



CYNGOR  
**Sir Ddinbych**  
**Denbighshire**  
 COUNTY COUNCIL

Graham Boase  
 Head of Planning & Public Protection  
 Denbighshire County Council  
 Caledfryn  
 Smithfield Road  
 Denbigh  
 Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709

Heading:

REFERENCE NO. 43/2012/0563/PF  
 35 Beach Road West,  
 Prestatyn

17



Application Site

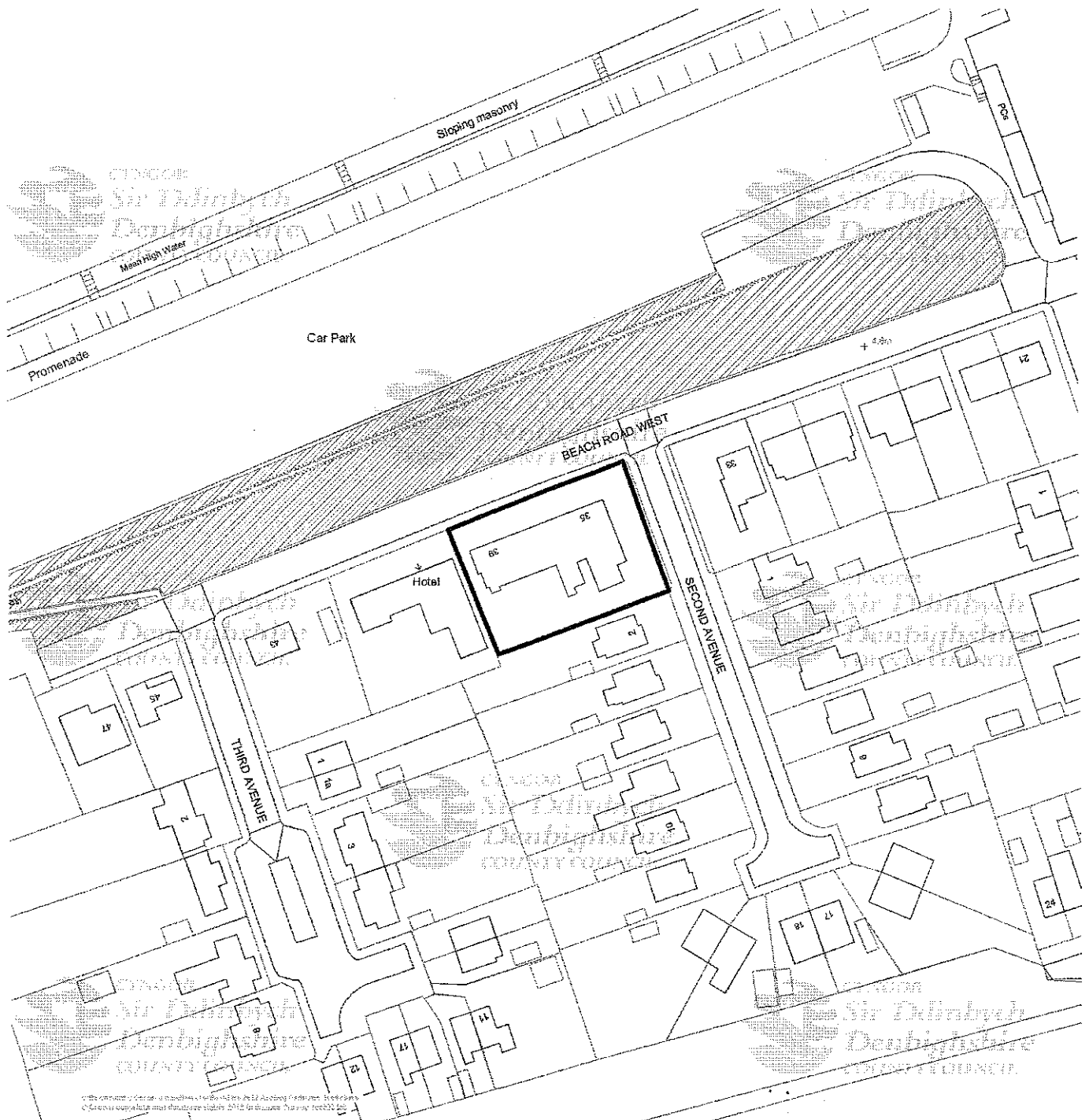


Date 22/8/2012

Scale 1/1250

Centre = 305857 E 383613 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



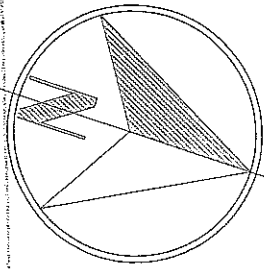
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Denbighshire County Council. 100023408. 2011.

Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawlfraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

43 / 2012 / 0563 / P F

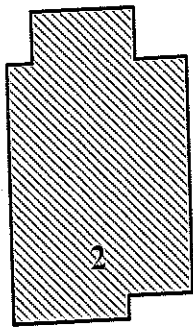
Drawing site - A3 420 x 297

REVISED PLAN



RECEIVED  
17 JUN 2012  
DENBIGH  
PLANNING SERVICES  
DENBIGH COUNTY COUNCIL

# SITE PLAN



Plan B  
Amended 16/07/2012

REMISES, BEACH COURT CARE HOME, 35 - 39 BEACHROAD WEST, PRESTATYN, DENBIGHSHIRE, LL19 7LL  
FOR REBBA CARE LIMITED.  
ADDITIONAL DETAILS ADDED

