

Wigan Council

Report to Planning Committee

9th March 2010

Application No: A/09/73550 (Video)

Speaking arrangements:

Minor/Householder development. One speaker against for two minutes One speaker in favour for two minutes

Applicant: Mrs P Jingree

Agent: Regenic Building Design

Development Proposed: To extend existing care home: part single storey part first floor to rear together with formation of 8 no parking spaces and 2 no cycle spaces (Re-submission of A/09/73172)

Location: Norfolk House 34 Norfolk Street Wigan

Ward: Wigan West

Representations

Councillor T W Halliwell has requested that the application be determined by Committee;

6 Letters of objection.

Site Description:

The application relates to a large two-storey property, "Norfolk House" currently in use as a care home, that comprises rendered walls beneath a tiled roof, and lies within a predominantly residential area. The property forms one element of a semi-detached pair, the adjoining property, "Gidlow Cottage", is a single dwelling. The eaves height is 5.845 metres, whilst the ridge is some 8.950 metres. A landscaped garden comprising some 440 square metres in area lies to the rear of the care home and is enclosed by fencing of approximately 1.8 metres height. Mature landscaping up to a height of 6.0 metres gives further definition to these boundaries.

The property has been extended since its initial conversion in order to accommodate additional bedrooms and to extend the range of facilities that are available for the residents. Currently the care home contains 14 bedrooms.

The frontage to Norfolk Street is 21.5 metres wide but this reduces to 17.5 metres at the rear of the site. The northern and southern side boundaries of the site adjoin dwellinghouses in Norfolk Street and Buckley Street West. The adjacent dwellings in Buckley Street West are marginally elevated in relation to the site.

An unmarked car park lies to the front of the property with access from Norfolk Street. The car park is largely screened from public view by a mature hedge at a height in excess of 2.0 metres adjoining the back of the pavement on Norfolk Street.

The property lies in close proximity to the Health Centre on Gidlow Lane and is within walking distance of bus routes into Wigan town centre and the local centre at the junction of Gidlow Lane and Park Road.

Proposals:

Currently the Care Home comprises 14 bedrooms (4 single and 2 double bedrooms at ground floor with 6 single and 2 double bedrooms at first floor level) and can accommodate 18 residents. Separate bathrooms are provided at both ground and first floor levels with communal dining and lounge areas for residents at ground floor. This application seeks to extend the care home with associated internal works. Following receipt of amended plans the total number of bedrooms has been reduced to 19 by the removal of a first floor bedroom and its replacement by an assisted bathroom. This will enable the care home to accommodate 23 residents. Each of the new bedrooms that are to be created will include an en-suite toilet and wash-basin facility. No alterations are to be made to the existing bedrooms that will remain with the exception of that adjoining the new assisted bathroom at the first floor, whereby the bedroom is to be provided with an en-suite bathroom.

The new-build element of the proposal will be achieved by extending at both ground and first floor level to the rear of the building.

The ground floor extension will project into the rear garden by 16.915 metres, having a corresponding width of 6.9 metres. A shallow hipped roof is incorporated, giving an eaves height of 2.66 metres, and a ridge height of 3.85 metres. This part of the development will provide 5 bedrooms that will receive natural light by means of double patio doors set within the southern elevation in order to receive maximum benefit of the orientation towards the sun. The only windows within the northern elevation of the extension light a corridor and will be set at a height of 1.6 metres above ground level.

The works at first floor level will take place over the side extension that was approved in 1991, and will extend from the rear wall by 11.415 metres. A hipped roof will be incorporated to harmonise with that on the existing property. The existing eaves height will be maintained on the extension whilst the height of the ridge will be reduced to 8.105 metres. This part of the development will be 7.675 metres in width and includes the provision of 2 new windows within its northern elevation, one at ground floor relocating an existing bedroom window from the rear to the side and an obscurely glazed non-opening window at first floor level lighting a corridor.

A new window is also included within the southern elevation at first floor level. Whilst this was initially intended to serve a bedroom an amended plan has been received showing that this window is to light an assisted bathroom. The window is to be obscurely glazed in the lower part and clear to the upper. In order to protect the privacy of the adjoining occupiers at "Gidlow Cottage" only the transom window is intended to open normally although there will be a panic latch to enable the larger window to open in the event of an emergency. This window is 8.3 metres from the boundary with Gidlow Cottage.

