

Item 4I **12/00234/FULMAJ**

Case Officer **Caron Taylor**

Ward **Eccleston And Mawdesley**

Proposal **Extensions and alterations to leisure facility building at former Mawdesleys Eating House and Hotel (changes to plans approved as part of redevelopment of the whole site by ref: 11/00636/FULMAJ)**

Location **Mawdsleys Eating House And Hotel Hall Lane Mawdesley Ormskirk Lancashire**

Applicant **Stocks Hall Care Homes Ltd**

Consultation expiry: **4 April 2012**

Application expiry: **31 May 2012**

Proposal

1. The application is for extensions and alterations to the leisure facility building at former Mawdesleys Eating House and Hotel (changes to plans approved as part of redevelopment of the whole site by ref: 11/00636/FULMAJ).

Recommendation

2. It is recommended that this application is granted planning approval subject to conditions.

Main Issues

3. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Background information
 - Impact on the neighbours
 - Design
 - Ecology
 - Flood Risk
 - Traffic and Transport
 - Drainage and Sewers

Representations

4. No letters have been received from residents.

Consultations

5. None received.

Applicants Case

6. The approved plans included a proposal to retain the leisure element of the existing building (the most westerly 27 metre length of the main hotel) and in due course refurbish it to match the appearance of the new building. No internal details were included at that time, but details of changes to the external elevations were part of the approval and were conditioned to be implemented within 2 years of commencement.
7. The applicant is now working up detailed Building Regulations plans and to discharge the conditions on 2011/0636, and is hoping to start work soon. The Architect has now worked up the details of the improvement of the leisure building and they are slightly altered, thus necessitating this further planning application.

8. The approved plans showed a remodelling of the main north and south elevations to add gables to match the design of the main care home. These gables increased the height of the building by about 1.3 metres. This agreed design concept is maintained, and all matching materials will be used.
9. The proposed details involve modernising the existing small swimming pool and adding a small hydrotherapy pool to enable patients to be treated. This displaces the existing gym so a replacement is provided upstairs in an attic area which is enlarged. Above the western half of the building there are 5 hotel bedrooms and these will be replaced by 5 respite bedrooms to modern health standards. With the inclusion of a lift and new stairs the building height increases by another 2 metres in that area. The entrance off the car park is modernised by removing the single storey office projection and creating replacement accommodation with an attractive door.
10. The additional first floor accommodation amounts to about 336m² and a volume increase of approximately 1355m³. If that is added to the increase already approved for the leisure building it amounts to an increase in volume of 8.9% over the existing.
11. The Architect has maintained the style approved for the main building. The higher gable at the west end acts as a visual stop to the run of buildings and the extension, being set back from the road in line with the main building, will not have a significant impact.
12. When the Hotel was functioning the leisure club was used by guests and also by local Mawdesley residents on a 'membership' basis. In principle this duality will continue. Stocks Hall will bring to the site their patients from other Care Homes for treatment, therapy, exercise or just for a break. Hence the provision of the respite bedrooms so that visiting patients can stay for treatment when the existing care home is full. Transport of patients is by taxi or the applicant's own minibus. Use by local residents is effectively capped by membership, but is more likely to take place in the early evening when visitors to the Care Home are much less frequent. The previous similar level of use by local residents was such that there was no evidence of parking, access or amenity issues, and the application proposals should not change that.
13. The proposal will create about six jobs but they obviously replace jobs lost when the Hotel closed 3 years ago. We do not believe that there will be any measurable change in traffic generated as patient volumes are low and rely on minibus/taxi, and resident users are low in volume and can walk/cycle.
14. There was an ecologic impact as bats were recorded at the hotel building and mitigation proposed. But none were found at the leisure building and as that survey was last summer, no new survey is required and no habitat is affected by this application.
15. No new footprint is proposed so there is no impact on ground conditions or surface water drainage.

Assessment

Background

16. Planning permission was granted in October 2011 (ref: 11/00636/FULMAJ) to rebuild the hotel to form a care home but sever the former leisure element and leave it serve the care home. The application is to make changes to the previously approved plans for the leisure element.

Principle of the development

17. The development has already been found to be acceptable by the previous permission. This report will therefore focus on the changes now proposed.
18. The NPPF was introduced on 27 March (since the original permission on this site) and differs slightly in its wording on what is appropriate development in the Green Belt from PPG2 as is

specifically states that the extension or alteration of a building is appropriate providing it does not result in disproportionate additions over and above the size of the original building.

