

Proposed development: Full Planning Application for Change of use of former care home to 11 self contained one bedroom flats and 6 self contained bungalows. Refurbishment of caretakers flat.

Site address: Viewfield House, 73 Oozehead Lane, Blackburn, BB2 6NH

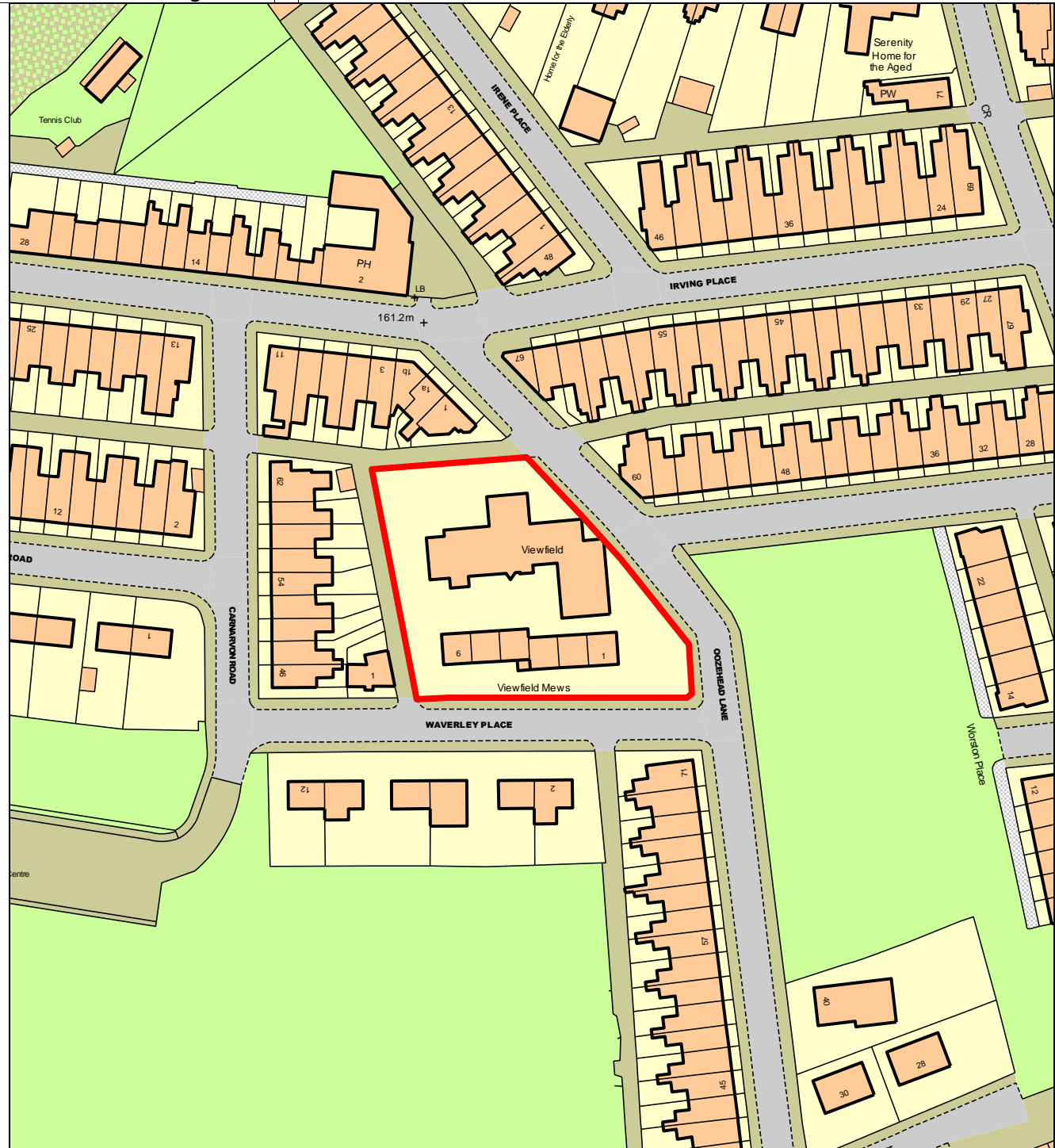
Applicant: Mr L Jones

Ward: Corporation Park

Councillor Arshid Mahmood

Councillor Tassy Fazal

Councillor John Wright



1.0 SUMMARY OF RECOMMENDATION

1.1 Approve subject to the completion and signing of a Section 106 agreement and the conditions as follows:

- Parking spaces to be marked out prior to occupation of development.
- No trees to be lopped, topped or felled except for T1, T18 and T19.
- Details of security gates to be provided for approval prior to occupation.
- Drainage details.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 The key issues to be addressed are as follows:

