

Member Interest:**Delegated Report**

Application Number: V/2025/0639

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

Description of Works: Proposal for 2 x Single Storey Ground Floor Ext, 1 x Two Storey Extensions And Increase from 2 Storey To 3 Storey

The Application	Proposal for 2 x Single Storey Ground Floor Ext, 1 x Two Storey Extensions And Increase from 2 Storey To 3 Storey
Policy Considerations	<p>Ashfield Local Plan Review (ALPR) (2002)</p> <p>ST1 – Development</p> <p>ST2 – Main urban area</p> <p>HG8 – Residential care facilities, houses in multiple occupation bedsits, flats and hostels</p> <p>National Planning Policy Framework (NPPF) (2024)</p> <p>Part 2 – Achieving sustainable development</p> <p>Part 5 – Delivering a sufficient supply of homes</p> <p>Part 9 - Promoting sustainable transport</p> <p>Part 12 – Achieving well designed places</p> <p>Nottinghamshire Highway Design Guide</p>
Relevant Planning History	<p>V/1978/0078 – Alterations to boundary wall, erection of fuel bunker & rear entrance gates – Conditional</p> <p>V/1995/0374 – Erection of 30 bed care home and day centre and demolition of existing home – Conditional</p> <p>V/1997/0583 – 2No. single storey extensions to wheelchair store and dining/day room and internal alterations – Conditional</p> <p>V/1998/0537 – 2No. double storey extensions incorporating office, bathroom and 6No. bedrooms – Conditional</p> <p>V/2001/0899 – Erection of 16 bedroom nursing home to the rear of existing nursing home – Conditional</p> <p>V/2018/0655 – Construction of an advertised hoarding around perimeter – Conditional</p> <p>V/2018/0656 – One non illuminated hoarding sign – Conditional</p>
Summary of comments received	<p>ADC Environmental Health</p> <ul style="list-style-type: none"> - No objections <p>NCC Highways</p> <ul style="list-style-type: none"> - Unclear how many bedrooms the care home has increased by since its previous use and the increase in the number of staff. Clarification required

	<ul style="list-style-type: none"> - Submitted information sets out the staff to resident ratios and estimated 4-5 visitors on site at any given time. The Nottinghamshire Highway Design Guide sets out expected parking provision for residential care homes which is 1 space per 3 bedrooms and 1 space for each staff member. The site plan shows 7 parking spaces including an accessible space and EV charging point. Parking allocation will not meet the standards. - Submitted statement sets out that the existing number of parking spaces has been kept however historical google maps imagery shows higher number of spaces were available when previously in operation. Clarification required as to how they intend to address the parking shortfall. - An additional parking space is shown to the north of the site however access to the space appears difficult. Gated access is not positioned in the correct location as the vehicular access shown is in fact a wall. Applicant will need to demonstrate how a vehicle will access the staff parking bay and manoeuvring within the site. - Existing dropped kerb to the west of the site, unclear if this is to be retained. Clarification needed as if the access is no longer required the kerb will need to be reinstated to full height as part of the proposal. <p>Integrated Care Board</p> <ul style="list-style-type: none"> - Have been consulted but no comments have been received.
Comments on above	-
Summary	<p>The Application and Site</p> <p>The application site comprises an existing care home located on The Oval in the main urban area of Sutton in Ashfield.</p> <p>The application seeks consent to erect 3no single storey extensions infilling gaps and ‘squaring off’ part of the building at ground floor, 1no. first floor extension above the existing single storey element of the building to the north/west of the building and increase the building from 2 storeys to 3 storeys.</p> <p>The home is proposed to provide 69 bedrooms for 83 residents as some are proposed to be double occupancy.</p> <p>The care home appears to have originally been granted conditional consent for a 30-bed care home under planning application V/1995/0374. Over time applications have been approved for extensions of the care home under applications V/1997/0583 and V/1998/0537.</p> <p>Within their statement it is set out that a pre-application request was submitted to the Council. It should be noted that the pre-application request was in respect of 3no. small single storey extensions and one first floor extension only and did not include increasing the building to 3 storeys.</p>

Visual Amenity

The materials proposed are brickwork and roof tiles to match existing.

The proposed extensions will be prominent within the street scene of The Oval and surrounding area especially as the application proposes the addition of another storey which will make the building appear dominant. The design of the proposal is however considered to be in keeping with the existing building and whilst it will be prominent it is considered unlikely to have an impact on the character of the street scene or visual amenity of the area that would be detrimental enough to warrant a reason for refusal.

Residential Amenity

No written representations have been received from residents.

The proposed single storey extensions are considered unlikely to have any impacts on the residential amenity of nearby residential properties due to their size and siting.

The first floor extension is located to the north west of the site. The nearest residential property to this element is approximately 39m away to the west. The nearest building to the first floor extension is a church. Windows are proposed in the elevations of the extension serving habitable rooms and non-habitable rooms however these will mainly look onto the open greenspace and park, and the adjacent church. As such it is considered unlikely that the extension would have any detrimental impacts on residential amenity.

The increase in storeys will extend above the whole existing building and the first floor extension, so covers nearly the whole footprint of the building (minus the single storey elements). The second floor appears to mimic the first floor in room positionings and window locations etc.

To the east of the site are 3no commercial properties adjacent to the site. It is not known whether there are residential flats above these properties. However the windows in the gable ends facing the nearest commercial property (1 The Oval) serves bathrooms and the windows in the other elevations are off set from a direct view into the back of the commercial properties. As the proposed second floor mimics the first floor layout it is considered that any overlooking that may occur is unlikely to be significantly more detrimental than the existing situation.