As part of the ground floor development the existing conservatory is to be demolished and replaced with a larger facility that will increase the internal floorspace to 24 square metres from the existing provision of 10 square metres.

The final element of the proposal relates to the improvement of the car park, the provision of cycle and motorcycle parking and bin storage facilities that are to be found to the north of the property between the gable wall and the boundary fencing. The bin store will be enclosed by timber fencing with a hinged lid. The cycle and motor cycle store will be enclosed on three sides by 1.8 metre high panels.

Supplementary Documents:

Design and Access Statement;
Supporting statement from the agent acting for the applicants.

The supporting statement is copied for Members and the Design and Access Statement is available for inspection by the Committee on request in the Department and is also available on the website.

Policy Context
UDP Allocation:

The site lies within an area that is unallocated for any specific use on the Replacement UDP the site being contained within the Defined Urban Area.

Relevant Policies/Guidance

R1C - Care Homes and Homes for the Elderly;
R1D - The Design of New Residential Development and House Extensions;
EV3 - Design;
EV3A - Design of New Development;
G1A - Impact of Development on Amenity;
A1C - Access for all;
A1S - Parking in New Development.

Previous Relevant Decisions:

A/26193/86 - To convert dwellinghouse into rest home for the elderly including single storey toilet extension at side and to layout 4 car parking spaces at front. - Approved 15.05.1986;

A/31389/89 - Extension to existing rest home (ground floor extension to provide 2 lounges, 2 bedrooms, staff room, laundry, WC, shower room, kitchen, conservatory, First floor extension to provide 8 bedrooms, bathroom, office, store and fire escape). - Refused 14.04.1989 (Subsequent appeal to the Planning Inspectorate dismissed 07.03.1990). A copy of the Appeal decision is attached to the report;

A/35523/90 - To extend rest home (two storey side extension: 4 bedrooms, staff lounge, bathroom, laundry, office on ground floor; 4 bedrooms, bathroom on first

floor; single storey ground floor extension to kitchen and lounge). - Approved 08.04.1991;

A/36646/91 - To erect summer house in rear garden of residential rest home. - Approved 13.08.1991;

A/43188/95 - To erect 3 bed bungalow for staff accommodation in association with existing nursing home, together with internal alterations to provide additional 3 bed spaces. - Refused 28.02.1995;

A/99/51404 - To erect conservatory to rear of residential home. - Approved 24.01.2000;

A/09/73172 - To extend existing care home: part single storey part first floor to rear, together with formation of 8 No parking spaces and 2 No cycle spaces. - Withdrawn 16.09.2009.

Consultations:

Highways and Traffic - No objection;
Drainage - No objection;
Environmental Protection - No objection;
United Utilities - No objection;

Representations

Letters of objection have been received from the residents of 6 adjacent dwellings and from Councillor Halliwell who asked for the application to be determined by Committee.

The grounds of objection can be summarised as follows:

- the scale of development and the loss of part of the existing garden whilst the care home will accommodate an increased number of residents;
- overlooking of adjacent gardens with a consequential loss of privacy;
- the overbearing nature of the development;
- loss of trees;
- heightened levels of noise and disturbance during construction;
- overshadowing of the rear gardens to adjacent dwellings in Buckley Street West;
- drainage matters;
- detrimental effect on local property values;
- the position of the bin stores will lead to odours invading adjoining property and the accompanying gardens;
- detrimental impact on the right to light;
- the development is considered to be contrary to Policy H3A of the Draft Wigan Unitary Development Plan;
- development will impede access for the emergency services;
- impact on wildlife and ecological issues.

All of the letters that were received are attached.

Assessment

Material Considerations:

Background and Principle of Development
Impact on the Amenity of Neighbouring Residents
Amenity Areas for Residents
Highway Matters and Car Parking
Loss of Trees and Impact on Wildlife

Background and Principle of Development

The property previously functioned as a single dwellinghouse that formed one half of a pair of large semi-detached dwellings. The pair of dwellinghouses each occupied a generous plot in comparison with surrounding residential property.

In 1986 planning permission was granted for the conversion of the property into a rest home for the elderly. This permission included a minor extension of the premises at ground floor together with internal alterations to provide a total of 5 bedrooms for residents (together with a single bedroom for staff) and associated facilities. The permission also included 4 car parking spaces to the front.

