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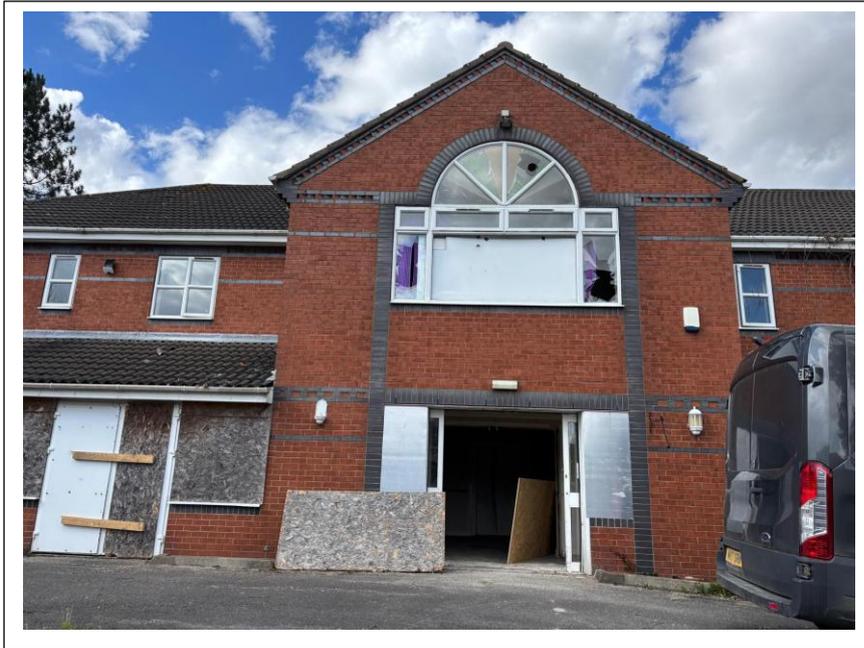
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Planning Statement – The Shires

Proposed Single Storey Extensions and Second Floor Extension – November 2025

Project ref 1124

The Shires Care Centre, The Oval, Sutton in Ashfield, NG17 2FR



1.0 Introduction

1.1 Overview

This Planning statement has been produced to support the full planning application to bring back into use an existing vacant structure, The Shires Care Home. For this purpose, building extensions are being proposed as part of design, these extensions are as follows:

1. Ground floor, to the rear of the building
2. Side of the existing building (2 No. extensions)
3. A first-floor extension to be used for new rooms and a wet area.
4. The design proposed includes a new second floor extension, this is proposed in terms of layout to mirror the first floor proposed layout.

The site is in the market town of Sutton in Ashfield on the West of the town in Nottinghamshire, it is four miles west of Mansfield. The Shires is located within The Oval, a mixed commercial and residential area with a communal park. The area is surrounded by The Oval road, beyond which, there are further residential areas, associated garden space and scattered trees.

The planning application is to bring back this infrastructure into use for much needed home care facilities within the existing community. The extensions proposed reconfigure the existing building

including garden enhancement to create a Sensory Garden and planting new trees to the rear of the property, the vision is to propose a modern facility and to be able to respond to current demands for residential care requirements in the local area. The building is not listed and is not in a conservation area.

1.2 The Proposal

Details of the extensions proposed are as follows:

1. The rear extension is a back entrance enclosure for ease of access for mobility scooters.
2. The 2 No. side extensions are a kitchen extension and we are increasing by 5 sqm a store room and a wet area. The outer edge of this extension will be in line with the existing building.
3. The first floor extension will match the footprint of the ground floor to include additional rooms.
4. The second floor extension proposed is a mirror of the first floor on the same footprint of the building.

The materials for the extensions will match the existing which is currently a brick facing building with contrasting brick details. The property currently has UPVC fenestration which will be replaced with a new UPVC in a similar design. A concrete pantile roof will replace the existing on the extension above in the same material at the same pitch as existing to allow the building to blend in with both the neighboring properties and also be in keeping with the existing structure.

The smaller extensions to the rear and side are kept to a minimum and will blend in well with the existing building. As these are mainly visible from the rear and side we do not feel they will have much visual impact on the building in general but will have a positive impact on being able to bring in line the new layout to current requirements and ensure sufficient space for much needed residential care.

In terms of overlooking, as the site is surrounded by commercial on most sides including the park at the rear; we feel that the additional storey will have minimal impact on the neighbouring properties. The nearest residential property towards the front is 23m away at its closest point.