- Sustainability of the proposal and location.
- Apartment need, provision and the context of the site.
- The management of the apartments.
- Parking provision and impact of the development on the highway.
- Protection of trees.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 Viewfield is a stone-built property, developed from an original farm house by the addition of later wings to the front, side and rear. The roof form is dual pitch and characterised by stone-faced dormers to the front and the rear. The property is set on steeply rising hillside, facing southwards across the town, with the land levelling out towards the rear before rising again to Manor Road. A small terrace of self-contained bungalows that previously provided sheltered accommodation has been built below the main house on the south side of the site. The property is surrounded by traditional stone walling. Along Oozehead Lane, this wall is low and its height completed by the use of iron railings. The south and west boundaries are characterised by a line of mature trees and, along with other trees located around the site, are subject to a tree protection order. Informal parking areas are provided adjacent to the bungalow and in the north courtyard area.

3.1.2 The application site is located at the north end of Oozehead Lane, between Waverley Place and Manor Road. The property faces an area of open space designated as Green Infrastructure on the east side of Oozehead Lane.

3.2 Proposed Development

- 3.2.1 The proposal is for a change of use from care home to 11 self-contained one-bed flats.
- 3.2.2 The six bungalows and caretaker's flat previously provided self-contained residential dwellings, ancillary to the main use of the care home. The proposal is for their internal refurbishment and continued use as self-contained bungalows.

3.3 Development Plan

- 3.3.1 Blackburn with Darwen Borough Core Strategy:
 - Policy CS5: "Locations for New Housing"
 - Policy CS7: "Types of Housing"
 - Policy CS8: "Affordable Housing Requirements"
- 3.3.2 Blackburn with Darwen Borough Local Plan Part 2:
 - Policy 18: "Housing Mix"
 - Policy 19: "Apartment Development"
 - Policy 8: "Development and People"
 - Policy 9: "Development and the Environment"
 - Policy 10: "Accessibility and Transport"
 - Policy 11: "Design"

3.4 Other Material Planning Considerations

- 3.4.1 National Planning Policy Framework (NPPF) Section 6: "Delivering a wide choice of high quality homes".

3.5 Assessment

- 3.5.1 Sustainability. The former care home has been closed a number of years. A report published by an independent think tank in November 2015 warned of the loss of up to 10% bed spaces in care homes by 2020 as many collapsed in the face of mounting financial pressures (see "The Care Collapse" published by ResPublica). The likelihood of Viewfield re-opening as a viable care home at this moment in time is therefore considered to be very small. The application offers, in principle at least, the opportunity to address the issue of a large residential building of good architectural merit and reasonable residential facilities being brought back into use.
- 3.5.2 Section 6 of the NPPF requires housing applications to be considered in the context of presumption in favour of sustainable development (paragraph 49). The proposed change of use is considered to meet the roles the Government defines as constituting 'sustainable': economic – the proposed apartments bring back into use a previously used but long-empty residential building; social – self-contained flats contribute

to the provision of housing that broadens the housing supply in the local community; environmental – the development proposes the use of an existing prominent building in the locality; and with the minimum of external alterations the scheme helps conserve the historic fabric of what had once been a farmhouse.