In 1989 an application was submitted seeking to extend the care home at two storeys on its northern gable. The development would have brought the building to within 2.5 metres of the boundary with the dwellings in Buckley Street West and included 5 windows at first floor level in the northern elevation overlooking these dwellings. Planning permission was refused by the former Planning and Development Committee on 14.04.89 for the following reason:

"The proposal represents an over-development of the site, causing loss of amenity to residents of Buckley Street West because of overlooking and would result in insufficient amenity space on the site for the residents of the care home."

Subsequently the application was dismissed on appeal on 07.03.90. In his decision the Inspector took the view that the development would result in a loss of amenity to the residents in Buckley Street West due to the significant increase in the overlooking of adjoining gardens from the additional windows that would be closer to the boundary. A secondary reason for refusal related to the issue of amenity was the loss of sunlight to parts of the adjoining gardens. When considering the issue of amenity open space for residents the Inspector commented that this was normally a matter that was to be dealt with by the Social Services Department and that he did not consider that the amount of external amenity space that is to be provided at the care home was a matter that was "of any weight in this appeal". Committee will be aware that standards for external amenity space at care homes were approved by the former Planning and Development Committee on 23.12.91. The standards are discussed more fully later in the report.

Following this a further application to extend the care home was submitted in 1990. This sought permission to extend at two storeys on the northern side of the building and included the provision of 8 bedrooms. The extended building would be a minimum distance of 3 metres away from the boundary with the property in Buckley Street West and no windows were to be included at first floor level in the elevation of the extended care

home that is opposite to these dwellings. Planning permission was granted by Committee on 08.04.91.

I consider that the existing use is appropriate within a residential area. The main issue in this case is the impact of the proposal on the amenity of the area and specifically on the residents of adjoining property.

Impact on the Amenity of Neighbouring Residents

As the property lies within a primarily residential area I consider that the impact of the proposal on the amenity of local residents is of major importance. The policies of the UDP (R1C, R1D and G1A) identify the relevant criteria. The major impact will be felt by the adjacent occupiers in Buckley Street West and those at "Gidlow Cottage" adjoining the care home.

Members will be aware that following the dismissal of the appeal in 1990 a revised application was approved in 1991. In reaching this decision the Committee accepted that the proposed development was a sufficient distance away from the dwellings in Buckley Street West to ensure that its construction would not cause a demonstrable loss of amenity to the adjacent residents, and also accepted that the degree of overshadowing of the rear gardens would not cause such a loss of amenity as to warrant refusal of the application for planning permission.

I would also draw the attention of Members to the fact that the distance between the care home and the adjacent dwellings increases in an easterly direction.

The adopted interface standards of the Council regarding space between dwellings are relevant to this case and normally require that there is a distance of 21.5 metres between the main elevations of dwellings containing windows to habitable rooms, and 12.2 metres between a main elevation and a gable or windowless elevation. Following the granting of planning permission in 1991 the existing gable of the extended care home is only 19.5 metres away from the rear of 34 Buckley Street West.

In making an assessment of the impact of the development on the amenity of neighbouring occupiers regard must be had to the following factors:

- overlooking of neighbouring property,
- the visual presence and possible overbearing nature of the extended building,
- the loss of sunlight to the adjoining gardens that will follow construction if planning permission is granted.

Regarding overlooking implementation of the current proposal will extend the two-storey part of the care home across the rear of Nos 30 and 32 Buckley Street West, and will give a minimum interface distance of some 21 metres. This part of the extension only contains a single obscurely glazed window at first floor level that provides light to a corridor and not to a habitable room. The extension has been designed to ensure that this window is a further 1.6 metres away from the boundary. Having regard to this I am satisfied that the two-storey part of the proposed extension will not cause any loss of amenity to the adjoining residents in Buckley Street West by reason of overlooking.

Whilst the ground floor extension would extend into the rear garden of the care home this facility only contains two windows in the elevation that is opposite to the boundary with the dwellings in Buckley Street West. These windows also light a corridor and not habitable rooms and will also be substantially screened by the boundary fencing. I am satisfied that this will ensure that there will be no overlooking of the adjoining property from these windows.

A feature of the design of the proposed extension is that the additional bedrooms, at both ground and first floor levels, have a direct aspect onto the garden at the rear of the care home. I am satisfied that this will ensure that the proposal will not adversely effect the amenity of the adjacent residents in Buckley Street West through overlooking of their homes and gardens.