Scale: 1:200

SITE PLAN

Approx. line of Public Sewer  
in Beach Road West

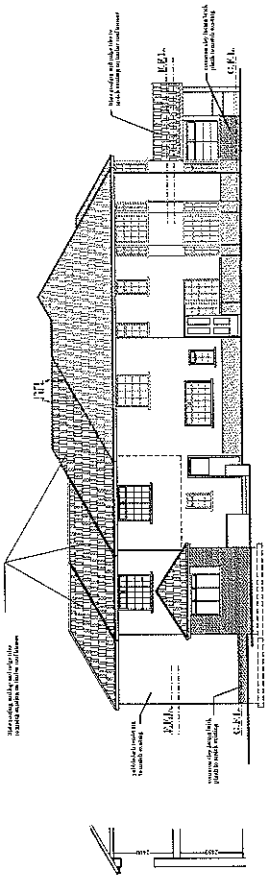
BEACH ROAD WEST

SECOND AVENUE

# PROPOSED PLANS

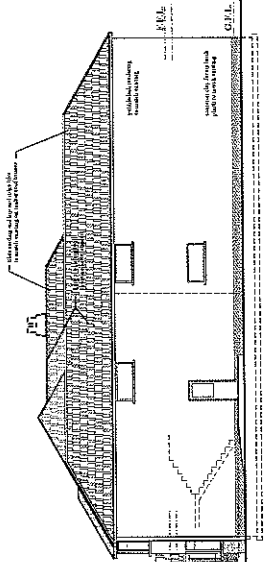
03.05.2012

Drawing Size - A1 594 x 841

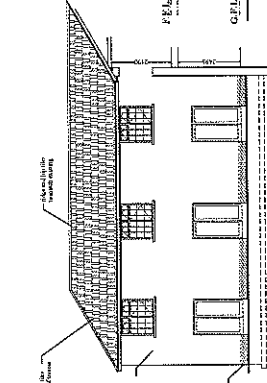


REAR ELEVATION

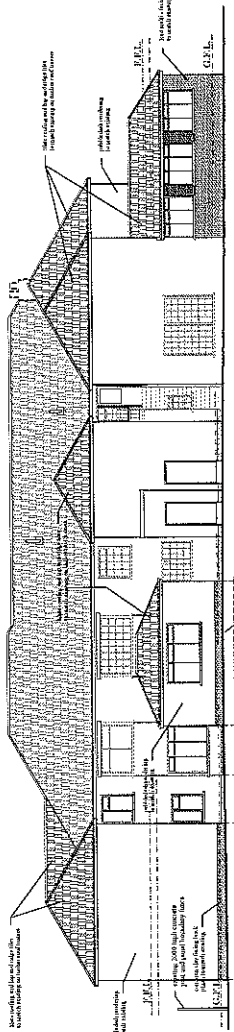
SIDE ELEVATION



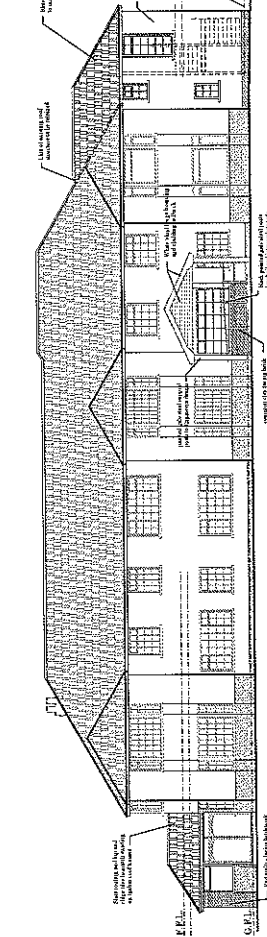
FRONT ELEVATION



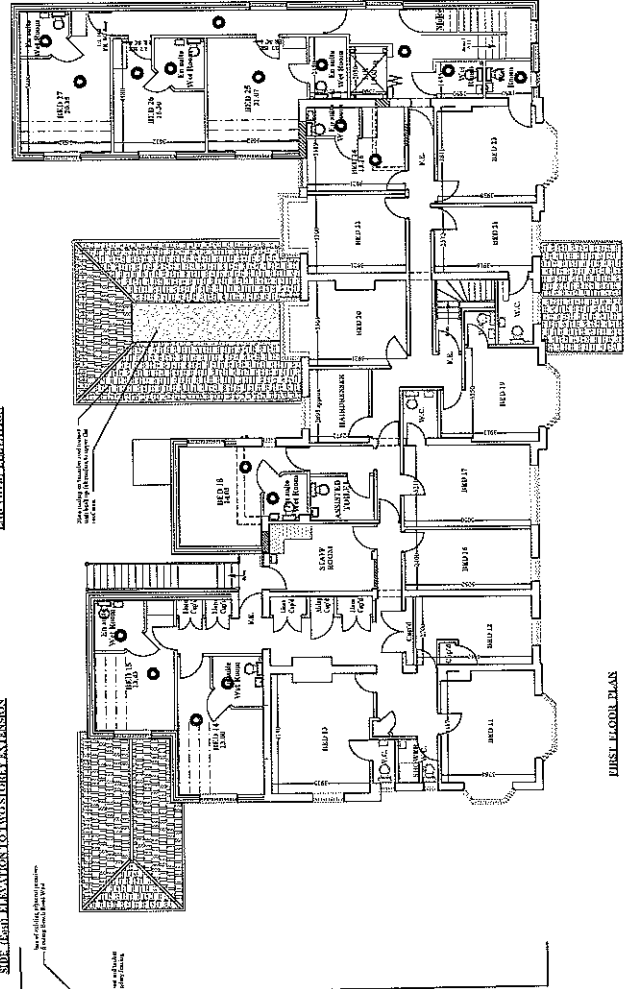
