

INTRODUCTION.

The property in question, Bayith Rest Home, has the benefit of a Planning Approval that was granted in February 2018. Ref: APP/17/01193.

Due to the current pandemic, and recommendations from the National Health Service the following steps have had to be taken:

1. The recent financial effect on the business has resulted in a phased approach having to be taken with regard to the original approved scheme.
2. To facilitate any further impact from the pandemic the layout of the ground floor rear requires redesigning so as to facilitate the provision of an Isolation Room. This alteration to the proposals would have no effect on the footprint of the extension that was originally approved.

In order to temporarily provide internal facilities for the residents the desire is to salvage the existing conservatory and reposition this next to the new ground floor extension. This would be totally removed from site when Phase 2 was started.

The attached Location Plan reflects the fact that the temporary conservatory would not extend beyond the originally approved rear extension.

As this is a Full Application for a commercial business it is felt that a Design and Access Statement may be required. However, due to the fact that the original application, which was approved, included a detailed statement [which will still be relevant] it is felt that for this application only a brief statement will be considered acceptable.

1. Use. Temporary covered facility for residents.
2. Amount. Reuse of original unit will obviously match existing bulk.
3. Layout. To be positioned directed onto new rear extension.
4. Scale. There would be no adverse effect on the visual appearance.
5. Landscaping. No adverse effect on the existing soft and hard landscaping.
6. Appearance. Would obviously be as existing for the conservatory. With the new internal layout, originally approved window openings would have to be altered so as to provide fire escape facilities from the individual rooms.
7. Access. The original exit from the conservatory would be as original whilst the access from the new extension would facilitate disabled travel.

CONCLUSION.

When taking the above into consideration it is felt that the proposal cannot be seen as being controversial. If, however, the Case Officer has any points of concern the agent would be only too pleased to discuss these with a view to addressing same.