Turning to the visual presence of the building, and whether it will appear overbearing when viewed from the dwellings in Buckley Street West, Members will recognise that the property has already been extended at two storeys following the earlier grant of planning permission in 1991. The current proposal will not bring the two-storey part of the extension any closer to the dwellings in Buckley Street West, but will extend this into the garden by a further 11.415 metres. This part of the development will be a further 0.65 metre away from the adjacent dwellings, with that part that is immediately to the rear of the existing building being set back into the site by 2.25 metres. The remainder of the extension is of single-storey form beneath a shallow hipped roof to reduce its visual impact.

I am also mindful that the hipped roof of the two-storey extension is lower than that on the existing building. In addition to this the adjacent dwellings in Buckley Street West are slightly elevated in relation to the site. In my opinion the cumulative impact of these factors is to reduce the bulk and massing of the development.

Regard must also be had to the distance between the care home and the adjacent property in Buckley Street West. Whilst these do not fully comply with the adopted interface standard for space between dwellings that are usually required, they exceed the distance that is available at present between the extended care home and the dwellinghouses, and in my opinion are consistent with the previous decision of the former Planning and Development Committee. Members will wish to carefully consider this aspect of the development.

On balance, and after very careful consideration, I am satisfied that the extended building will not appear to be overbearing when viewed from Buckley Street West.

As has been mentioned earlier in the report the loss of sunlight to the rear gardens of the houses in Buckley Street West is an issue that was referred to by the Inspector in his decision on the Appeal in 1990.

To overcome this the revised application in 1991 set the extension a minimum of 3 metres away from the boundary in order to minimise any loss of sunlight to the gardens. Members will be aware that the comparable distance was only 2.5 metres on the planning application that had been previously refused. The distance of 3 metres was considered to be sufficient to prevent severe overshadowing of the gardens by the Members of the former Committee when they approved the revised application and granted planning permission for the care home to be extended.

The present application maintains a distance of 4 metres, reducing to 3.25 metres, between the two-storey part of the extended building and the boundary. I am satisfied that this is consistent with the earlier decision of the former Committee and that it will ensure that any loss of sunlight to the adjacent residential gardens will not result in a significant loss of amenity to the adjacent residents. On balance it is considered that any overshadowing of the adjacent gardens is insufficient reason in isolation to refuse to grant planning permission.

The proposed extension would not result in any overshadowing of the rear elevation of the houses in Buckley Street West due to the distance between the care home and these dwellings.

The development will also necessitate the removal of the existing screen of trees on the northern boundary of the site. Whilst this will open the site to view from the rear of dwellings in Buckley Street West I am satisfied that the existing boundary fencing will screen a large part of the single-storey extension from the view of residents. As mentioned earlier the use of a shallow hipped roof above this part of the extension will further reduce the visual impact of the extended building.

In summary I am satisfied that the visual presence and massing of the development will not lead to any significant erosion in the level of amenity that is currently enjoyed by the adjoining residents in Buckley Street West. In my opinion the distance between the adjacent dwellings and the proposed extension is sufficient to ensure that the proposal will not appear overbearing and I consider that the development is consistent with the requirements of Policy R1C and R1D of the UDP.

"Gidlow Cottage" adjoins the care home. When the application was originally submitted a proposed bedroom window at first floor level within the extension would have had a direct aspect towards the rear garden of this property. Clearly this had potential to adversely affect the amenity of the adjacent occupiers through overlooking. Following representations to the applicants the function of this room has been changed and it will now form an assisted bathroom. A revised window detail is shown on the amended plan whereby the window will substantially comprise obscure glazing with only the upper portion being transparent. The transom window will be able to open for ventilation purposes whilst the full window will be fitted with a panic latch to allow it to open in the event of an emergency. I am satisfied that as this window is principally of obscure glazing, and is some 8.3 metres away from the boundary, there will be no significant loss of amenity to the residents at "Gidlow Cottage".

After careful consideration I am of the opinion that the proposed extension of the care home will not result in a significant loss of amenity to adjacent residents. Any loss of amenity will be limited and will not be to such a degree that planning permission should be refused. I am satisfied that this is consistent with the requirements of Policies R1D and G1A of the Replacement Plan.

Amenity Area for Residents

Each of the new bedrooms will comply with the Department of Health Care Standards Act 2000. The Regulations lay down minimum standards of accommodation for new-build proposals and extensions to existing care homes and require that all new bedrooms have

a floor area of at least 12 square metres of usable floorspace. The smallest of the proposed new bedrooms will have a floor area of 13.3 square metres, whilst the largest will comprise 13.6 square metres.