SIDE ELEVATION TO INVESTIGATE EXTENSION



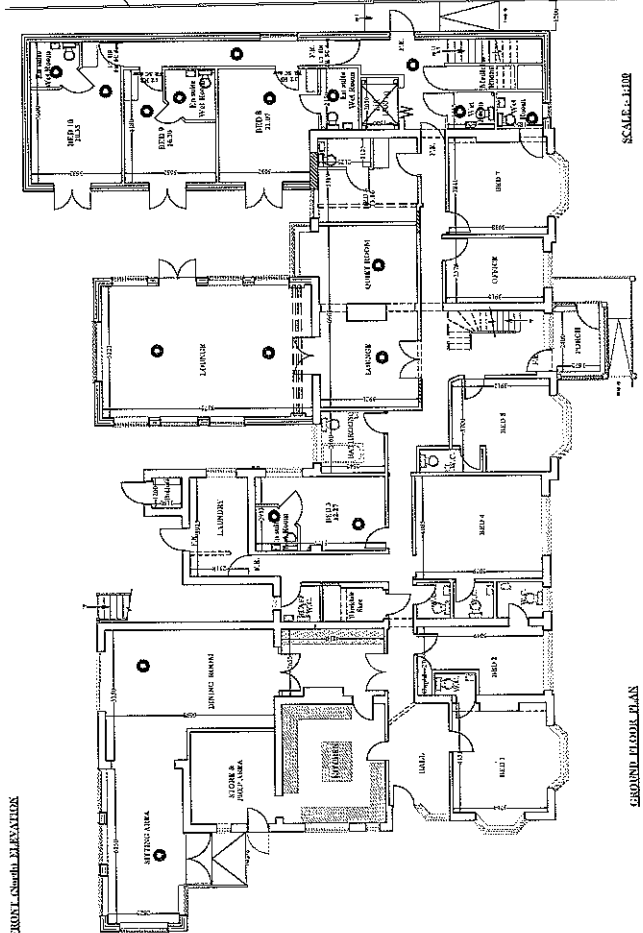
REAR ELEVATION



FRONT ELEVATION



FIRST FLOOR PLAN

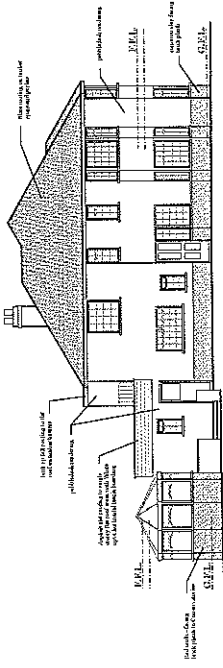


GROUND FLOOR PLAN

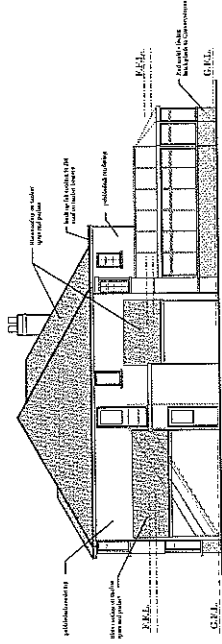
SCALE: 1:100

PREMISES, BEACH COURT CARE HOME, 35 - 39 BEACH ROAD WEST, PRESTATYN, DENBIGHSHIRE, LL19 7LL  
 PROPOSED ALTERATIONS AND EXTENSIONS PLANS AND DETAILS AS PROPOSED FOR REBBA CARE LIMITED.

