



Planning Statement

For

Garage extension

At

54 Spalding Road
Holbeach
PE12 7HG

February 2020

19.1119

Prepared for and on behalf of
Care Management Group (CMG)

Regulated by **RICS**

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**PLANNING STATEMENT IN SUPPORT OF THE REDEVELOPMENT OF REAR GARAGE AT 54 SPALDING ROAD,
HOLBEACH PE12 7HG – PLANING APPLICATION No. H09-1194-19**

South Holland Council stipulates that a Design and Access Statement is not required for conversions/ extensions of existing dwellings and/or their outbuildings, however to aid in understanding, we hereby provide some background information about the services provided by the care home and also the group type that they support. We also further discuss the design proposals for the garage conversion and extension.

The Care Management Group is a national care home group that operates on small-scale residential homes that provide supported living for people with physical, behavioural and/ or mental health disabilities. The group works on promoting the independent living of these individuals (when possible) and have carers providing 24/7 support in each of the services. In addition, each of the services have a duty manager on site during working hours, providing additional support and required supervision.

Due to the nature of the mental health disability of some of the individuals under the care of the group, self-contained units provide more suitable living accommodation, since their challenging behavior sometimes has a negative effect on other residents living in the same house.

The design proposal submitted for planning consideration proposes the conversion of the existing garage into one self-contained residential unit for the use of the care home. This unit is to be part of the residential care home and is therefore, by no means, a proposal for a second dwelling on site.

The existing dwelling has had a change of use from a dwelling to a House in Multiple Occupancy (HMO) under permitted development rights. It has also undertaken refurbishment works recently in order to improve the care home assets and living conditions of the inhabitants.

The original design proposal was for the conversion of the existing garage and its extension, however, due to flood risk mitigation measures, the finish floor level of the proposed unit had to be raised by a minimum of 500mm, which in turn, rendered the floor to ceiling height of the existing garage unsuitable for habitation. After careful appraisal of the site and its surrounding, the natural response for the next design solution was the creation of an annex attached to the existing garage, with similar scale and size to the adjacent garage at No. 56 Spalding Road.

In terms of aesthetics and materials, as described on the application form and supporting documents, red facing brick and reconstituted slate roof tiles are used to match existing materials. Following the significant increase in finish floor level to mitigate flood risks, the eaves and ridge heights of the proposed unit also had to be raised in order to provide adequate headroom for the future inhabitant of the unit.

Therefore, since the proposed annex sits back from the street scene and behind the existing garage, the architectural hierarchy and pattern are respected and maintained.

Finally, in terms of traffic increase and concerns about additional use of off-street parking, there should be no additional burden imposed by the proposed unit, since the residents themselves do not own cars or even drive. The existing driveway will provide sufficient space for the cars of the staff parking needed and any occasional visitor, avoiding the use of off-street parking.