

**SURBITON NEIGHBOURHOOD COMMITTEE**

**22/07/2021**

**REPORT BY**

**Assistant Director of Strategic Planning & Infrastructure**

**INDEX**

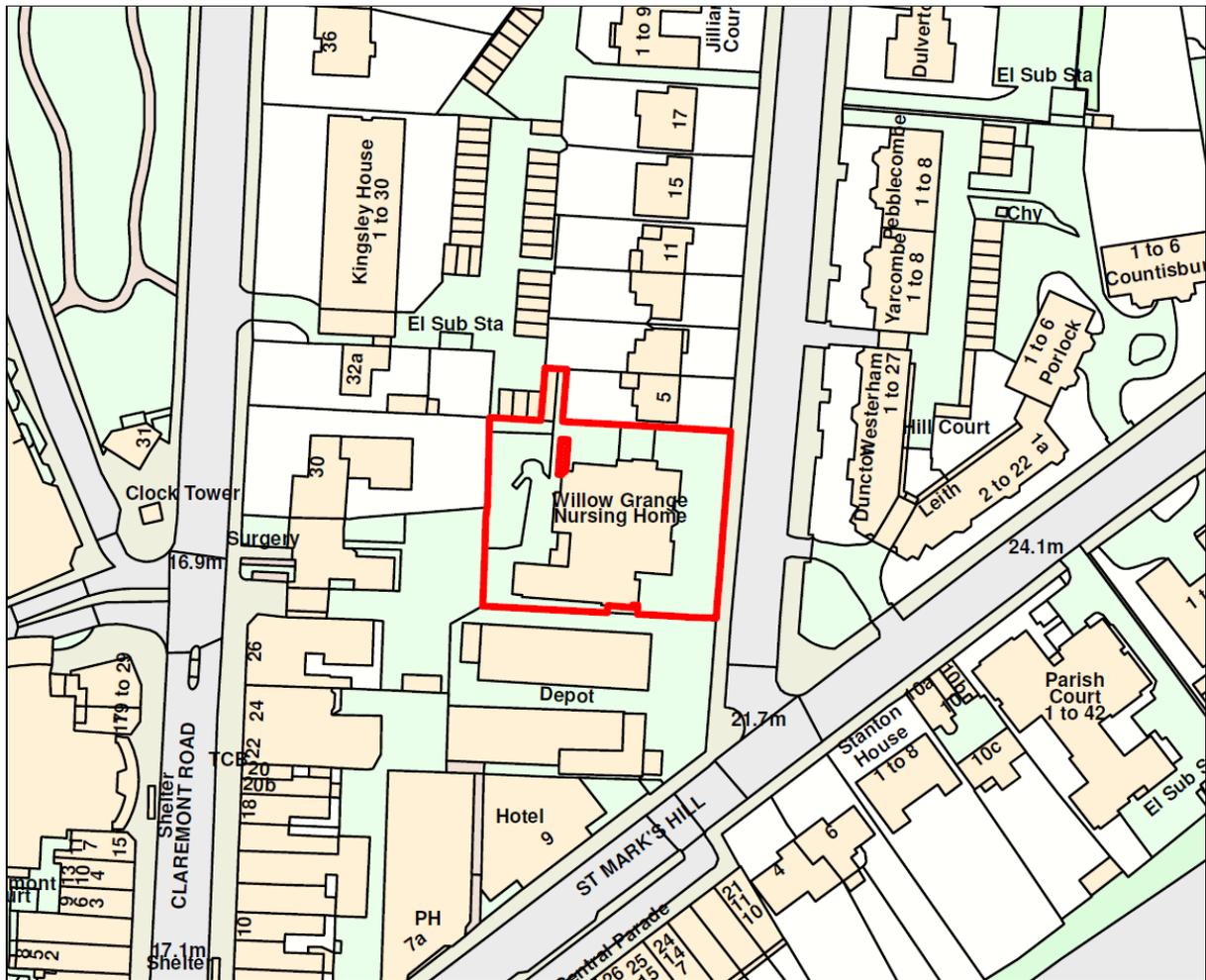
ITEM NO	REGISTER NO	ADDRESS	DESCRIPTION	RECOMMENDATION	PAGE NO
A1	21/01313/OUT	Willow Grange Care Home 1 - 3 Adelaide Road Surbiton KT6 4TA	Outline application for demolition of existing care home and erection of a six storey replacement 60 bed care home and brain injury unit, with alterations to the access from Adelaide Road and associated parking (application to consider access, appearance, layout and scale, with landscaping as a reserved matter).v	N/A	A3