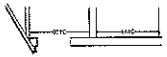
# EXISTING PLANS



REAR ELEVATION



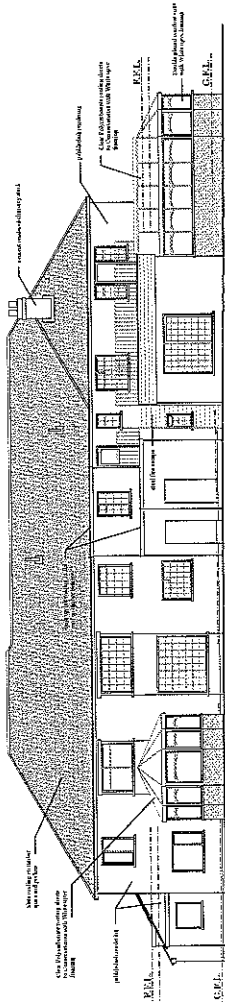
REAR ELEVATION



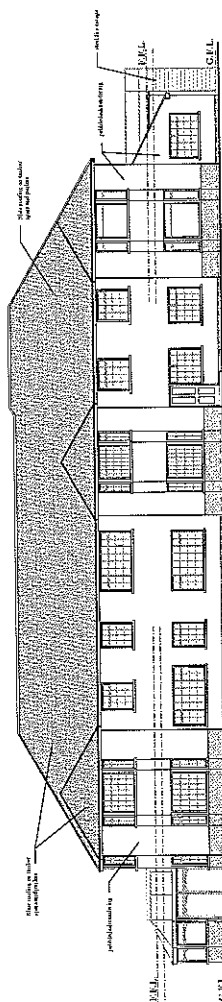
REAR GENERAL SECTION



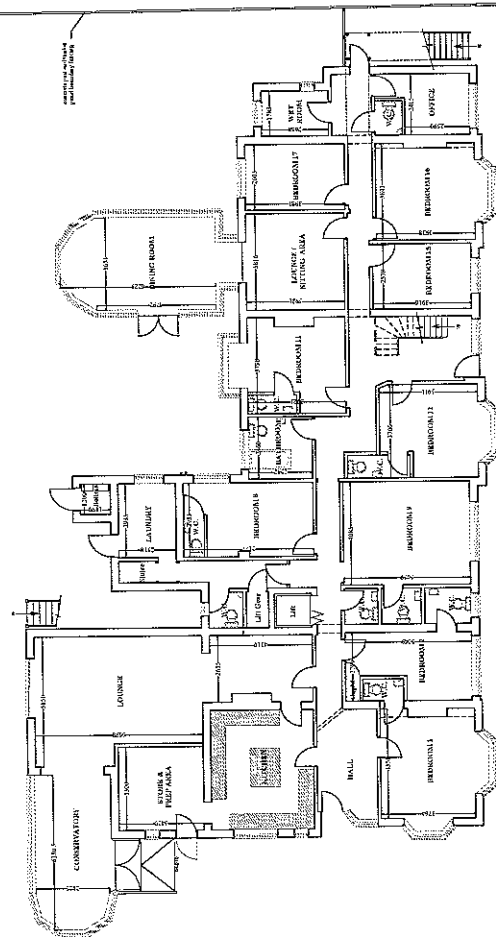
REAR GENERAL SECTION



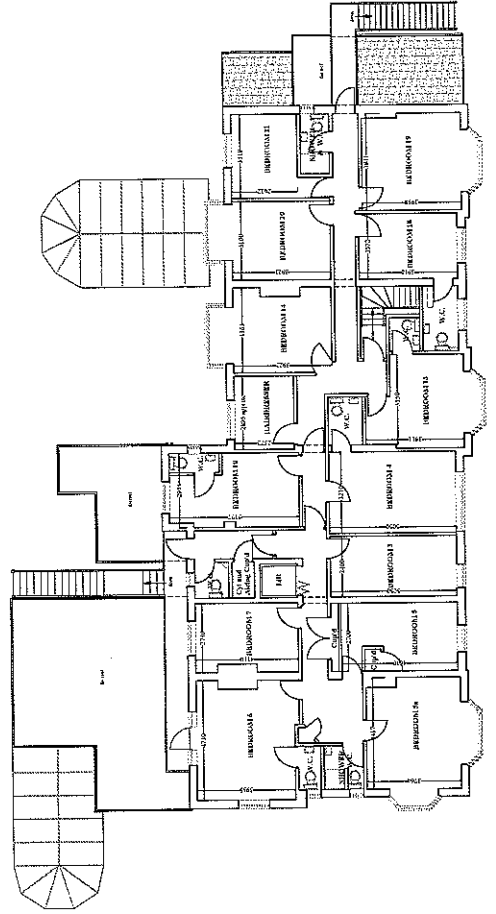
FRONT ELEVATION



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PREMISES, BEACH COURT CARE HOME, 35 - 39 BEACH ROAD WEST, PRESTATYN, DENBIGHSHIRE, LL19 7LL FOR REBBA CARE LIMITED.

