

INTRODUCTION

The Angus population of people over the age of 75 is expected to increase significantly between 2017 and 2037. By 2037, it is expected that 1 in 5 will be over 75 years of age. Currently, the average age of someone living in a residential care home is 85 years of age.

Angus Health and Social Care Partnership recognise the valuable role that residential care homes play in supporting people to continue to live in our communities in a safe and caring environment.

The Council will require potential applicants to comply with the advice contained within this document regarding the planning and land use implications of residential care homes. The advice applies primarily to proposals for residential care homes for older people but also other residential institutional uses (e.g. adults with disabilities and children etc).

ADVICE

A. Compatibility of the Use

A residential care home must be able to coexist with adjacent land uses. For instance, it would be inappropriate and unacceptable to site a residential care home within close proximity to a noisy industrial unit or a public house etc. However, it should also not be automatically presumed that the establishment of a residential care home will be acceptable within any residential area. Careful consideration will be given to the character of an area to ensure that it does not become overwhelmed by an excessive number of residential care homes being established within close proximity to one another.

In certain circumstances, the Planning Authority may consider that the existing use of the proposed building i.e. a hotel, public house or shop etc, should be retained as these types of facilities and services often play an important social and practical role in the local community and can also contribute to the local economy. In such instances, the Planning Authority may refuse planning permission if the proposal fails to satisfy the relevant policies within the Angus Local Development Plan and the criteria contained within this Planning Advice Note.

B. Location

The preferred location for residential care homes is within existing towns and rural service centres which benefit from access to nearby facilities and services such as a shop and public transport etc. Accordingly, during the determination process of a planning application for a residential care home, the Planning Authority will consider

traffic, the availability of footpaths, opportunities to enhance connectivity and the availability of nearby facilities and services.

Residential care homes located in remote locations such as the open countryside, will be unacceptable as they do not benefit from access to nearby facilities and services. These locations are likely to present problems regarding accessibility for visitors (as not every visitor will possess ownership of a car); staff; ambulances; doctors (where valuable time may be spent travelling); snow clearance; and limiting the opportunities for the less able residents to get out and about safely.

Although the preferred location for residential care homes is within existing towns and rural service centres, other locations within smaller settlements which benefit from access to nearby facilities and services may be considered acceptable subject to the criteria within this Planning Advice Note being satisfied.

C. Size

The size of the residential care home and the internal environment should be designed in a manner that meets Scotland's new Health and Social Care Standards, published by the Scottish Government in June 2017 and which will be used from April 2018.

When considering the size of the residential care home, the scale of the operation must be considered acceptable within the context of the character of the surrounding area. Proposals will also require to satisfy other criteria within this Planning Advice Note.

There is no desirable minimum size but whilst it might be acceptable to utilise large houses (of which there seems to be many in Angus), the Council will discourage the take-up of smaller properties suitable for single family occupancy.

D. Type of Building

Only detached properties will be suitable for the purposes of a residential care home. It is considered that half of a semi-detached property, or part of a terraced row etc, will not be suitable for the purposes of a residential care home. Knowledge and understanding which has been gained from longer established residential care homes demonstrates that problems do arise such as noise generation etc, and they can be particularly acute when properties are physically joined.

E. Parking

Whilst the residents will rarely possess ownership of a car or motor cycle, sufficient off-street parking for residential care homes must be provided as follows:

- Cars – 1 space per staff member and 1 visitor space per 3 beds;
- Bicycles – 1 space per 5 staff members;
- Motor Cycles – 1 space plus 1 space per 20 car spaces (for 1st 100 car spaces) and then 1 space per 30 car spaces (when over 100 car spaces); and

- Disabled – the number of disabled bays will be dependent upon the details of the proposal which ensures that each planning application will be assessed on a site by site basis.

In circumstances where the Roads Authority considers that there are major on-street parking problems, the parking standards may be increased. Parking areas must be well sited and landscaped to ensure they do not cause detrimental visual impacts upon the surrounding area. If parking can only be provided at great detriment to the visual amenity, planning permission may be refused. In town centre locations which are well served by public transport and other sustainable means of transport, the parking standards may be reduced.

F. Access

Pedestrian and vehicular access arrangements must be adequate and safe for all users and must satisfy the standards of the Roads Authority. Proposals involving the use of private unadopted roads will be considered on the basis of their ability to carry the additional traffic (width and necessity for passing places etc) and in certain instances, the Roads Authority may specifically require a bituminous surfacing layer.

G. Garden Ground

Sufficient private garden ground should be available to provide residents with the opportunity for activity and enablement in mobility. Areas of private garden ground should preferably be located away from the off-street parking area(s); the access drive or main road; not be wholly overshadowed by buildings; and not be overlooked by adjacent properties. Conversely, the 'sitting out' area must not be detrimental to the privacy previously enjoyed by adjacent properties.

As a guideline figure, a useful private garden ground area should measure at least 15 square metres per bed space or 250 square metres in total, whichever is the greater. If the required minimum area of private garden ground cannot be provided, planning permission may be refused. In town centre locations, the required minimum area of private garden ground may be reduced where there is existing provision of accessible open space within close proximity to the proposed development site.

H. Impact

The development of a residential care home, particularly within an existing residential area, should be designed to conform with the character and pattern of development within the surrounding area. All existing physical features that contribute to the character of the surrounding area including walls, hedges or trees should be retained and/or enhanced and any signing should be of a discrete nature.

I. Extensions

Planning applications for extensions to residential care homes will be considered acceptable where the siting, design, scale or massing of the proposal does not:

- adversely affect the amenity of the existing property or surrounding properties;
- detrimentally affect the character and/or appearance of the building, site or surrounding area;
- result in the overdevelopment of the plot; and
- result in unacceptable losses of garden ground or parking, particularly when considering the likely requirements via the increase in the number of residents.