- 3.5.3 Context. The Core Strategy establishes the inner urban areas of the Borough as the focus for new housing (Policy CS5). The proposed apartments meet this criterion. Whilst the aim is to increase the provision of larger family housing the Core Strategy aims to provide housing that meets the requirements of people at different stages of their lives (paragraph 8.20) by widening the choice of housing within the inner urban area (paragraph 8.21). Policy 18 of the Local Plan 2 allows for apartment development “where it is the most appropriate form of housing given the local context or the characteristics of the site”. The local context of the site is residential, although apartments are not characteristic of the area. However, it is considered that the site itself would be difficult to divide into larger dwelling houses, and that uses other than residential would not be appropriate to the area. In respect of this, it is considered that the proposed change of use meets Policy 18.4 of the Local Plan 2.
- 3.5.4 Need. The Strategic Housing Development and Partnerships Team have indicated that there has been a slight increase in demand for one bedroom homes, due to recent welfare benefit cuts and the implementation of the extra bedroom tax. Their concern is that insufficient evidence has been submitted detailing demand for this number of flats in this particular area. However, the six refurbished bungalows are let and ready for occupancy; and with the original number of flats reduced from 14 to 11 (to meet space standards – see below) it is considered that the flats will contribute to a widened ‘mix’ of housing in the immediate area as envisioned by Policy 18.3. The apartments are considered to be aimed at young professionals or older couples looking to downsize. Tenants within these two brackets are considered to have the potential for contributing to the stability and well-being of the local community.
- 3.5.5 Provision. The proposal is to provide 11no. self-contained flats. Ten are one-bedroomed, and one is comprised of two bedrooms. The Council’s Local Housing Space Standards were set out in a document published in June 2012 with minimum sizes set out as 12 square metres for double/twin bedroom and an aggregate of 25 square metres for living/dining/kitchen area.
- 3.5.6 Apartments 2, 3, 4, 7 and 11 are fully compliant with these standards. Apartment 11 (a first floor flat) includes a studio area at second floor level.
- 3.5.7 The living/dining/kitchen area for Apartment 8 falls about 2 square metres short. However, the bedroom for this apartment is over 25 square metres; and whilst in theory this room could be used as the

living area, its relation to bedrooms immediately adjacent and underneath would make such a proposition harmful to amenity. It is considered therefore that Apartment 8's internal space provision is acceptable.

- 3.5.8 Apartment 9's living area also falls short by approximately 2 square metres. However, the combined bedroom and en-suite area measures almost 32 square metres. If the two areas were changed round this apartment would also comply with the standards as set. As with apartment 8, however, the proposed layout preserves amenity by keeping bedrooms in relation to one another, and living areas in relation to one another. This helps minimise noise disturbance. The proposal for apartment 9 is therefore considered acceptable.
- 3.5.9 Apartment 1's aggregate living area falls short by about 5 square metres. At almost 24 square metres, the bedroom area would be a suitable living area. However, the relationship between this apartment and apartment 3 makes the bedroom's location more protective of amenity; and with a double wall separating apartment 1 and apartment 2, noise is less likely to affect amenity. The internal space standards for apartment 1 are therefore considered acceptable.
- 3.5.10 Apartment 6 meets the internal space standards for the bedroom and is just under 2 square metres short of the aggregate standards for the living area. This is considered to be acceptable. Given the internal configuration of the building at this end, it is considered that the overall layout makes best use of the space available.
- 3.5.11 Apartment 10 meets the aggregate space standards for a living area for up to 4 persons. Internal spaces allow for two bedrooms, one of which is just under 2 square metres short of the standards, and one less than half a square metre short. The smaller room has its own en-suite facilities (which could be construed as adding more than 4.5 square metres to the space provided), whilst a separate shower/toilet facility is also provided. This apartment is considered acceptable.
- 3.5.12 The bedroom in apartment 5 meets the internal space standards. The living area, however, is some 5 square metres below the Council's space standards. The 2012 document states that 'internal room sizes would not form a reason for refusal of planning permission in themselves', although they might raise concerns about over-development of the plot or impact on the surrounding area. As with apartment 1, the living room could have been planned for the area occupied by the bedroom and en-suite facilities successfully, but it is considered that its configuration better protects the amenities of apartment 11 above.
- 3.5.13 No extensions are proposed for the conversion; and in respect of retaining the apartment provision within the existing building the proposal complies with Policy 19 ii) of the Local Plan 2.