The Council has adopted Supplementary Planning Guidance for care homes. This sets out that amenity open space for residents should normally be provided at 50% of the plot area. If this cannot be achieved the availability of public open space should be taken into account in assessing whether sufficient amenity space is proposed. Off-site open space should be accessible to residents, preferably by walking. If a proposal has accessible off-site open space close by a level of provision of 10 square metres per resident is acceptable.

In assessing the merits of a scheme the SPG advises that the amenity space to be provided should be:

- secure
- sheltered from strong winds
- provided with a pleasant outlook
- provided with adequate space for a sitting out area
- separated physically and visually from the vehicular access, parking and servicing areas
- capable of receiving several hours of direct sunlight on each day throughout the year
- free from direct overlooking
- free from noise and fumes from passing traffic
- free from noise and disturbance from other land uses
- well-related to the care home and access thereto

The SPG further advises that a proposal that does not meet all of these criteria will be considered on its own merits.

Having regard to the position of the building and car park the care home clearly cannot devote 50% of the plot area exclusively for use as amenity space for residents.

As 50% of the plot area cannot be laid out as amenity open space off-site facilities must be considered under the terms of the SPG. Off-site open space is provided by Mesnes Park which can be accessed from Walkden Avenue for the more ambulant residents or by bus from Gidlow Lane.

Following completion of the building work the care home would provide approximately 280 square metres for this purpose. Committee will recognise that this exceeds the requirement of 10 square metres of amenity open space per resident for a complement of 23 residents. The applicants have confirmed that this will be laid out to include a patio area adjacent to the conservatory, seating areas adjacent to the single-storey bedrooms, with additional seating within a larger grassed area to the rear of the site. I am satisfied that these facilities are acceptable.

Highway Matters and Car Parking

The proposed development will utilise the existing access into the site from Norfolk Street and my Highway Engineer is satisfied that this is acceptable in the context of safety to all road users.

Currently the car park comprises an area of tarmac that accommodates random parking. There is no allocated provision for the disabled to park near to the entrance into the care home. As the extended care home will contain a total of 19 bedrooms parking to the maximum council standard would require 5 spaces. In addition to this the parking standards require that an additional 2 spaces are required for disabled persons.

The submitted plans show that the car park will be marked out to provide a total of eight spaces on a formal layout. The two spaces that are nearest to the ramped access are to be designated for use solely by the disabled and will be laid out to the required standards including the provision of clearance space of 1.2 metres at the sides and rear of the space. A distance of 10.408 metres will be available between the bays.

The level of parking that is to be provided exceeds the maximum parking standards by one space. Whilst this does not strictly accord with Policy A1S of the Replacement Plan the additional space will be available to staff or visitors and will prevent a vehicle having to park on adjacent highways.

Parking for bicycles and motorcycles is to be provided to the north of the building and adjacent to the boundary with 34 Buckley Street West and complies with the minimum provision required by the Council's adopted parking standards. The parking area will be enclosed on three sides by 1.8 metre high panels.

Refuse bins are to be stored within a timber enclosure with a hinged lid that is to be sited adjacent to the cycle/motorcycle storage area. This facility will be 12 metres away from the nearest dwellinghouse, 34 Buckley Street West. I am satisfied that this distance, in addition to the timber enclosure, is sufficient to ensure that the amenity of residents of this, and adjoining property, will not be unduly affected.

Loss of Trees and Impact on Wildlife

My Trees and Woodlands Officer has inspected the site and is satisfied that none of the trees adjoining the northern boundary of the site that will be lost to the development are worthy of preservation. The only specimen in the immediate vicinity of the site that is considered to have any amenity interest is a mature Ash on adjoining land on the Norfolk Street frontage. The proposed resurfacing works to the car park will not damage this specimen.

To partially compensate for the loss of trees, and to provide some screening of the extended building, a planted area including trees and shrubs is to be laid out adjoining the boundary that is shared with 30 and 32 Buckley Street West. Due to the alignment of the site boundary in relation to the proposed extension to the care home, the screen cannot extend further into the rear garden than is shown on the submitted plan.

The site has been inspected by my Ecologist who has commented that the trees along the northern boundary of the site that are to be removed may offer some opportunity for nesting birds. Accordingly tree felling should only take place outside the bird breeding season (March to August inclusive).

With regard to bats, a protected species, the Ecologist has inspected the building and considers that the potential for the property to support bats is very low.