SES

**ITEM NO:** 17  
**WARD NO:** Prestatyn North  
**APPLICATION NO:** 43/2012/0563/ PF  
**PROPOSAL:** Alterations and extensions to premises to provide 5 No. additional bedrooms (total of 27 beds) together with general internal and external upgrade of existing accommodation  
**LOCATION:** Beach Court Care Home 35 Beach Road West Prestatyn  
**APPLICANT:** Mr Russell Reeve Reeva Homes Limited  
**CONSTRAINTS:** C1 Flood Zone  
PD Removed  
Article 4 Direction  
**PUBLICITY UNDERTAKEN:** Site Notice - No  
Press Notice - No  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Recommendation to grant / approve – Town / Community Council objection

**CONSULTATION RESPONSES:**

**PRESTATYN TOWN COUNCIL**

“Objection, large development in residential area resulting in overintensification of site. Lack of car parking space. Potential risk of flooding”.

**ENVIRONMENT AGENCY**

No objection

**CARE STANDARDS INSPECTORATE FOR WALES**

No response received

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES**

**HEAD OF HIGHWAYS AND INFRASTRUCTURE**

No objection, subject to the inclusion of conditions relating to parking and formation of footway crossing.

**RESPONSE TO PUBLICITY:**

None

**EXPIRY DATE OF APPLICATION: 11/07/2012**

**REASONS FOR DELAY IN DECISION:**

- timing of receipt of representations

- additional information required from applicant
- re-consultations / further publicity necessary on amended plans and / or additional information

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### 1.1 Summary of proposals

- 1.1.1 The application seeks full planning permission for alterations and extensions to the existing Care Home to provide an additional 5 bedrooms, together with internal and external upgrade of the existing accommodation.
- 1.1.2 Beach Court is an established Class C2 Residential Care Home, currently providing 22 bedrooms, 9 bedrooms at ground floor level and 13 at first floor level. There are currently 20 single bedrooms, and 2 doubles, with the property currently being registered for 24 persons. At present, not all rooms are provided with en-suites.
- 1.1.3 The proposal would result in the provision of 27 single bedrooms, 10 at ground floor level and 17 at first floor level. All rooms would be provided with an en-suite, some also with wet room facilities.
- 1.1.4 It is proposed to remove the existing single storey flat roof extensions and conservatories and replace them with single and 2 storey pitched roof extensions, including internal renovations to upgrade the existing facilities. It is also proposed to erect an entrance porch to the front elevation.
- 1.1.5 It is proposed to erect a single storey detached outbuilding to the rear of the site to provide a food store, freezer store and general storage area.
- 1.1.6 Externally, it is proposed to re-landscape the site by paving the external areas and providing planters, gravelled areas, a water feature and patio/sitting area. To the front, there would be 9 no. parking spaces. The details are shown on the plans at the front of the report.

#### 1.2 Description of site and surroundings

- 1.2.1 The Care Home comprises a large detached 2 storey property located on the corner of Beach Road West with Second Avenue. The property has been significantly extended, with flat roof extensions and 2 conservatories added to the rear and side of the property. To the front of the property is a parking area.
- 1.2.2 The properties fronting Beach Road West are predominantly 2 storey dwellings with single storey dwellings located on Second Avenue.
- 1.2.3 The neighbouring property at 41 Beach Road West is a large detached 2 storey property currently in use as 4 self catering holiday apartments.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Prestatyn. The site is located within a C1 flood zone as defined by the development advice map in TAN 15: Development and Flood Risk.

#### 1.4 Relevant planning history

- 1.4.1 None specifically relevant to this proposal

1.5 Developments/changes since the original submission

1.5.1 The description has been corrected to reflect the actual physical increase in the overall number of bedrooms, which is 5 bedrooms. The increase in the number of persons registered at the Care Home would be 3. The original description used on the application confused the two.

