

**6 DCCE2003/2592/F - PROPOSED TWO-STOREY EXTENSIONS AT HAMPTON GRANGE NURSING HOME, 48/50 HAMPTON PARK ROAD, HEREFORD, HEREFORDSHIRE, HR1 1TH**

**For: Mrs. C. Dolan per Hook Mason, 11 Castle Street, Hereford, HR1 2NL**

**Date Received: 26th August, 2003      Ward: Tupsley      Grid Ref: 52806, 39139**

**Expiry Date: 21st October 2003**

Local Members: Councillors G.V. Hyde, Mrs. M.D. Lloyd-Hayes and W.J. Walling

### **1. Site Description and Proposal**

- 1.1 The site comprises an established nursing home positioned on the south side of Hampton Park Road within an Established Residential Area and Conservation Area. To the east side is a small estate of modern detached houses - Grange Gardens.
- 1.2 The proposal is to erect a two storey extension to the east side containing 10 bedrooms, each with en-suite bathroom, and a two storey infill extension to the front elevation to provide day space.
- 1.3 The side projection of the side extension would be 13.7m with an approximately 3.0m (minimum) wide gap retained to the common boundary with the adjacent house, Woodend, Grange Gardens. The width and height of the extension would be similar to the existing nursing home. A bin store presently to the side of the nursing home on the site of the proposed extension would be relocated to the front of the building, and six additional parking spaces provided to its side.

### **2. Policies**

#### 2.1 Hereford Local Plan:

ENV14	-	Design
H12	-	Established Residential Areas
H21	-	Compatibility of non-residential uses
CON13	-	Conservation Areas

#### 2.2 Herefordshire UDP (Deposit Draft):

DR13	-	Noise
HBA6	-	New development within Conservation Areas
CF7	-	Residential nursing and care homes

### **3. Planning History**

- 3.1 HC940124LE - Extension of existing nursing home to form new bedrooms and larger laundry including new external fire escape and additional car parking - approved 5th May, 1995; not implemented.

- 3.2 CE2002/2356/F - Two storey extension - approved 30th October, 2002; not implemented.

#### **4. Consultation Summary**

##### Internal Council Advice

- 4.1 Chief Conservation Officer: No objection.
- 4.2 Head of Engineering and Transportation: No objection.

#### **5. Representations**

- 5.1 Hereford City Council: No objection subject to architectural compatibility.
- 5.2 One letter of objection has been received from Mr Rees of Woodend, Grange Gardens summarised as follows:
- too close to common boundary wall and consequently intrusive on privacy;
  - noise disturbance from residents calling, vehicular movements, staff congregating (an existing problem that would increase).
- 5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

#### **6. Officers Appraisal**

- 6.1 The main issues in this case are the impact of the proposed extensions and alterations on residential and visual amenity.
- 6.2 The site is located in an Established Residential Area where Policy H12 of the Local Plan requires environmental character and amenity to be protected or enhanced. The site also lies within a Conservation Area where Policy CON13 requires new development to either preserve or enhance the designation. More specifically, Policy H21 requires proposals for non-residential development to be compatible with adjacent residential uses.
- 6.3 The recent planning history is a material consideration in this case. In 2002, in particular, permission was given for a side extension, albeit slightly smaller than the current proposal.
- 6.4 The current proposal itself would be sited closer to the common boundary with the neighbouring house and would be visible over the common side boundary. However, a gap of 3m would be retained, and this combined with the side by side relationship of the extension with the adjoining house would ensure no adverse impact in visual terms.
- 6.5 Regarding potential noise disturbance, it is not considered that the proposal would significantly change the existing situation. No living room windows are proposed in the flank elevation and a condition can be imposed to control the use of the door. The bin store presently to the side of the nursing home which is a potential cause of noise disturbance would be relocated away from the boundary with the adjacent house. For these reasons it is not considered that there would be such an impact on privacy to justify a refusal decision.

## RECOMMENDATION

That planning permission be granted subject to the following conditions:

**1 A01 (Time limit for commencement (full permission))**

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

**2 A07 (Development in accordance with approved plans)**

**Reason:** To ensure adherence to the approved plans in the interests of a satisfactory form of development.

**3 Before any other operation hereby approved is commenced, the bin store shall be moved from its present location to the area annotated 'new fenced bin enclosure' on drawing no. 2334.5.2B, and the enclosing fence shall be erected to a height not less than 1.8m. Thereafter there shall be no storage of bins or other waste material in the area presently used for that purpose.**

**Reason:** To safeguard the amenities of nearby residential properties and accord with the terms of the application.

**4 The east facing en-suite bathroom windows shall be glazed with obscured glass.**

**Reason:** To safeguard the amenities of nearby residential properties.

**5 The east facing external doorway serving the stairwell shall be used as an emergency fire exit only and shall only be opened in the event of a fire or other emergency or for practices for a fire or other emergency. For the remainder of the time the door shall be kept shut.**

**Reason:** To safeguard the amenities of nearby residential properties.

**6 B01 (Samples of external materials)**

**Reason:** To ensure that the materials harmonise with the surroundings.

**7 H13 (Access, turning area and parking)**

**Reason:** In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

### Note to Applicant:

**1 There shall be no storage of materials or equipment by the river, either during or after construction works.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.