Observations on Representations Received

I would comment as follows regarding the grounds of objection:

- I am satisfied that the proposed extension to the care home is not out of scale with the existing property nor with those in the immediate area;
- The potential to overlook adjoining property has been addressed earlier in the report;
- As explained in the report I do not consider that the development is overbearing;
- The Trees and Woodlands Officer has inspected the site and has confirmed that none of the trees within the site boundary are worthy of any special protection; the site has also been inspected by my Ecologist and is considered to be unlikely to provide a habitat for bats;
- Whilst it is unfortunate that construction work will lead to an increase in noise and disturbance to surrounding residents this will only be for a short period of time and will cease following completion of the development;
- Some degree of overshadowing of neighbouring gardens will occur but not to such an extent that planning permission should be refused as discussed earlier;
- Neither Council Drainage Engineers nor United Utilities have raised any concerns regarding site drainage;
- As Members are aware the issues regarding a rise or fall in property values is not a matter for consideration in the determination of this planning application as there is no evidence that the development would result in a devaluation of property;
- The bin storage area will be some 12 metres away from the nearest dwellinghouse and I am satisfied that this is sufficient to ensure that any smells and odours will disperse to the atmosphere; the bins will also be contained within a timber enclosure;
- The Right to Light is a civil matter and does not fall within the jurisdiction of planning law;
- The issue of overshadowing has been addressed previously in the report;
- The Draft Unitary Development Plan has been superseded by the Replacement Wigan Unitary Development Plan; I am satisfied that the development is consistent with the relevant policies of this Plan as set out above;
- The proposed car park layout allows for a distance of 10.408 metres between the rows of parking bays; I am satisfied that this will allow an emergency vehicle to access the care home if required; in determining the earlier appeal the Inspector considered that the parking arrangement was somewhat restricted and could lead to some on-street parking but did not think that this was sufficiently harmful to dismiss the appeal - Members will note my earlier comment that the availability of parking within the site exceeds the council's maximum standard for this form of development.

Conclusion:

I consider that the proposed extension has been designed to complement that of the existing Care Home and to minimise its visual impact in the context of its proximity to adjacent dwellings. On balance I consider that the development is acceptable and accords with the identified policies of the Replacement Plan. Consequently I recommend that Committee grant planning permission to extend the property in accordance with the submitted plans.

Recommendation

Approved with Conditions

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details shown on plan reference Drg Nos 2161-201C, 2161-202C and 2161-203C received on 1 February 2010.
2. Before any part of the development hereby approved is commenced, particulars/samples of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved materials.
3. Notwithstanding the details shown on the approved plans, no additional windows shall be inserted at any time into any external elevation or roof plane except with the written approval of the Local Planning Authority.
4. Prior to the commencement of any part of the development hereby approved full details of the means of enclosure to the proposed cycle and motor cycle store shall be submitted to, and approved by, the Local Planning Authority. The submitted details shall include the proposed materials of the panels forming the enclosure, and their height and colour. The store shall only be installed in accordance with the approved details.
5. The car park shall be resurfaced using porous materials, or provision shall be made to direct surface water run-off from the hard surface to a permeable or porous area or surface within the curtilage of the care home, and shall then be marked out in accordance with the details shown on the approved plan Drg No 2161-203C that was received by the local planning authority on 1 February 2010.
6. All car parking, means of enclosure and treatment of hard surfaces not built upon shall be completed before the use of the extensions to the care home hereby approved are commenced.
7. The obscurely glazed windows shown at first floor level on the amended plan Drg No 2161-202C received on 01.02.2010 shall be retained at all times and shall not be removed and replaced with any form of transparent glazing unless prior permission is granted by the Local Planning Authority.

Reasons:

1. For the avoidance of doubt, and having regard to Policy EV3A of the replacement Wigan UDP.
2. To ensure that the external appearance of the buildings is satisfactory, having regard to Policy EV3A of the replacement Wigan UDP.

3. To prevent overlooking to neighbouring property, as required by Policies R1D and EV3A of the replacement Wigan UDP.
4. To ensure that the details of the development are satisfactory, having regard to Policy EV3A of the replacement Wigan UDP.
5. To ensure that the details of the development are satisfactory, having regard to Policy EV3A of the replacement Wigan UDP.
6. To help to assimilate the proposed development into its surroundings, having regard to Policy EV3D of the replacement Wigan UDP.
7. To prevent overlooking to neighbouring property, as required by Policies R1D and EV3A of the replacement Wigan UDP.