- 3.5.14 Management. Concern has been raised by local residents about how the apartments are to be managed and the tenants who will live in them. The apartments are to be let out through an agency known as The Letting Rooms, based in Barnsley and Sheffield. The tenancy agreement runs to twenty-four pages. The contents cover what the Council would expect in a Management Plan.
- 3.5.15 Terms of tenancy agreements for the selection and control of future residents. The tenancy agreement submitted as part of the application sets out the responsibilities of both tenants and landlord.
- 3.5.16 With regards to the details of the storage and collection of refuse from the property: the tenancy agreement sets out what each tenant must do with their waste. Information supplied within the application states that each bungalow will have its own wheelie bin, but the apartments will be serviced via an industrial bin kept in a refuse store within the grounds. The locations of the two bin storage areas are shown on the submitted drawing labelled Project 1564 No. 05 Revision A. The siting of the two bin stores is considered acceptable.
- 3.5.17 Section G of the tenancy agreement sets out the circumstances in which a tenant would be asked to leave. Several grounds for ending the tenancy are set out, including being guilty of causing a nuisance, annoyance or violence towards neighbours.
- 3.5.18 It is considered that the details submitted constitute the management Plan. Members are recommended to approve these details and attach to the planning permission a condition stating that *'The use of the premises shall be carried out in strict accordance with the approved management plan at all times'*.
- 3.5.19 In ensuring that a suitable management plan is in place, the proposal is considered to enable the development to take place without being unduly detrimental to the social character of the surrounding area, or to the amenity of neighbouring residential dwellings, in accordance with Policy 19 i) and ii) and Policy 8 i) of the Local Plan 2.
- 3.5.20 Parking provision and highways. Policy 19 requires apartment development to make provision for the necessary parking and manoeuvring areas 'in a way which preserves residential amenity and the qualities of the street scene'. The site is located alongside Oozehead Lane and Waverley Place. Immediately opposite is an expanse of open space, alongside Crompton Place. Oozehead Lane is a road dropping steeply from Manor Road at the north end to Wensley Road at the south end. There are no parking restrictions along the road, but terraced dwellings in the area are a cause for high demand for roadside parking.
- 3.5.21 The Highways engineer has expressed concern over the inadequacy of the number of car parking spaces provided and the substandard visibility to the right when exiting the entrance at the south end of the

site. In response to the comments made, the number of spaces was increased from 16 to 22. This, however, had implications for the protected trees within the site. The numbers have reverted back to 16, but with a slightly different arrangement to facilitate manoeuvring, and the removal of a raised bed and the two trees located there in the north courtyard (see paragraph 3.5.27 below).

- 3.5.22 Highways have also indicated that roadside parking is saturated and off-site parking cannot be accommodated on the road. It is accepted that Oozehead Lane is characterised by roadside parking and that there will be limited places in which additional vehicles can be parked. However, the parking spaces provided within the site will ensure the bulk of parking will be directed away from the highway. 16 spaces are provided for the bungalows, 11 new apartments and existing flat. On balance, the provision is considered acceptable. Vehicle safety will be provided for by security gates, which will be an inducement for cars to be parked within the curtilage.
- 3.5.23 Visibility when leaving the site through the southern gate on Oozehead Lane is restricted partly by the boundary treatment to the site and partly by the sudden bend in the road immediately above Waverley Place. The stone boundary wall with railings provides a strong feature of interest all along Viewfield's curtilage, and contributes to the amenity of the setting. The removal of the section below the gate down to Waverley Place would possibly improve sightlines but would be considered to adversely affect the appearance of the street scene. However, its removal would also be considered to affect the privacy of the bungalow closest to this boundary. Moreover, visibility would continue to be affected by parking within the site.
- 3.5.24 In mitigation, it is considered that the steep incline of the road as it rises towards Viewfield House from the right, the steep bend in the road, and an existing element of roadside parking will contribute to vehicular traffic moving more slowly than normal. The removal of Tree T1, immediately adjacent to this gate, would provide some assistance to viewing pedestrians coming up the hill. Whilst T1 has some life expectancy, its retention would be difficult to defend, given the lightning strike would down the trunk.
- 3.5.25 Moreover, the southern exit is existing, and with the parking within this area being largely associated with the existing bungalows, the impact on the highway is not considered so serious as to warrant refusal of the application.
- 3.5.26 It is considered, then, that despite the constraints of the site, Viewfield House will be able to accommodate the bulk of the required parking and displacement of vehicles onto the highway will not be unduly detrimental to highway safety or residential amenity in the area, in accordance with Policies 10 and 19 of Local Plan 2.

