



BLACKBURN
with
DARWEN
BOROUGH COUNCIL

SUPPLEMENTARY PLANNING GUIDANCE

Residential Institutions



BLACKBURN WITH DARWEN
BOROUGH LOCAL PLAN

SUPPLEMENTARY PLANNING GUIDANCE

This is one of a series of supplementary planning guidance notes prepared by the Council to raise awareness of good design and to improve the quality of new development.

The following titles are available from the Council's Technical Services Department at Blackburn and Darwen Town Halls.

Residential and Other Related Uses

1. New Residential Development
2. Extensions for Detached and Semi-detached Houses
3. Extensions for Terraced Houses
4. Community and Other Uses within Residential Areas
5. Residential Institutions

Conservation and Design

6. Listed Buildings
7. Conservation Areas
8. Outdoor Advertisements and Signs
9. Shopfront Design and Security
10. Industrial and Warehousing Buildings

Rural Areas

11. Agricultural Buildings
12. The Conversion of Buildings in the Countryside
13. Village Appraisals

Natural Environment

14. Landscaping and Wildlife Habitat Creation
15. Species Protection

RESIDENTIAL INSTITUTIONS

HOMES FOR THE ELDERLY, NURSING HOMES AND OTHER INSTITUTIONAL RESIDENTIAL ACCOMMODATION

Blackburn with Darwen Borough Council has prepared this guidance note for those wishing to provide facilities for residential accommodation and care to people in need of care. It sets out the considerations against which planning applications will be judged (as defined in Policy H10 of the Local Plan) and provides a guide for potential applicants seeking suitable premises.

As defined by the 1995 Use Classes Order - Class C2 - Residential Institutions, this guidance relates to:

- use for the provision of residential accommodation and care to people in need of care*
- use as a hospital or nursing home

* Where up to 6 people, including some in need of care, live together in a dwelling as a single household, this use is classed as a dwelling house, C3 in the Use Classes Order.

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CONSIDERATIONS

A large number of residential and nursing homes have been established in converted premises, mainly from large houses but also from other buildings such as redundant schools. A considerable number of proposals for extensions to existing homes are forthcoming and guidance for these is needed. The following considerations will be used to assess proposals:

i. The proposal should be located within a Primary Residential Area or other appropriate locality offering an acceptable level of residential amenity.

Residents within institutional accommodation usually have only limited mobility or opportunity to enjoy time away from home due to infirmity. It is considered essential therefore that homes are located in accessible areas which have an appropriate standard of amenity, unspoiled by unsuitable neighbouring uses, excessive traffic or a poor standard of environment. Likewise, it is important that a home does not have an unacceptable effect on existing residents by reason of its intensity of use and traffic generation.

ii. The design of any building, extension or alterations will be expected to be in character with and complement existing neighbouring development and/or the existing building.

Large scale extensions to homes (beyond those which would usually be considered acceptable had the property remained in use as a single dwelling house) will be acceptable providing the following criteria are met:

- a. they are of a size which can be readily accommodated within the curtilage of the home without detriment to the amenity of neighbouring properties or the character of the property and locality, or the requirements for adequate open space and car parking;
- b. the position of the extension is such that the appearance or character of the premises is not unacceptably affected; and
- c. the design, including facing materials and detailing is fully in keeping with the existing property.

The integration of large extensions in predominantly residential situations is one of the most difficult issues which arise in connection with residential and nursing homes. Such proposals will be determined against Policy HD1 which sets out broad design principles for new development and the guidance set out above. Signage should be restrained and of a size and design appropriate to the character of the building and locality.

iii. The property should be large enough to provide the facilities required by the registration authorities (cooking facilities, bathrooms, dining and communal facilities) without the need for any substantial extensions which would have a detrimental effect on the area, the amenity or neighbouring properties or the character of the property or locality.

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One of the more difficult issues which arises in the adaptation of existing properties to institutional use, particularly individual dwellings, is that of accommodating the required internal amenities and features such as fire escapes, without adverse effects on the property or its surroundings. For this reason, larger detached properties with relatively generous separation distances from neighbouring properties and more spacious gardens are more likely to prove acceptable to the Council.

iv. The conversion of a terraced house or one of a pair of semi-detached houses or a detached property closely abutting or linked to its neighbours will be considered unsuitable.

This is because the presence of members of staff and residents, deliveries and callers generate more traffic and disturbance than a single family house.

v. The premises should be located near to, or enjoy safe and convenient access to facilities such as shops and public transport.

Access to the normal amenities such as shops, post offices, churches and places of entertainment should be easy and distances short. Blackburn and Darwen are relatively compact towns with attractive and accessible parks and the favoured areas for such homes generally appear to meet this requirement. An adequate level of accessibility is important for both residents and visitors.

vi. There should be adequate, convenient and accessible parking space within the curtilage to comply with the Council's adopted parking standards without adverse effect on neighbouring properties or the character of the locality.

The expected standard is 1 car parking space per 5 residents (maximum) and 1 cycle space per 5 employees (whole time equivalent - minimum). 10% of all car spaces should be provided to mobility standard (minimum width 3.6 metres). On large developments where 25 or more car spaces would be provided, 1 motorcycle space should be provided for every 25 car spaces.

vii. The property must have open garden areas (or areas capable of conversion to garden or open space use) which are suitable and sufficiently attractive for use by residents.

Elderly and infirm persons on the whole lack the degree of personal mobility enjoyed by other sections of the population. Whilst they are unlikely to have their own transport, they still need to enjoy the open air and pleasant surroundings. Close proximity to public parks or gardens may be taken into account in meeting this requirement. This criteria may not apply to establishments accommodating groups other than the elderly and/or infirm.

SUPPLEMENTARY PLANNING GUIDANCE

Further information is available from:
Development Control Group ☎ (01254) 585638
Forward Planning and Transportation Group ☎ (01254) 585356



BUILDING CONTROL

- Once you have received Planning Approval you will then need to consider obtaining Building Regulation Approval - Can we help?
- ◆ We are happy to give informal pre-submission advice.
 - ◆ We will deal with your plans quickly.
 - ◆ Our approach is flexible and can be tailored to meet your particular requirements
 - ◆ We will provide a same day inspection service.

For more information telephone (01254) 585747