19. The main change to that approved will be raising the height of the originally approved front gables, the most easterly by approximately 700mm and the most westerly by approximately 2m. This would allow two storey accommodation in the west elevation and rear (southern) elevation and roof lights would be inserted in the east facing roof plane. The porch would also be given a more contemporary glazed design.
20. The footprint of the leisure building will remain as previously approved. The additional first floor accommodation amounts to approximately 336m² and a volume increase of approximately 1355m³. If that is added to the increase already approved for the leisure building it amounts to an increase in volume of 8.9% over the existing. It is considered that this is not disproportionate to the existing building and the proposal is therefore acceptable development in principle.

Impact on the neighbours

21. There are no properties opposite the site or to the rear, however Birch House is to the west and is a replacement dwelling permitted in 2009. It has small WC and utility room windows and side of a bay window at ground floor and a small window serving a playroom in the roof space on its side elevation facing towards the development. It has a driveway and large double garage closest to the site boundary. This property is nearest to the now proposed first floor accommodation in the west elevation, however there will be approximately 23m from the west elevation of the leisure building to the boundary with this property, a relationship that is considered acceptable and exceeds the Council's interface guideline of 10m between a first floor window and a boundary. It is not considered the proposal will impact on any other properties.

Design

22. The changes to that previously approved will reflect the same design but with enlarged front gables on the north elevation and remodelling of the south elevation to introduce an additional gable (rather than the use of pitched roof dormers). It is considered that the changes follow the original design concept and reflects the design of the care home already permitted. The design of the building is therefore considered acceptable.

Ecology

23. An ecology report was carried out as part of the application for the overall development of the site and conditions were be applied to ensure mitigation measures are implemented as part of the development. These included two bat roosts, one within the cavity of the man building and the other in the form of a stand alone wooden structure situated in the south west corner of the site with a loft space and timber cladding to three elevations. These will be unaffected by this proposal and this application is considered acceptable with regard to ecology.

Flood Risk

24. The site is not within a Flood Zone 2 or 3 area and does not require a flood risk assessment. The proposal is therefore considered acceptable in relation to flood risk.

Traffic and Parking

25. A Transport Statement and Framework Travel Plan accompanied the original application. the application.
26. The additional floor area to the building will allow five respite rooms to be created (there are five hotel bedrooms in the building as exists), and the increase in head height will allow the necessary lift and stairs to be added. The respite bedrooms will be used by visiting patients when the existing care home is full and also used by patients from other care homes owned by the applicant. It is not considered the five respite bedrooms will lead to a need for an increase in parking as transport of patients is by taxi or the applicant's own minibus.
27. The application is therefore considered acceptable in terms of parking.

Sustainable Resources

28. The extension is below the threshold size of the Council's Policy SR1. The leisure building will be serviced separately to the main building. There will be two pools in the building (swimming and hydrotherapy) and will utilise PV panels on the south facing roof slope and an air source heat pump. Roof water will be recycled for use in toilets so that this building will be similarly efficient to the main care home.

Overall Conclusion

29. The proposal is considered appropriate development in the Green Belt in line with the NPPF. The design and other details of the proposal are also considered acceptable subject to conditions and the application is therefore recommended for approval.

Planning Policies

National Planning Policies:

PPS1, NPPF

Adopted Chorley Borough Local Plan Review

Policies: GN5, DC1, EP9, EP18, TR4

Chorley's Local Development Framework

- Policy SR1: Incorporating Sustainable Resources into New Development
- Sustainable Resources Development Plan Document
- Sustainable Resources Supplementary Planning Document

Planning History

There is an extensive planning history relating to the existing building of the site, but is not considered necessary to list it here as the proposal includes demolition the building. The most recent application is the redevelopment of the site as a whole which was permitted by 11/00636/FUL.

Recommendation: Permit Full Planning Permission Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Ref.	Received On:	Title:
1039-103 Rev B	1 March 2012	Proposed Elevations of Leisure Centre
1039-10 Rev B	1 March 2012	Existing/proposed Floor Plans

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall not commence until samples of the external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. This shall include brick, slate and render samples and details of the windows to be used (including their reveal). The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.