- 3.5.27 Protection of Trees. The site is covered by a Tree Protection Order. The majority of trees are located along the southern and western boundary. The removal of car parking under trees to the west side of the site is to ensure there is no damage to the root protection area. Two trees to the north of the site, T18 and T19, will need removing to facilitate car parking, and although the removal of one of them is objected to by the Council's Tree Officer, it is considered that the balance between ensuring sufficient parking space and maintaining the south and west boundary trees intact has been achieved. T1 will also be removed to facilitate manoeuvring around by the southern gate.
- 3.5.28 Policy 9 of the Local Plan states that, where one or more trees are removed as part of a development, a condition will require their replacement either on or near the site. Given the constraints of the site, it is recommended to Committee that public open space moneys from the Section 106 contribution be used partially for the provision of three trees on the open space on Oozehead Lane.
- 3.5.29 Bungalow and Caretaker Flat Refurbishment. Planning permission 10/85/0521 for the matters reserved by the outline approval 10/84/1641 set out in Condition 2 that "the (bungalow) development hereby permitted shall only be used for a sheltered housing scheme in association with the existing home for the elderly/nursing home at Viewfield".
- 3.5.30 The closure of the care home prior to 2007 means this condition can no longer be applied. The inclusion of the bungalows within this application is to ensure that their continued use will be compliant with an extant planning permission. The six bungalows form a small terraced mews of one-bedroom, self-contained dwellings, each with a small private amenity space to their south elevation.
- 3.5.31 The three-bed caretaker flat similarly was already in existence as separate accommodation. Internal refurbishment is to take place to upgrade its facilities.
- 3.5.32 Section 106. This application is subject to a Section 106 agreement. Currently, the applicants are preparing a viability statement prior to the Council setting out the contributions that will be required towards affordable housing and the provision/improvement of public open space. Members are advised that final approval of this application will be subject to the signing of this agreement. Members are therefore requested to delegate the final approval, which will be issued once the signing is completed. Members are also requested to delegate the refusal of the application should the Section 106 agreement not be signed within three months of this Committee date.
- 3.5.33 Summary. Policy 19 states that a proposal to be acceptable must ensure that it does not erode the amenity of neighbouring properties, or the physical, social, environmental or economic character of the surrounding area. It is considered that:

- The amenity of neighbouring properties is secured through the provision of a management scheme and parking;
- The social character is preserved through the apartments being self-contained flats and not bedsits;
- The environmental character of the area is protected through the retention of the protected trees along the west and south boundaries of the site and the proposed replanting scheme;
- The economic character is adhered to through the quality of the apartment provision and the tenants the developer seeks to attract.

The proposed scheme is therefore recommended to members for approval.

4.0 RECOMMENDATION

4.1 **APPROVE** subject to the conditions set out at 1.1 above and:

- a) That delegated authority is given to the Head of Planning and Transport subject to an agreement under Section 106 of the 1990 Town and Country Planning Act, relating to the provision of affordable housing and the provision and/or maintenance of public open space, including the provision of three replacement Sycamore and Common Ash trees. The commuted sum shall equate to £5,500 towards public open space and a notional sum of £71,400 towards the delivery of affordable housing; and
- b) That in the event the Section 106 agreement is not completed and signed before 28th November 2016, delegated authority is given to the Head of Planning and Transport to refuse planning permission.

4.2 Members are advised that the developers maintain that the proposed commuted sums may affect the viability of the proposed development. A viability statement has been requested from the applicant and the final commuted sum is to be determined once this has been received and assessed.

5.0 PLANNING HISTORY

- 5.1 10/07/1343 – Change of use from closed care home (C2) to dwelling house (C3). Approved by Planning and Highways Committee 20th March 2008.
- 5.2 10/87/0869 – Entrance porch to existing extension at residential home. Approved by Planning and Highways Committee 7th August 1987.
- 5.3 10/85/0521 – Sheltered Housing Scheme (6no. bungalows) – Reserved Matters. Approved by Planning and Highways Committee 14th May 1985.

- 5.4 10/84/1641 – Use of part of site for sheltered housing scheme – Outline Application. Approved by Planning and Highways Committee 11th December 1984.
- 5.5 10/84/0631 – Extension to form additional bedroom accommodation. Approved by Planning and Highways Committee 22nd May 1984.
- 5.6 10/83/2293 – Extension to form additional bedroom accommodation. Refused by Planning and Highways Committee 21st February 1984. Appeal subsequently withdrawn.
- 5.7 10/80/1227 – Change of use from flats to residential home for the aged. Approved by Planning and Highways Committee 29th April 1980.