1.3 Access

In terms of vehicular access, the provision will be maintained; this is accessed from the oval via a private drive that leads to the main entrance. There is also rear delivery access through a gate which is accessible through the residential area to the back of the building. There is now provision for 1 accessible parking space close to the main entrance. The existing number of parking spaces has been kept. Provision for cycle parking and EV charging has also been included in the proposals.

1.4 Background

Previous planning permissions have been granted to accommodate the growing infrastructure in and around the Sutton-in-Ashfield area. (Ref: V/1978/0078) was granted in 1978 for Alterations to Boundary Wall, Erection of Fuel Bunker & Rear Entrance, whilst there was a planning permission granted in 1995 (V/1995/0374) for the erection of 30 bed Care Home and Day Centre and

Demolition of Existing Home. Improvements followed in 1997 (V/1997/0583) with 2 No. Single Storey Extensions to Wheelchair Store and Dining/Day Room and Internal Alterations. In 1998 permission for more admin space was granted as well as 6 new bedrooms (V/1998/0537). Further rooms were given permission in 2001 (V/2001/0899), erection of 16 Bedroom Nursing Home to the Rear of Existing Nursing. The most recent permission was granted in 2018 (V/2018/0655) where Construction of an Advertised Hoarding Around Site Perimeter and permission for one Non-Illuminated Hoarding Sign were applied for.

A pre-application advice request was sent to Ashfield District Council with a response received on 10th July 2025 (PEQ/2025/0083).

1.5 Landscaping:

The current proposal shows a new sensory garden in the former courtyard area, this is for all residents use but specially to support residents suffering from dementia. Also 3 No. trees will be planted to the rear of the building so as to achieve the BNG target required.

1.6 Objectives & Benefits:

1.5.1 Care Home Operational Statement

Facility Overview: Shires Care Home is envisaged as a residential care facility providing care for elderly residents and residents with dementia.

Resident Information

- **Total Capacity:** 83 residents
- **Room Configuration:**
 - 55 single occupancy rooms
 - 14 double occupancy rooms (28 residents)
- **Total Rooms:** 69 bedrooms

Staffing Details

- **Staff-to-Resident Ratios:**
 - Morning shift: 1 staff member per 5 residents (approximately 17 care staff)
 - Afternoon shift: 1 staff member per 8 residents (approximately 11 care staff)
 - Night shift: 1 staff member per 10 residents (approximately 9 care staff)
- **24-Hour Coverage:**
 - Continuous staffing coverage ensures resident care and safety at all times
 - Duty manager available on call for emergency situations and operational support

- Locum bank of qualified staff maintained to cover unexpected absences including sickness, ensuring consistent staffing levels are maintained
- **Additional Staff:**
 - Administrative personnel
 - Maintenance and housekeeping staff
 - Kitchen and catering team
 - Management team
 - Specialized care professionals as required

Visitor Information

- **Daily Visitor Management:**
 - Maximum of 15 visitors per day (including both professional and personal visitors)
 - Estimated 4-5 visitors on site at any given time
 - Visiting patterns managed to ensure minimal disruption to resident care routines
 - **Visitor registration system in place** to monitor and record all visitors for security and safety purposes
- **Visitor Categories:**
 - Family and friends visiting residents
 - Healthcare professionals (GPs, specialists, therapists)
 - Social services representatives
 - Regulatory and inspection visits
 - Service providers and contractors

Service Deliveries and Maintenance

- **Planned Deliveries:**
 - All deliveries are scheduled and managed by the care home team
 - Delivery times coordinated to minimize disruption to residents and daily routines
 - Designated delivery areas to ensure efficient and safe handling of goods
 - Regular deliveries include food supplies, medical supplies, pharmaceuticals, general supplies, and household items
- **Maintenance Operations:**

- Routine maintenance visits scheduled and carried out with minimal inconvenience to residents
- Maintenance work planned around resident care schedules and daily activities
- Emergency maintenance available when required
- Regular servicing of essential equipment (heating, lifts, emergency systems)
- Grounds maintenance and cleaning services managed appropriately
- **Service Vehicle Management:**
 - Delivery and service vehicles managed through designated routes and times
 - Coordination with facility management to ensure smooth operations
 - Adequate space allocated for service vehicle access and maneuvering

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