

# **ADDITIONAL PLANNING STATEMENT**

## **PROPOSED EXTENSIONS TO EXISTING RESIDENTIAL & NURSING HOMES**

AT

ELM LODGE  
18 STOKE ROAD LINSLADE  
LEIGHTON BUZZARD  
BEDS LU7 2SW

also incorporating

20, STOKE ROAD LINSLADE LEIGHTON BUZZARD LU7 2SW  
and  
"ELMSIDE" BOSSINGTON LANE LINSLADE LEIGHTON BUZZARD LU7 2TB

PREPARED BY:

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OCTOBER 2009

DOCUMENT REF No: APS/1

**3<sup>RD</sup> FEBRUARY 2010**

(Revised 4<sup>th</sup> February 2010)

## 1.

### **SCHEME REQUIREMENT & BENEFIT**

Elm Lodge Residential Care and Nursing Home for the Elderly has been operating successfully on the application site for almost twenty years and has during this time, developed an extremely good reputation for the standard of care and facilities afforded to its residents.

As a result there has been for some considerable time, a waiting list for both the residential care & nursing sections, thus demonstrating a requirement for additional facilities on this site.

The Elm Lodge owners wish to alleviate this situation and therefore advise that the scheme currently before the council is one based on need rather than speculation.

It is understood that 90% of Elm Lodge occupancies come from the private housing sector and this inherently releases much needed private housing elsewhere. Thus if approved, the proposed scheme for extensions would enable the Elm Lodge facility as a whole, to be of increased benefit to the community.

As outlined within the planning submission, additional employment would also be available.

## 2.

### **OBSERVATIONS & OBJECTIONS FROM INTERESTED PARTIES**

#### 2.1

##### BOSSINGTON LANE FRONTAGE: EXTENT OF BUILDINGS.

Comments have been received regarding the extent of proposed new buildings facing this access.

These have been carefully considered and as a result, one first floor bedroom has been removed enabling the width of the forward most section to be reduced.

In addition, a flat roof has been introduced between the existing & proposed nursing facilities allowing a further reduction of the proposed main upper roof structure.

It is submitted that these alterations will tend to make the proposed new section more of a stand-alone element and thus decreasing the overall massing of the structure.

#### 2.2

##### LOSS OF AMENITY FROM PROPOSED FIRST FLOOR WINDOWS FACING BOSSINGTON LANE:

Again objections have been carefully considered:

The proposed oriel window within the EXISTING nursing home has been re-orientated so that clear glazing now faces North-East. The view in this direction will be shielded by adjacent return walls forming the reduced first floor layout of the proposal.

The oriel window serving Bedroom 12 of the nursing home extension has been removed and replaced by a window facing sideways across the current facility garden area.

The remaining oriel windows serving Bedrooms 10 & 11 are positioned in close proximity to the large first floor windows currently serving 'ELMSIDE'. Although the vertical plane of the wall

containing the oriels is slightly forward of that of Elmside, the clear glazed area will be substantially less and as a result, it is submitted that the proposals will not significantly degrade the current situation.

Relative windows positions are shown on attached Sketch No: 00709/100 and extent of existing first floor windows currently serving Elmside, illustrated via attached front elevation photograph.

Furthermore, these are windows serving a nursing home when occupants by the nature of the term 'nursing', require more intense assistance and are generally much less 'ambulant' than those occupying the residential section. We are informed the majority of occupants would be bed-ridden when occupying their rooms, but at other times, if able to do so, would normally be transferred to the lounge areas located on the ground floor levels.

Thus by comparison with the potential for overlooking from 'Elmside' i.e. a property that could be occupied by fully fit and mobile people, the potential for overlooking from the proposed first floor windows must be considerably less.

#### LOAD CAPACITY OF BOSSINGTON LANE:

Comments have been received regarding the potential capacity of Bossington Lane to accommodate construction traffic.

This vehicular access is un-made and believed to be un-adopted. As a consequence it is unlikely any information as to its load-carrying capacity is, or ever has been available.

In view of this situation, Central Bedfordshire Waste Services Dept. have been consulted when it is understood that rubbish collection lorries having a Gross Laden Weight of 26 tonnes use Bossington Lane on a weekly basis. Accordingly it is therefore proposed to restrict all construction traffic accessing the site to this maximum laden weight.