6.0 CONSULTATIONS

- 6.1.0 171 neighbouring properties. 4 objections and 4 additional letters of comment can be summarised as follows:
- Bedsits are associated with transient residents and unsavoury behaviour. (Members are advised that the proposals are not for bedsits).
 - No assurance that the privacy of neighbouring properties will be protected or respected.
 - Insufficient off-road parking leading to more vehicles parked on the road.
 - Lower gates located at a blind spot on the road.
- 6.2.0 The petition containing 52 signatures objecting to the above proposal was received on 3rd February 2016 and presented to the Planning and Highways Committee meeting on 18th February 2016. The petition sets out the objections in a two page covering letter which can be summarised as follows:
- Uncertainty about the type of people moving into the neighbourhood and concern for the safety of local children.
 - Additional concentration of traffic and parking to the detriment of the local highway.
 - Noise nuisance and general disturbance caused by alterations.
 - Drug and alcohol issues in the community that have previously been addressed may now upset the community
- 6.3 Arboricultural Officer. Opposes the removal of one of the two trees in the raised bed at the north end of the site.
- 6.3 Drainage. No objections to the proposals but require the following condition: The proposals show that there is a significant increase in impermeable area which will create additional surface water runoff.

Drainage design details are required showing how surface water will be disposed of. Surface water runoff will not be permitted to discharge onto the highway.

- 6.4 Education Department. Schools and Education Department has no objection to this application.
- 6.5 Highways. The submission provides a layout setting of 16 spaces. This is considered inadequate. Notwithstanding that, the arrangement of the spaces falls below the thresholds required for manoeuvring of vehicles into and out of a parking space.
The highway network around the site is severely saturated and cannot accommodate any parking in support of this development. All parking should be retained within the curtilage.
- 6.6 Housing (Strategic). Bringing the properties back into use to provide housing would be supported. The proposal for this site contains 11 self-contained 1 bed flats which appears excessive for the area. The bungalows would be a welcome provision to meet current and emerging need but appear to be providing one bed accommodation as flats. It is recognised that due to recent welfare benefit cuts and the implementation of the extra bedroom tax there has been a slight increase in demand for one bed homes. Some evidence of market demand for this number of flats within this area is needed, along with an understanding of their proposed client base and how the flats will be managed. The development should be complimentary to the surrounding housing area and provide good quality accommodation that is in demand. An oversupply of one bed flats could potentially affect community sustainability. The sizes and specification of the proposed flats should accord with planning regulations and prescribed minimum space standards. With reference to the Council's affordable housing policy, this scheme would be required to pay a S106 commuted sum payment in lieu of affordable housing provision
- 6.7 Housing (standards). As this application is a large scale renovation and the property is being converted to self-contained flats then it must be done so to comply with current Building regulations. If this is done then the property will not be deemed a House in Multiple Occupation under the Housing Act 2004. Self-contained flats must comply with amenity standards relating to size of flats and rooms within. Some of the flats designs indicate that to exit from the flat then the occupier will need to travel via the living room / kitchen. It is preferable that there is a lobby entrance which provides access to all the rooms of each flat so that exit can be made without travelling via a risk room for fire. The bin store provided on the plans must be large enough to ensure that all waste from each flat can be stored in closed containers until collection is carried out.
- 6.8 Lancashire Constabulary. No objections have been put forward. Security recommendations have been recommended, and it is

recommended that these be added to the planning permission as an informative.

6.9 United Utilities. No comments have been received.

7.0 CONTACT OFFICER: John Wilson, Planner

8.0 DATE PREPARED: 16th May 2016

Summary of Representations

Catherine Kinder
1 Manor Road
Blackburn
Lancs
BB2 6LU
3rd January, 2016

RE PLANNING APPLICATION FOR VIEWFIELD HOUSE, 73 OOZEHEAD LANE, BLACKBURN, BB2 6NH APPLICATION REF 10/15/1231

For the last twenty years i have lived at 1, Manor Road overlooking the old nursing home which was in use up until 2008.
I have now seen the proposed plans and read through all the accompanying documents.

