacceptable overlooking/ loss of privacy issue for adjacent residents. In response the applicant revised the proposals to omit the extension. The proposal would not introduce any additional overlooking issues in terms of the creation of new windows or new habitable rooms and is therefore considered fully address this concern.

The external alterations proposed in the application are now principally limited to removing the existing conservatory and building extensions which will provide a simpler and more authentic exterior to the building. In addition alterations are proposed to external areas to provide the required level of parking and improve the site landscaping, with the provision of amenity and drying space. The issue of the high hedges located on the site boundaries has been raised with the applicant, who has confirmed that he would be amenable to agreeing a maintenance regime for the hedges secured through planning condition.

The Council's Housing team have raised some concerns in relation to means of escape for certain of the apartments; however this matter is more appropriately addressed through Building Regulations. In terms of planning policy and the provisions of Core Strategy Policy HO9 it is considered that the size and layout of the care home building is suitable for the provision of the proposed 14 self-constrained unit and that the floor space, layout and natural light afforded to the units would provide a reasonable standard of amenity for occupants.

It is therefore concluded that the development is appropriately designed and would not adversely affect the amenities enjoyed by the occupants of surrounding land and would provide residential accommodation which itself would provide a reasonable standard of amenity for prospective new occupants in accordance with Core Strategy policies EN8, HO9 and DS1 to DS5.

3) *Highways Issues*

Adopted Core Strategy policy TR1 indicates that through planning decisions the Council will aim to reduce the demand for travel, encourage and facilitate the use of sustainable travel modes, limit traffic growth, reduce congestion and improve journey time reliability through (amongst other things) ensuring that development is appropriately located to ensure that the need to travel is reduced, the use of sustainable travel is maximised, and the impact of development on the existing transport networks is minimal. Paragraph 32 of the NPPF confirms that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Local residents have raised concerns that the proposed residential conversion would adversely affect them through off-site parking issues and an increase in traffic on local residential roads. However the Council's Highways Development Control team have been consulted on the application and have confirmed that the level of parking provided is acceptable and in line with policy and that there is unlikely to be a significant increase in transport movement to and from the site due to the extent of vehicular movements that the previous use as a 36-bed care home is likely to have generated.

The applicant has now shown cycle storage arrangements within the ground floor of the building and has confirmed that he would accept a planning condition requiring the provision of electric vehicle charging points. Therefore, notwithstanding the concerns of residents, subject to the planning conditions recommended at the end of this report, it is considered that there is no basis to conclude that the change of use from a residential institution to 14 self-contained apartments would be likely to lead to traffic conditions prejudicial to highways safety or off-site parking problems in accordance with Core Strategy Policies TR1 and TR2 and paragraph 32 of the NPPF.

4) Community Safety Implications:

Adopted Core Strategy Policy DS5 states that development proposals should be designed to ensure a safe and secure environment and reduce the opportunities for crime. In this instance it is not considered that there are grounds to conclude that the proposed development would create an unsafe or insecure environment or increase opportunities for crime, in accordance with adopted Core Strategy Policy DS5.

5) Equality Act 2010, Section 149:

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between different groups and foster good relations between different groups, in accordance with the duty placed upon Local Authorities by Section 149 of the Equality Act 2010.

The context of the site, the development scheme proposed and the representations which have been made have been reviewed to identify the potential for the determination of this application to disadvantage any individuals or groups of people with characteristics protected under the Equality Act 2010. The outcome of this review is that there is not considered to be any sound basis to conclude that either refusing or approving planning permission would be likely to lead to disproportionate impacts on any groups of people or individuals who possess protected characteristics.

Reason for Granting Planning Permission

The proposed development would allow a disused care home to be converted into residential accommodation and would be consistent with the Core Strategy objective of intensifying residential development within residential areas in North West Bradford and providing a mix of house types.

The potential impacts of the proposed development have been carefully assessed in terms of potential visual, amenity, traffic, parking and any other potential adverse environmental effects and, subject to the planning conditions recommended below, it is not considered that the development would result in any significant adverse impacts on the environment or the occupants of surrounding land.

The proposal is consistent with the provisions of the National Planning Policy Framework, the saved policies of the replacement Unitary Development Plan and the policies of the Adopted Core Strategy, in particular policies: SC5, BD1, HO3, HO5, HO6, HO8, HO9, TR1, TR2, EN8, DS1, DS2, DS3, DS4 and DS4.

Conditions of Planning Permission:

- 1) The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

- 2) None of the dwellings to which this decision notice relates shall be brought into occupation, until the off street car parking spaces hereby approved have been laid out, hard surfaced, marked into bays and drained within the curtilage of the site and the ground floor cycle storage provisions hereby approved have been implemented in accordance with the approved plans numbered 75/01 and 75/02. The car and cycle parking facilities provided shall then be kept available for use whilst ever the use exists.

Reason: In the interests of amenity and highway safety, and in accordance with Policies TR2 and DS4 of the Core Strategy Development Plan Document.

- 3) None of the dwellings to which this decision notice relates shall be brought into occupation until full details of the hard and soft landscaping features illustrated on drawing ref. 75/01, including planting specifications, proposals to trim hedges to a specified height and full details of ground levels, including any required retaining structures, have been submitted to and approved in writing by the local planning authority. Thereafter the approved landscaping details shall be implemented in full, either before any of the dwellings to which this decision notice relates are brought into occupation or in accordance with an alternative timetable submitted to and approved in writing by the Local Planning Authority.

Reason: To provide for an attractive external environment of high amenity value to residents, to accord with Policies DS1, DS2, DS3, DS4 and DS5 of the Core Strategy.

- 4) None of the residential dwellings, hereby approved, shall be brought into occupation until full details a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented in full in accordance with the approved details.

Reason: To ensure proper management and maintenance of the landscaped areas in the interests of amenity and to accord with Policies DS1, DS2, DS3, DS4 and DS5 of the Core Strategy.

- 5) Before any part of the development is brought into use full details of the provision of electric vehicle charging points to serve the new car parking spaces shown on plan numbered 75/01 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the electric vehicle charging provisions shall be fully

implemented either before any of the residential dwellings, hereby approved, are brought into occupation or in accordance with an alternative timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the District, and takes into consideration paragraph 35 of the National Planning Policy Framework and policy EN8 of the Core Strategy.