Plans Attached to Report

Location Plan

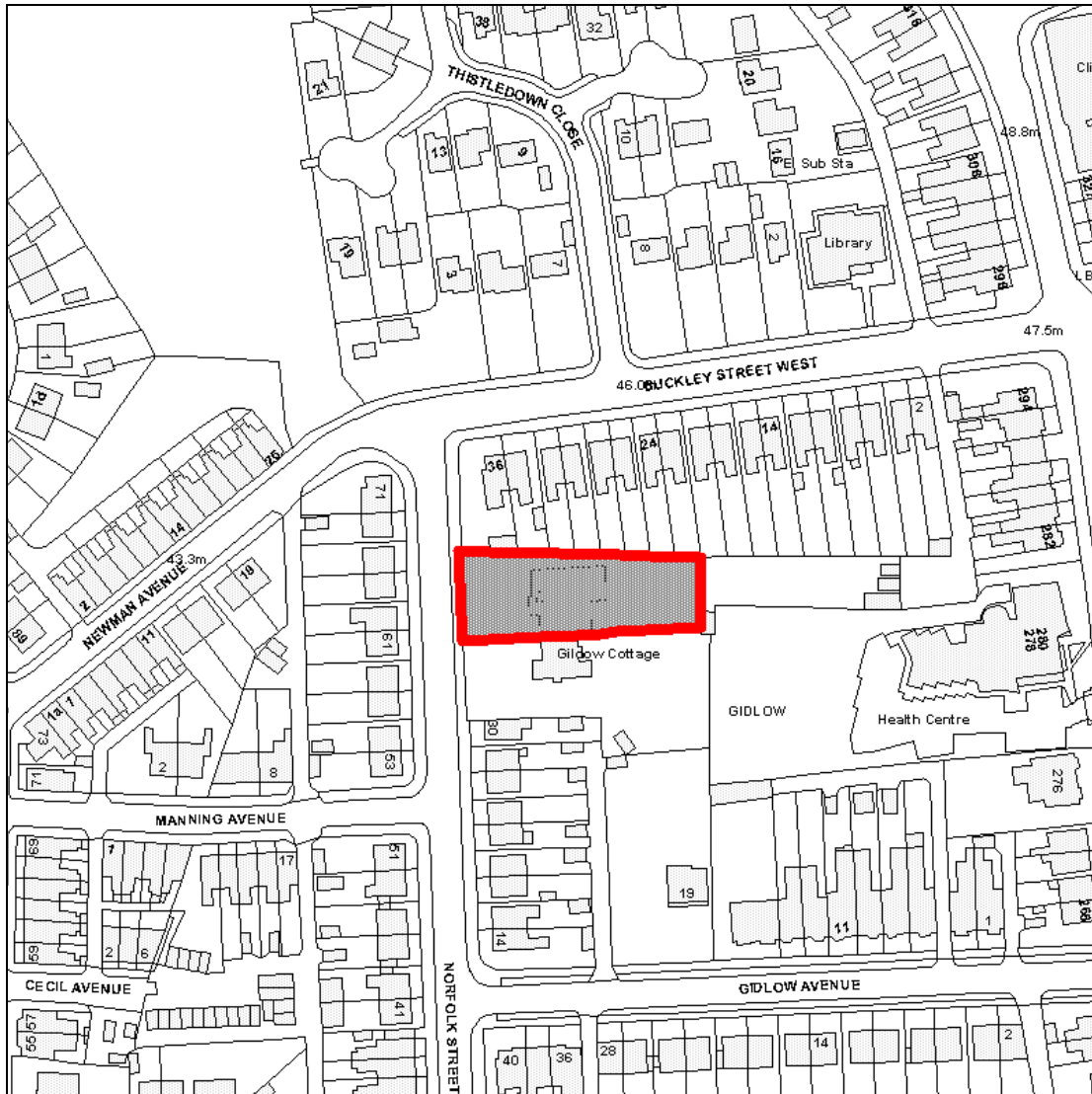
P/GN/A/09/73550

Application No: A/09/73550 (Video)

Development Proposed: To extend existing care home: part single storey part first floor to rear together with formation of 8 no parking spaces and 2 no cycle spaces (Re-submission of A/09/73172)

Location: Norfolk House 34 Norfolk Street Wigan

Ward: Wigan West



Site Area 



This plan is representative only, to indicate the site in relation to its surroundings.

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