The site is located a distance from residential properties as discussed apart from the potential flats above the commercial units to the east. Due to the location of the site and siting of the proposal along with consideration of the sun path it is considered unlikely that the proposal would have any overbearing or overshadowing impacts on the neighbouring properties which would be significant enough to warrant a refusal on this basis.

In addition to providing adequate internal communal areas it is also

expected that adequate private outdoor amenity space is provided. The submitted block plan sets out that there will be provision within the site for a 245m² sensory garden. In accordance with the Council's adopted supplementary planning document 'Residential Design Guide' residential institutions are expected to provide 20m² per resident of private outdoor amenity space. As such when considering the increase in bedrooms the private outdoor amenity space would fall significantly below standard. It is acknowledged that there is an area of green space adjacent to the site however the premises is a care home therefore residents will require a level of care so private outdoor amenity space should be provided within the site where residents can enjoy being outside whilst being within proximity to staff should they require any assistance. This is contrary to policy HG8 of the Ashfield Local Plan Review (2002) which sets out that development of residential care homes will be permitted where adequate private garden is provided amongst other things.

Highway Safety

Nottinghamshire County Council Highways have raised concerns with the application and have set out a number of points that require clarification. They have also set out that the proposed parking provision of 7no. spaces does not meet the standards set out in the Nottinghamshire Highway Design Guide and that it would appear that existing parking provision at the site is not all being retained. There were also questions as to how the staff parking space to the rear is accessed amongst other things. The comments are summarised earlier in this report.

The submitted statement sets out that the total number of residents is proposed to be 83 within 69 bedrooms (mix of single occupancy and double occupancy). It then goes on to state the staff to resident ratios where the highest number of staff members on site at once is the morning shift where there will be approximately 17 care staff. Then it details additional staff such as admin, maintenance and housekeeping, kitchen and catering, management team and specialised care professionals but does not give an indication as to the number of additional staff on site at once. They also anticipate an estimated 4 to 5 visitors on site at any given time and there will also be deliveries to the site.

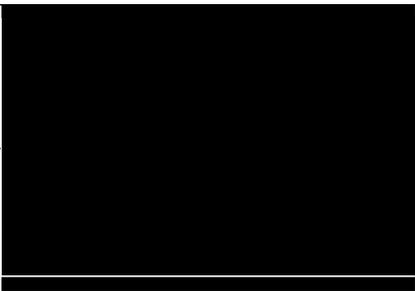
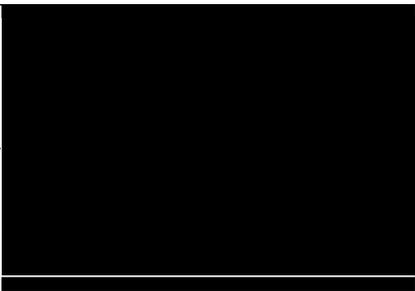
The submitted documents set out that 8no parking spaces will be provided including a disabled parking space and an EV charging space. As per the Highway Authority comments from Google Street view there appears to have been more parking on site in earlier years when the care home has operated in the past but these have not all been retained.

In accordance with the Nottinghamshire Highway Design Guide parking provision should be provided at a rate of 1 space per 3 bedrooms and 1 space for each member of staff (maximum number of staff on site at one time).

	<p>It is acknowledged that the statement does not give exact figures of all staff members anticipated on site at once however the 69 bedrooms alone would require 23 parking spaces along with 17 spaces for the care staff on the morning shift totalling 40 spaces. This does not take into account the additional staff that a figure had not been provided for. As such the site will result in a significant short fall of parking and due to the size of the site it is not clear how additional spaces would be provided. The proposal will therefore have a significant impact on highway safety and capacity as it will force on-street parking.</p> <p>Ecology The submitted BNG report and metric indicates that the proposal will result in a loss of -1.94%. As such the applicant would need to demonstrate that a 10% net gain can be achieved in a biodiversity gain plan that is required to be submitted to address the statutory biodiversity net gain condition should permission be granted for the proposal.</p> <p>Conclusion Having assessed the submitted information and relevant comments received against all relevant policies and material considerations it is considered that the proposal would have a detrimental impact on highway safety and highway capacity as it fails to provide adequate parking provisions, in addition it fails to provide future occupiers with adequate private outdoor amenity space provision. The application is therefore recommended for refusal for the reasons outlined below.</p>		
Recommendation	FULRE		
	Reason Code	Text	Monitor
	1.	<p>The proposed development fails to make adequate provision for off-street parking for the care home. This would result in an increase in on-street parking which will have a detrimental impact on highway safety and highway capacity. The proposal is therefore contrary to policy ST1 (a and c) and HG8 of the Ashfield Local Plan Review (2002) and paragraph 116 of the National Planning Policy Framework (2024).</p> <p>The proposal will have an impact on the residential amenity of residents of the care home as it fails to provide adequate private outdoor amenity space. This is contrary to policy ST1 and HG8 (d) of the Ashfield Local Plan Review (2002)</p>	

and Part 12 of the National Planning Policy Framework (2024).

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Informative	Informative	Informative Text	
Proactive Working	The application is clearly contrary to the Development Plan and other material planning considerations, as detailed within the above reason(s) for refusal. Working proactively with the applicants would not have afforded the opportunity to overcome these problem, giving a false sense of hope and potentially incurring the applicants further unnecessary time and/or expense.		

	Signed	Dated
Case Officer		30/01/2026
Development Team Manager		30/01/2026
Determined by Service Director Or on their behalf		30/01/2026