1.6 Other relevant background information

1.6.1 None

**2. DETAILS OF PLANNING HISTORY:**

2.1 None

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)

Policy STRAT 1 General

Policy GEN 1 Development within Development Boundaries

Policy GEN 6 Development Control Requirements

Policy CF 5 Residential Institutions

Policy ENP 6 Flooding

Policy TRA Parking and Servicing Provision

3.2 Supplementary Planning Guidance

Supplementary Planning Guidance Note 21: Parking Requirement in New Developments

3.3 GOVERNMENT POLICY GUIDANCE

Planning Policy Wales 2011

TAN 15: Development and Flood Risk (2004)

**4. MAIN PLANNING CONSIDERATIONS:**

4.1 The main land use planning issues are considered to be:

4.1.1 Principle

4.1.2 Impact on visual amenity

4.1.3 Residential Amenity Considerations

4.1.4 Access and Parking

4.1.5 Flooding Issues

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy CF 5 relates to residential institutions and permits extensions provided there is no adverse impact on the character of the area, they do not represent overdevelopment of the site and adequate space remains for amenity space and parking. Policy GEN6 requires that development is considered against environmental, highway, parking and drainage impacts, including where the principle is acceptable. These criteria are discussed in more detail below.

4.2.2 Impact on visual amenity

Policy CF 5 permits extensions provided there is no impact on the character of the area and the extensions do not represent overdevelopment of the site. GEN 6 criteria refer to scale, landscape and visual impact.

As noted in the applicants Design and Access Statement, the existing Care Home has a floor area of approx 666sqm over 2 floors and the application proposes to increase the floor area to 920sqm over 2 floors, an increase of

254sq m. The site measures approx 1047sq m, and the proposal would result in a built foot print of approx 515sq m, occupying 49% of the site. Taking into account the nature of the development, and the absence of guidance for external amenity space for this type of development, the scale of the extension is not considered unreasonable, nor is it considered to be over development of the site. Overall, the proposals are considered to be an improvement to the appearance of the site as they would result in the loss of older, flat roofed extensions and the erection of well designed, pitched roof extensions with materials to match those of the main Care Home.

With regard to the comments of the Town Council in respect of overdevelopment in a residential area, for the above reasons, it is not considered that the proposal would result in overdevelopment of the site. It is acknowledged that the site is within a predominantly residential area, however Beach Court is a well established Care Home, and the proposals to upgrade the property to meet modern standards and provide improved accommodation are supported. The extensions proposed to the rear, will in the main replace older, poorly designed extensions which would be more in keeping with the character and style of the main property.

On the corner of Beach Road with Second Avenue, which is characterised by single storey dwellings, the extension on the corner has been designed to be single storey, to reflect the character of the properties in the area, and to avoid a large scale extension on the corner.

To the side of Beach Court and its neighbour at 41, are existing single storey extensions, part pitched roof, part flat roof and an external steel fire escape. It is proposed to remove these older extensions and staircase and replace them with a 2 storey extension, which would be set in approx 1m from the boundary, leaving a gap of 2.6m between the side elevations of the buildings. The proposed extension would have a pitched roof with a hip, which would be approx 7m in height to its ridge, 1.5m lower than the height of the main ridge of the building.

It is not considered that the extensions and alterations would result in any adverse impact on the character and appearance of the area, or conflict with policies GEN 6 and CF 5.

#### 4.2.3 Residential amenity considerations

Policy GEN 6 sets specific tests to be applied to amenity impacts of development. As mentioned above there is no guidance in policy CF 5 in respect of amenity space or areas in respect of Care Homes, although the policy makes reference to providing private open space.

##### *Amenity of Care Home*

There is space around the site which could be used as an amenity area for residents should they wish. The plans show a patio/sitting area, and paved areas to the rear with planters/landscaping.