Surbiton Neighbourhood Committee

Date of Meeting: 22 July 2021

Register No: 21/01313/OUT

Address: Willow Grange Care Home, 1 - 3 Adelaide Road, Surbiton, KT6 4TA



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[Please note that this plan is intended to assist in locating the development; it is not the site plan of the proposed development, which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]

<u>Ward:</u>	St Mark's
<u>Description of Proposal:</u>	Outline application for demolition of existing care home and erection of a six storey replacement 60 bed care home and brain injury unit, with alterations to the access from Adelaide Road and associated parking (application to consider access, appearance, layout and scale, with landscaping as a reserved matter).
<u>Plan Type:</u>	Outline Application
<u>Expiry Date:</u>	27/07/2021

**This planning application has been brought to the Surbiton Neighbourhood Committee for comment. The application for the above mentioned development will be determined at the Planning Committee (if the Officer recommendation is for approval) in accordance with the Council's Scheme of Delegation.**

### **Proposal**

1. Outline planning permission is sought for the demolition of the existing building and the erection of a new six storey building (plus basement) to provide a 12 bed facility for the treatment of brain injuries and a 60 bed care home (use class C2), together with alterations to the access off Adelaide Road and minibus/ambulance parking. The application is to consider access, appearance, layout and scale; landscaping is reserved for future consideration.
2. The application site is located within the Claremont Road Conservation Area. It is also within a controlled parking zone (Zone S) and has a PTAL of 5 (Very good).
3. The proposed development would be 'car free'. The only on-site parking would consist of 1no. minibus parking space and 1no. emergency vehicle parking space.
4. The cycle parking would consist of 14no. staff parking spaces and 6no. visitor parking spaces.

### **Consultations**

Neighbour notifications: 141 neighbouring addresses have been notified of the proposal by letter dated 11/05/2021. In addition the application was advertised by way of a site notice dated 12/05/2021 and by way of a press notice in the Surrey Comet on 13/05/2021.

A total of 73 representations have been received to date. Of these representations, 71 object to the proposed development, raising the following summarised planning concerns:

- Inadequate car parking;
- Increased congestion;
- Highway safety;
- Excessive scale, bulk and height;
- Inappropriate massing;
- Loss of light;
- Loss of privacy;
- Overbearing appearance;
- Noise pollution;
- Light pollution;
- Air quality;
- Disruption caused by construction;
- Harm to heritage assets;
- Loss of the existing building;
- Poor standard of accommodation; and,
- Prejudicial to the use of adjacent sites for housing.

In support of the planning application, 2 responses have been received raising the following summarised comments:

- Improved provision of care facilities; and,
- The location is appropriate for the use.

### **Key Consultee Responses**

Thames Water:

No objection subject to informatives relating to protection of Thames Water assets.

Designing Out Crime Officer:

Comments awaited.

Surbiton CAAC:

Objection on the grounds of loss of the existing building and scale, bulk, height, detailed design of proposed new building.

Urban greening factor and quality of outdoor amenity spaces are also a key concern.

RBK Highways and Transportation:

Comments awaited.

RBK Environmental Health Team:

Comments awaited in relation to Air quality, however, subject to conditions, no objections in respect of Noise and Land Contamination.

RBK Urban Design Team:

Comments awaited.

RBK Flood Risk Officer:

Comments awaited.

RBK Biodiversity Officer:

Comments awaited.

RBK Tree & Landscape Officer:

Comments awaited.

### **Assessment**

The main considerations material to the determination of this application are:

- The principle of the proposed development;
- The impact on the character and appearance of the area;
- The impact on heritage assets;
- The impact on the amenities of neighbouring occupiers;
- Highway safety;
- Cycle parking;
- Car parking;
- Drainage;
- Air Quality & Noise;
- The impact on trees;
- Fire safety;
- Microclimate (wind, glare, noise);
- Biodiversity; and,
- Sustainability.

## **Conclusion**

All comments raised will be taken into account in the assessment of the planning application and will be reported to the Planning Committee (if the Officer recommendation is for approval) in accordance with the Council's Scheme of Delegation.