

**6 DCCE2003/3692/F - PROPOSED EXTENSIONS AND INTERNAL ALTERATIONS AT NEWSTEAD HOUSE RESIDENTIAL AND NURSING HOME, 43 VENNS LANE, HEREFORD, HR1 1DT****For: Somerset Redstone Trust per Forrester Associates, Spadesbourne House, 184 Worcester Road, Bromsgrove, Worcester, B61 7AZ****Date Received: 8th December 2003      Ward: Aylestone      Grid Ref: 51835, 41114****Expiry Date: 2nd February 2004**

Local Members: Councillors D.B. Wilcox and A.L. Williams

**1. Site Description and Proposal**

- 1.1 The site comprises an established residential care home for the elderly located at the junction of Venns Lane and Newstead Close. The home itself comprises an extended two/three storey building with parking areas to the side and rear and access from Newstead Close. Ground level falls away to the rear. A number of trees on the site are subject to Tree Preservation Orders.
- 1.2 The site lies in an essentially residential area with dwellinghouses to the north, east and south sides. To the north-west is St. Barnabas Church with its car park to the west.
- 1.3 The proposal is in four parts - to erect a two storey extension at the rear (requiring removal of one preserved tree); to replace an existing fire escape and ramp at the side; to erect a new porch (as part of the re-ordering of the entrance courtyard and parking area); and to erect a single storey extension (effectively part of a two storey extension previously granted planning permission in 2001 although now intended to be an office and day space). It is also proposed to carry out internal alterations which would not require planning permission. As a consequence of these proposals the present number of bedrooms at the home would increase from 42 to 45 (although this figure would increase further if the 2001 permission is also implemented).

**2. Policies****2.1 Hereford Local Plan:**

Policy H12      -      Established Residential Areas  
Policy CON21   -      Protection of Trees

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

Policy S2      -      Development Requirements  
Policy T11      -      Parking Provision  
Policy LA5      -      Protection of Trees, Woodlands and Hedgerows  
Policy CF7      -      Residential Nursing and Care Homes

### **3. Planning History**

- 3.1 CE1999/2297/F - Extension to nursing home - refused 14/10/99.
- 3.2 CE2000/0279/F - Extension to nursing home - refused 27/03/00.
- 3.3 CE2001/0669/F - Extension and alterations to nursing home - approved 09/05/01; not implemented.

### **4. Consultation Summary**

#### Statutory Consultations

- 4.1 Dwr Cymru Welsh Water: no objection subject to conditions.

#### Internal Council Advice

- 4.2 Head of Engineering Transportation: no objection.
- 4.3 Chief Conservation Officer: there is a Tree Preservation Order on some of the trees on the St. Barnabas site including a sycamore which would have to be removed. Objection is raised to its loss as it is a prominent landscape feature when viewed from the St. Barnabas site. If permission is given to remove the tree then a replacement should be provided - a parkland tree such as cedar.

### **5. Representations**

- 5.1 Hereford City Council: no response received.
- 5.2 Three objection letters have been received from 1 Newstead Close and 30 and 37 Venns Lane summarised as follows:
  - inadequate parking - proposal would exacerbate existing problem;
  - inadequate turning and servicing space for delivery vehicles;
  - on-street parking associated with home is hazard to other users of highway;
  - over-development of site (already large, dominant building).

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 on the character and appearance of the area, residential amenity and highway safety.
- 6.2 Regarding the first of these issues, the site lies within the Established Residential Area where Policy H12 requires environmental character and amenity to be protected and where appropriate enhanced. The proposed extensions and alterations are relatively modest in size and not readily viewable from outside of the site, and consequently would not detract from the character of the area.
- 6.3 The rear extension would require removal of a preserved sycamore tree to which the Chief Conservation Officer raises objection. However, this tree is positioned towards the rear of the site with consequent limited public amenity value. It is also close to

both the nursing home and St. Barnabas Church, and by reason of its large size is therefore considered to have outgrown the location. For these reasons its removal is considered appropriate, although subject to replacement planting elsewhere on the site.

- 6.4 Regarding residential amenity, the extensions and alterations are sufficiently distanced from neighbouring residential properties to ensure no adverse relationships.
- 6.5 Regarding highway safety, the principal purpose of the application is to enable the overall accommodation to be updated and improved to comply with latest standards for residential nursing homes. Consequently, the actual increase in the number of bedrooms is small (42 bedrooms existing; 45 bedrooms proposed), and the resulting impact on the wider environment in terms of additional activity and traffic generation limited. Accordingly there is no highway safety objection.
- 6.6 If the 2001 planning permission is also implemented this may have the effect of increasing the number of bedrooms by a further 2 or 3. The car parking standard for nursing homes as set out in the Hereford Local Plan is one space to four bedrooms. Applying this ratio requires 12 car spaces at 48 bedrooms. The proposal envisages 20 spaces which is clearly within the standard and consequently acceptable. Congestion or danger caused by on-street parking cannot be controlled by planning legislation, and is strictly a matter for the police.

## **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. The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. 03:50:05A, :06A, :08A, :09A and :10A), except where otherwise stipulated by conditions attached to this permission.**

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

- 3. B03 (Matching external materials (general)).**

**Reason: To ensure the satisfactory appearance of the development.**

- 4. The proposed and existing parking and turning areas at the premises as shown on the application drawings shall be permanently maintained exclusively for that purpose.**

**Reason: In the interests of highway safety.**

- 5. Before the "new two storey extension" hereby approved is occupied, details of a replacement tree to be planted on the site shall be submitted to the local planning authority for approval in writing. The tree shall be planted in accordance with the approved details in the first planting season following approval.**

**Reason: To ensure satisfactory replacement of the sycamore tree proposed to be removed.**

**Informative:**

**1. Reason(s) for the Grant of PP/LBC/CAC.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.