##### *Amenity of local residents*

The closest residential property to the site is located to the rear at 2, Second Avenue. This property is single storey, and its side elevation faces the application site. The proposed extensions to the Care Home, with the exception of the 2 storey extension on the far western elevation (adjoining no 41 Beach Road West) would not be sited any closer to the boundary of this property than the existing buildings/extensions on the site. The proposed extensions would however be 2 storey, as opposed to existing single storey



extensions. The 2 storey extensions have been designed with no rear windows at first floor level, whereas the current flat roof extensions have roof terraces with railings, which allows residents to sit outside. The proposal is therefore considered to be an overall improvement in amenity terms, and would have limited impact on the adjacent occupiers. The extensions are sited approx 7.5m away from the side elevation of the neighbouring property, however due to the design, spacing and orientation of the properties it is not considered that the extensions would be overbearing on the neighbouring property at 2, Second Avenue.

In respect on the impact on the property at 41 Beach Road West, which is in use as 4 no. self contained holiday apartments. The 2 storey extension would be sited 2.6m from the side elevation of this property, which is a large 2 storey property. On the side elevation facing the application site, there are windows at ground and first floor level, however due to the nature of the property as holiday use, it is not considered that there would be any significant impact on the amenity of occupiers of this property.

In conclusion it is not considered that the proposal would impact on the amenity of existing or proposed occupiers and is acceptable within the terms of policy

#### 4.2.4 Access and Parking

Policy GEN 6 criteria (vii) permits development where it does not have an unacceptable effect on the local highway network. Policy TRA 9 requires adequate parking and servicing provision and Policy CF 5 refers to the need for car parking, manoeuvring and servicing to ensure no impact on the local highway network.

Highways officers have made an assessment of the proposal and the increase in the number of 3 residents which would be as a result of the extensions and alterations to the existing Care Home. It is proposed that 9 car parking spaces will be provided at the front of the property, and Highways officers consider this would be adequate, considering the location, nature and increase in the scale of the development.

Therefore there is no objection on highway safety grounds in terms of the aforementioned policies.

#### 4.2.5 Flooding Issues

Policy ENP 6 requires that development does not result in an unacceptable risk from flooding. TAN 15 Development and Flood Risk also provides guidance to the Local Planning Authority when dealing with development in flood risk areas.

The site is located within a zone C1 as defined by the development advice maps of TAN15 Development and Flood Risk. For extensions to a nursing home, a highly vulnerable development, the submission of a Flood Consequences Assessment (FCA) would normally be required as the Environment Agency have information which would suggest the site would be dry at a breach during a 0.5% event, but flooded at the 0.5% event with climate change, and would also expect the site to flood at the 0.1% event.

In this instance however, the Environment Agency have had regard to the fact the home is already established and have not insisted upon the submission of a FCA, but they have stated that the developer must be made aware of the potential flood risk and be advised to install flood-proofing measures as part of the extensions.

Provided the applicant is made aware of the potential flood risks and is advised to install flood-proofing measures as part of the development where possible, it is considered that the proposals are acceptable.

**5. SUMMARY AND CONCLUSIONS:**

5.1 The proposal is considered acceptable under the terms of the relevant policies and is therefore recommended for grant.

**RECOMMENDATION: - GRANT:** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The materials and finishes of the external surfaces of the walls and roof of the building hereby permitted shall be of the same texture, type and colour as those on external walls and the roof of the existing building.
3. Facilities shall be provided and retained within the site for the loading/ unloading, parking and turning of vehicles in accordance with the approved plan and which shall be completed prior to the development being brought into use.
4. Prior to the commencement of development, full details of the alterations to the vehicular footway crossing shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed strictly in accordance with such approved details

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity.
3. To provide for the loading/ unloading, parking and turning of vehicles and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
4. To ensure the formation of a safe and satisfactory access in the interests of highway safety.

**NOTES TO APPLICANT:**

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10. Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991). Your attention is drawn to the attached notes relating to applications for consent to construct a vehicular crossing over a footway / verge under Section 184 of the Highways Act 1980. You are advised that the property lies entirely within zone C1 as defined by the development advice map referred to under TAN 15: Development and Flood Risk and therefore you should be aware of potential flood risks.

You are advised to install flood proofing measures as part of the development. Guidance is available at [www.planningportal.gov.uk](http://www.planningportal.gov.uk) in the document 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties'.