

Planning No.	Name/Address	Description	CTC recommendation	SNC/NCC Decision
2021/0893	Mr r William Clark, Land North 12 Stafford Avenue Costessey Norfolk	Erection of building to be used as a care facility (Use Class C2) with associated landscaping scheme and car parking, for children with autism, mental health conditions and learning difficulties.	<p>Comment: Local residents' views were taken into consideration. Recommend REFUSAL on the following grounds:</p> <p>Overdevelopment of site. Not in keeping with the surrounding street scene.</p> <p>Detrimental to the street scene by dint of the overbearing nature of buildings in bulk and mass Not in keeping with the surrounding area, which is a narrow road in a peaceful residential area. Overlooking into two front bedroom windows of bungalows opposite The building seems very generous in terms of space provided.</p> <p>Inadequate parking provision: the number of spaces is too small and the area is too tight to allow vehicles to turn; this is borne out at similar nearby Teddy Clark care homes with similar numbers of parking spaces, where they have cars double parked across bays and vehicles parked out on the street. Traffic and access: 24 hour provision and access for specialist care services will mean that there is far more traffic generated by a care home than by two residential units: the road is narrow and parking is likely to take place on the pavement forcing local residents onto the road with their prams / pushchairs. The access onto Dereham Road is very difficult due to the speed and volume of traffic along the main road. The Design and Access Statement states that it has</p>	Refusal

			<p>identified two nearby care homes - Gray's Fair Court and Barley Court (both catering for older residents). What it has omitted is the similar care home for young people a few hundred metres further along Stafford Avenue (47) where the Police are regularly called to deal with Anti-Social behaviour, dubious activities and noise nuisance This is an inappropriate area for such a facility, given there is already one such care home on the street. IF SNC are minded to approve the application despite all the above, then a condition is requested that the number of residents is not allowed to be increased; Six should be the maximum number of residents permitted. A request was made for a District Cllr to "call this in to DMC.</p>	