

Residential Homes

SUPPLEMENTARY ADVICE NOTE NO. 4

Introduction

This leaflet aims to assist those who wish to develop Residential Homes by converting or extending an existing property, or building a new one.

The Need

The number of residential homes has increased steadily in recent years as a result of a general movement from public "institutional" care towards "care in the community" and private care facilities. Demand for residential homes is set to increase substantially in response to the growing number of elderly people in the population. Over the next decade, an increasing number of elderly people will live in Clackmannan District, many of whom will require some form of residential care. The district Council has recognised this need in its Local Plan policies.



There are 2 main types of residential homes:-

a) **Residential Care Homes** provide care and support for a variety of social groups (e.g. the elderly or handicapped). This type of accommodation must be registered with the Regional Council's Social Work Department, who publish Registration Guidelines.

b) **Nursing Homes** provide nursing/medical care for people with sickness, injury or infirmity. These homes must be registered with the Forth Valley Health Board.

Consultation with these bodies should take place at an early stage to ensure that their requirements are capable of being met.

The Central Region Fire Brigade, which is responsible for fire prevention, and the District Council's Environmental Services Department, which has responsibility for both food hygiene and 'Health & Safety', would also welcome early consultation.

Is Planning Permission Required?

Where a residential home is formed without any building work, by changing the use of another residential institution such as a Private hospital or a School, Planning Consent may not be needed. All other proposals for developing residential homes by change of use, extension or new building require planning consent. Any

application should be submitted to the Development Services, Clackmannanshire Council, Kilncraigs, Alloa, FK10 1EB (Telephone 01259 450000).

Key considerations which will influence the decision on any planning application are the suitability of the location and the appropriateness of the detailed design.

Where Should Homes be Located?

Residential homes have many of the characteristics of existing housing areas, and are compatible with many existing low density housing areas. However, there are some housing areas where residential homes are not generally acceptable (e.g. in high density housing estates, where properties are smaller, and there can be significant problems of privacy, noise etc.). In addition, to maintain the character and amenity of the existing residential areas, it is desirable to avoid locating new residential homes beside or near to established residential homes.

There are other land uses which are not generally compatible with residential homes, since they could significantly reduce the amenity of residents who require a high quality living environment (e.g. home located close to a noisy industrial area, preventing the full use of garden ground because of noise and fumes, would be inappropriate).

In selecting a site, applicants should consider the following checklist:-

- Will the home be easily accessible for both staff and visitors? (preferably within easy reach of bus and rail routes).
- Will the home be sited on reasonably flat land?
- Will the home have an open, interesting and attractive outlook?
- Will the home be located sufficiently far from busy main roads, junctions and other traffic hazards?
- Will the home be sited to allow residents ease of access to full range of local amenities and services such as shops, post offices, churches and places of entertainment?

If the answers to all of the questions on the previous

page are “yes” then the location may well prove suitable, in principle, for a residential home.

What are the Detailed Design Requirements?

a) **Building type:** while recognising the operational need to minimise the number of changes in level, it is desirable that the elevations of the building are designed to fit in with the landscape or streetscape. This is easiest to achieve by the conversion of existing, substantial properties in their own grounds, or by the construction of new detached homes.

b) **Size of home:** it is recognised that a home has to cater for a significant number of residents to support an appropriate number of specialist and caring staff to run efficiently. Nevertheless, developers are discouraged from the formation of very large “institutional” developments.

c) **Garden/Recreational space:** There should be sufficient private garden space to allow residents to both “sit out” and take exercise without leaving the safety of the property. It should normally be a minimum of 15 sq.m. / bedspace. The area should not be overshadowed or dominated by surrounding buildings and should have areas of privacy away from car park, access drive or main road.

d) **Car parking and access:** Sufficient off-street car parking must be provided for both staff and visitors. This should include at least one space for every four residents, (this includes provision for staff and visitors) and one additional space adjacent to the entrance to the home for the use of a doctor/ambulance. A turning area must also be provided within the site. Further details on parking/access requirements can be obtained from Central Regional Council’s Technical Services Department.

e) **Existing features:** The development of any home should not have a negative or damaging effect on the character of the site, the surrounding area or any Listed Building. For example, there should generally be no loss of walls, trees or hedges.

f) **Design Quality:** the design of the building and its grounds should make a positive contribution to the environmental quality of the area, especially if it is a Conservation Area.

Any further extensions to residential homes should fully comply with the above design requirements. For example, they should not result in a loss of essential garden or parking space, and should not significantly damage existing features of the site.

Useful Addresses

The following services are available at our offices in Kilncraigs, Alloa.

Tel.(01259) 450000.

Environmental Services, Social Work Department, Roads & Transportation Department,

Forth Valley Health Board,
33 Spittal Street, Stirling Tel.(01786) 463031.

Senior Fire Prevention Officer,
Central Region Fire Brigade H Q,
Maddiston, Falkirk. Tel.(01324) 716996.

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