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STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

Supplementary Planning Guidance  
April 1996

***Amenity Space for  
Residential  
Care and  
Nursing Homes***

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### ***Introduction.***

In recent years there has been an increased demand for residential care and nursing homes in Staffordshire Moorlands. These facilities are generally provided to a high standard with due regard given to the amenity space requirements of the residents. The conversion and/or extension of large buildings in extensive grounds, together with newly developed sites has provided for a wide variety of amenity provision and building types.

The purpose of this supplementary planning guidance is to help developers in preparing schemes to achieve the high standard of amenity space required for this kind of development. For the purpose of this guidance the term residential care home is also taken to include rest homes for the elderly, nursing homes and uses generally falling within use class C2.

### ***Planning Permission.***

The development of new residential care homes requires planning permission. The Town and Country Planning (Use Classes) Order 1987, subdivides the different uses of land and property into a number of separate Classes of Use. Residential care homes fall within Class C2. The change of use from other classes of use to Class C2 requires planning permission. Unless restricted specifically by condition, this category would also authorise the use of the property as a hospital, residential school, residential college or residential training centre.

### ***Assessment Criteria.***

Planning proposals for the development of new residential care homes, the extension of existing homes, and for the conversion of existing buildings into residential care homes will be considered with regard to Staffordshire Moorlands Local Plan and the following criteria:-

- The private amenity space of the home should be well designed. For the purposes of the guidance this should comprise a generally level area of pleasant usable space with a high quality of landscape, a homely setting, and preferably with a southerly

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aspect which is not overshadowed. It is considered that this will be achievable if an amenity space provision of at least 20sq.m is provided per resident.

- All bedrooms and communal rooms, such as lounges and dining rooms will be expected to have a pleasant and interesting outlook. To achieve this it is considered that an unobstructed view of at least 6.1m will be required.
- The access and egress of vehicles, particularly emergency and delivery vehicles, should be subject to a safe and practical design but without overstating the dominance of such areas.
- Car parking standards should be provided in compliance with the District Council's adopted standards. (Staffordshire Moorlands Local Plan Appendix 4).
- Refuse and drying areas should be sited discreetly and screened where possible. They should be hidden from public view and the areas of amenity space.

#### ***Additional Information.***

In addition to the criteria given above each planning application for such a development should be accompanied with the following information:-

- Total number of residents to be living in the home. This needs to be provided both for new homes and for extensions to existing homes.
- Area of amenity space to be provided in square metres. Amenity space does not include access roads, parking, turning or servicing areas.

#### ***Conclusion.***

The residents of residential care homes should not be disadvantaged in terms of their access to amenity space by virtue of their place of residence. This guidance seeks to ensure that future proposals for such facilities provide private amenity space to the high standard expected with this kind of development.

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This Supplementary Planning Guidance was adopted as District Council policy at its meeting 20th April 1996.

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