My first concern is the parking. All the documents that are online contradict each other about how many parking spaces there will be. You can see 14, 16, 20 or 21 depending which documents you look at? There would need to be enough parking spaces on the proposed site, as the parking on the surrounding streets at present can be somewhat tricky. Coupled with the fact that Oozehead Lane is used as a bit of a rat run and at peak hours can be quite dangerous due to the extra traffic from the local junior school and the nursery.

My second concern is, who will these properties be aimed at. (Are they for sale or rental?)

What are twenty one bedroom flats going to bring to the local community?

This area if anything requires more family sized homes.

I do want to see the Nursing home redeveloped but i am not sure whether so many one bedroom flats is what this area needs

Mr Patel
73 Oozehead Lane
Blackburn
6 January 2016

I would like to comment on application ref 10/15/1231 73 ozehead lane. I am not happy with this proposal due to these one bedroom flats and bungalows are basically going to be bedsits. Bedsits attract young single men who have no worries or care for the society and community they live in. They reside in such places as they are cheap and can be easily funded by the government through housing benefits. These people that live in such places drink alcohol and take drugs on a regular basis. It is bad enough round here with people selling drugs, which will be even worse when people move into the property in question. Also alcohol causes anti social behaviour. Which in turn will be on the increase if the plan goes ahead. Myself my young kids and wife who walk up and down there on a daily basis feel like that if this proposal goes ahead then it will not be safe for us to live there anymore. Also there maybe 20 more cars or maybe even more, though there are only one bedroom it doesn't mean that there will only be one person living in that property. Where will all these cars go. It is bad enough at the top of ozehead as there is a very steep blind corner which everyone struggles with. Plus ozehead is a narrow rd when two cars are parked either side it is a very bad struggle for cars to go up and down effectively and efficiently. On peak times both sides of the rd are parked up with cars. I am writing this email from experiences in living in one bedroom accommodation. I hope you all can see what I am seeing and find another better proposal for 73 ozehead lane.

Nick and Rita Mawson

Mr John Wilson

10 Waverley Place

Planning Department

Blackburn

Blackburn with Darwen Borough Council

BB2 6NJ

Town Hall

RECEIVED

Blackburn BB1 7DY

- 2 FEB 2016

30th January 2016

Re planning application at Viewfield House,73 Oozehead Lane Blackburn BB2 6NH

Planning reference 10/15/1231

Dear Mr Wilson,

Following your recent visit to our home , we are putting our concerns in writing.

Our main concern from the plans is the failure to provide off road parking for each and every unit. There are already a lot of cars and commercial vehicles parked on Oozehead Lane and all streets in the area. Most properties in the area do not have off road parking and there are already vehicles parked up to and on street corners making it difficult to get out of Waverley Place on to Oozehead Lane without going into the middle of the road for good vision risking collision with vehicles zooming up and down the hill especially as the junction from Waverley Place on to Oozehead is on a blind bend. The lower gates to Viewfield House are on this bend providing a further danger spot.

We are also concerned regarding the further influx of vehicles to the area that Waverley Place may become more like a car park than the pleasant street it once was.

We are also extremely concerned that the new owner of Viewfield House is not a local person and may not be fully aware of these considerations but as he has already purchased the property he will want a return for his money.

We hope you will take our concerns on board as these are also the concerns of our neighbours at numbers 8 and 12 Waverley Place.

Yours truly

Tanveer Hussain
60 Carnarvon Road
BB2 6NL

Thank you for your letter dated December 17 2015 and the opportunity to comment on Planning Application 10/15/1231.

I have a number of concerns with this application:

i) the proposed change of use to bedsits – this ex-care home is located in a quiet family residential area with a school and nursery just around the corner. Bedsits are associated with transient residents and unsavoury behaviour. I don't think the new owner can provide assurances that the clientele for his bedsits will be suitable for a family area?

ii) why is the new owner not proposing to convert the ex-care home into family orientated dwellings? For example, 2 or 3 bed family flats?

iii) closer to home, the rear of my property backs on to the care home. How will my privacy be protected/respected?

So overall, whilst I would welcome regeneration of this property, without assurances about the type of residents and my own privacy, I am unable to support the application in its present form.
