

**15 DCCW2003/2671/F - SINGLE STOREY EXTENSION TO FORM CARDIO TRAINING ROOM AT HOLMER PARK OFF ATTWOOD LANE AND CLEEVE ORCHARD, HEREFORD****For: Mr. D. Edwards, David Edwards Associates, Station Approach, Hereford****Date Received: 2nd September 2003****Ward: Burgill,  
Holmer & Lyde****Grid Ref: 50785, 42281****Expiry Date: 28th October 2003**

Local Member: Councillor Mrs. S.J. Robertson

**1. Site Description and Proposal**

- 1.1 The site is located to the north of Roman Road and is accessed off the residential estate serving Cleeve Orchard. The building which was formerly used as the Inco Social Club is a large detached building set in mature attractive grounds. The site has remained unoccupied for some period of time since the social club closed. The existing site has provision for approximately 70 cars which are laid out in car parking areas to the west side of the main building.
- 1.2 This application seeks full planning permission to increase the size of a previously approved single storey extension to form an enlarged cardio training area within a new health and leisure club. Planning permission was previously approved for a small flat roofed extension under planning reference CW2002/0819/F. The proposed extension is sited within a courtyard area between the main Holmer Park building and the former stable complex which is currently subject to a separate application for conversion to three dwelling units.
- 1.3 This application is submitted following the recent withdrawal of a previous proposal on which concerns were raised about the impact on adjoining residential properties. As submitted the extension projects 10 metres off the existing building and measures 3.3 metres in height.

**2. Policies****2.1 South Herefordshire District Local Plan:**

Policy GD1 - General Development Criteria

**2.2 Herefordshire Unitary Development Plan (Deposit Draft):**

Policy DR1 - Design

**3. Planning History****3.1 Applications considered relevant to this proposal are:**

- CW2002/0819/F Change of use of Wiggins Social Club to D2 (Health and Leisure Club) training area and swimming pool with changing and plant rooms with underground extension. Approved 16th October 2002.
- CW2003/1708/F Proposed single storey extension to form cardio training area. Withdrawn 28th July 2003.
- CW2003/1126/F Proposed conversion of former stable building into three buildings at Holmer Park. Withdrawn 3rd September 2003.
- DCCW2003/2792/F Proposed conversion of former stable buildings into three dwellings. Not yet determined.

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

##### Statutory Consultations

- 4.1 Welsh Water: comments awaited.

##### Internal Council Advice

- 4.2 Head of Health and Trading Standards: no objections.

#### **5. Representations**

- 5.1 Holmer & Shelwick Parish Council: the Parish Council had no objection to the modified plan in principle but would ask the following comments be acted upon:

- Air conditioning on noisy material should be suitably silenced for the benefit of neighbours.
- Where any windows are situated adjacent to stairways, obscure glass to be used to prevent overlooking.
- As more traffic is anticipated visiting the site, the Parish Council would like to see some traffic calming measures to prevent traffic speeding on the unclassified lane which is used as a rat run during peak periods. These should be widening the verge at the junction of Attwood Lane and Church Lane to change the emphasis of the junction to force traffic to slow down to negotiate the junction particularly as access is proposed in this area.

- 5.2 One letter of objection has been received from Mr. P. Glasby. "I object to this application for the following reasons:

1. Scale and character - in determining the extant consent CW2002/0819/F Members were informed that the applicant had been advised a large extension could have a detrimental impact on the setting and character of the original building and could not be supported. Having considered this advice the approved scheme was submitted depicting a small extension to form a cardio training area and this was not considered detrimental to the original building. Notwithstanding this advice the applicant now invites Members to approve an extension some 75% larger than already approved.

2. Justification for the application - I respectfully suggest that Members should in fact determine this as an amended scheme of an extant consent as physically development required by the extant consent has only recently commenced and is some months away from completion. Despite this the applicant has now returned to the Council seeking a larger extension.
  - The letter submitted with the application seems to imply that in doing calculations the developer innocently overlooked the need to calculate enough floor space for the cardio vascular training facility. I would ask Members to consider that it is inconceivable to believe a developer would invest in a scheme without first ensured it was financially and commercially viable in all aspects.
  - Therefore to determine the current application in abstract without taking into proper account the accumulative affect would be more circumvent to the Council's original objective of preserving the building from inappropriate over development which is discordant with its scale and character.
3. Noise issues - the applicant has failed to demonstrate a suitable scheme showing how noise emanating from the site will be controlled. Consequently the Council is not able to determine the impact of the approved development on the surrounding residential area. If approved conditions should be imposed to ensure quiet enjoyment for the surrounding residential areas not affected.
4. Conclusion - for the reasons given above I would urge the Committee to refuse this application.”

The full text of this letter 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 key issues in respect of this proposal relate to the principle of the proposed extension and its resulting impact on adjoining residential properties.
- 6.2 As will be noted planning permission was granted under reference CW2002/0819/F for a change of use of the former Wiggins Social Club to a D2 (Health and Leisure) club with extensions to form cardio fitness training area and an underground swimming pool and changing facilities. The detail of that scheme showed a relatively small extension to the part of the building directly affected by this scheme. The applicant has now submitted a new proposal following a recent withdrawal of an unacceptable scheme to increase the size of the cardio vascular training area. In principle it is considered that the extension is acceptable subject to the resulting impact that it has on existing residential properties and when considering its relationship to a current planning application to convert the former stable complex to three new residential units.
- 6.3 Officers have considered carefully both the design and scale of the extension in relation to the host building and the possibility of future resident in the current application to convert the stable block. The revised details have significantly reduced the height of the extension and although it projects some 10 metres from the existing building, the scale and design are such that it will have minimal visual impact on Holmer Park and furthermore will not overshadow or overlook any of the adjoining residential properties. As such it is considered that the scheme is acceptable on these issues.

6.4 Concern has also been raised with regard to potential for noise. The Council's Environmental Health Officer has raised no objection to the scheme and the applicant has indicated that no windows would be open whilst the exercise area were in use. Furthermore given that air conditioning units will operate within the building, the opening of windows would seriously compromise their affect. Details in relation to the condition previously imposed on the original change of use for noise attenuation have recently been received and are being considered at the time of writing this report. In light of the advice from the Council's Environmental Health Officer, it is not considered that noise and disturbance could not be reasonably controlled in this instance and it is not a justifiable reason to object to this scheme.

6.5 On balance with appropriate materials, it is considered that the size and scale of this extension would have little impact on the host building and not affect the character of the area. Furthermore, the scheme will not represent a dominant structure which would be harmful to adjoining residential amenity nor will it create any direct overlooking. As such, planning permission is recommended subject to the following conditions.

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

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

- 3. **F02 (Scheme of measures for controlling noise).**

**Reason: In order to protect the amenity of occupiers of nearby properties.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.