#### PROXIMITY OF LOCAL SHOPS

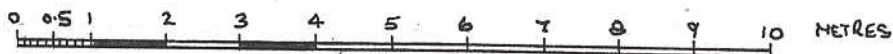
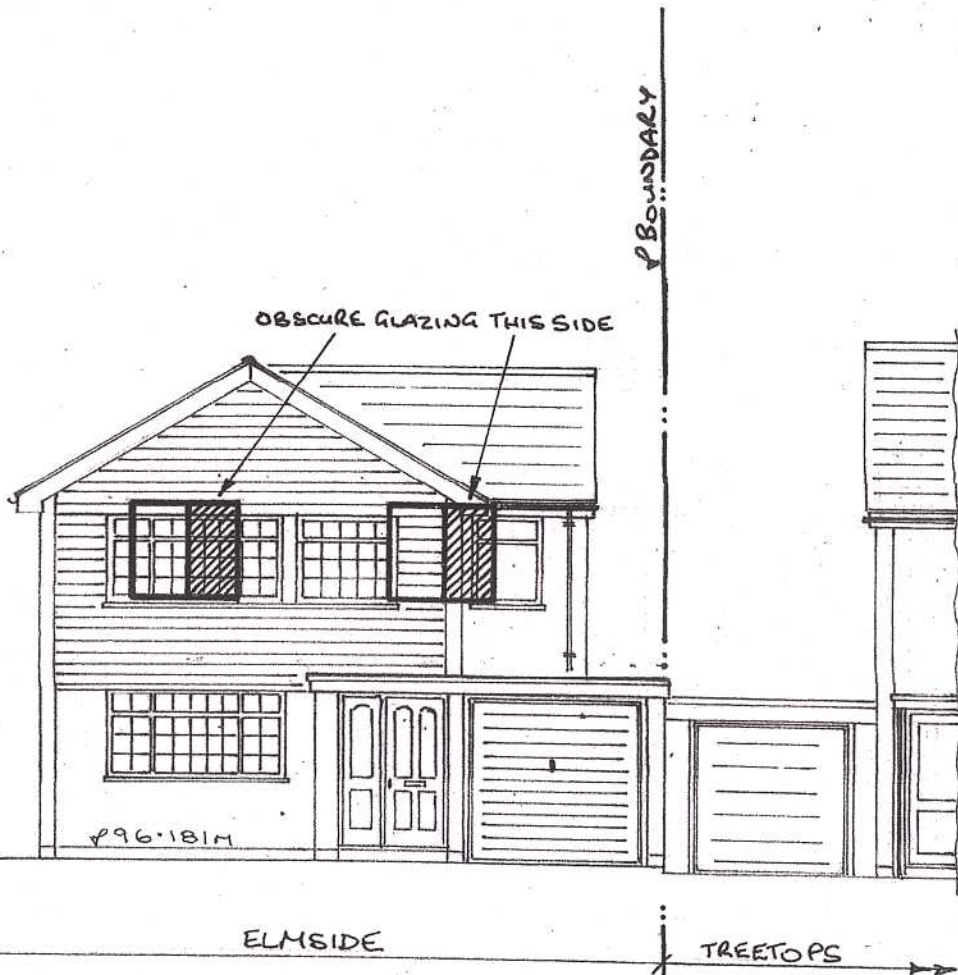
It is understood comments have been received regarding distance from Elm Lodge to local shopping facilities.

This has already been addressed within the Design & Access Statement under section 2.3, when it was observed that as residents are unlikely to be sufficiently fit or ambulant to undertake such an activity on foot, thus requiring vehicle transportation when leaving the premises, the question of distance to shops would have little significance.

By the very nature of a person requiring either residential or nursing care on a long term basis would suggest this scenario to be the case.

**END**

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Scale: 1/100

RELATIVE POSITIONS OF PROPOSED ORIEL WINDOWS  
TO BEDROOMS 10 & 11 IN RELATION TO EXISTING  
DETACHED DWELLING @ "ELMSIDE" BOSSINGTON LANE

PROPOSED NURSING HOME EXTENSION AT  
ELM LODGE, 18 STOKES ROAD, LINDSLADE  
LEIGHTON BUZZARD, LUT 2SW



ELMSIDE