

**7 DCCE2004/0688/F - TWO STOREY EXTENSION AND REDEVELOPMENT OF EXISTING CARE HOME WING AT CASTLE FARM CARE HOME, BLACKHOLE LANE, BARTESTREE, HEREFORDSHIRE, HR1 4BE**

**For: Craegmoor Healthcare Ltd. per Atkins, 160 Aztec West, Almondsbury, Bristol, BS32 4TU**

**Date Received: 25th February 2004**

**Ward: Hagley**

**Grid Ref: 55968, 42071**

**Expiry Date: 21st April 2004**

Local Member: Councillor R.M. Wilson

**1. Site Description and Proposal**

- 1.1 The application site comprises an established residential care home for 9 persons with learning difficulties. There is one large building providing all accommodation, set back from Blackhole Lane in grounds extending to approximately 1.6 hectares. The site lies within Open Countryside as defined in the South Herefordshire District Local Plan.
- 1.2 The proposal is to extend the care home to provide residential accommodation for 6 further persons with learning difficulties, bringing the total at the site to 15, together with "sleep in" accommodation for a carer and associated facilities (dining room, kitchen, office, stores, etc.). The accommodation would be contained within an existing squash court (to be converted) and a new two storey "wing", replacing an existing attached single storey garage block on a similar footprint.

**2. Policies**

2.1 South Herefordshire District Local Plan:

GD1 – General development criteria  
C1 – Development within open countryside  
CF4 – Residential homes  
T3 – Highway safety requirements

2.2 Herefordshire UDP (Deposit Draft)

S2 – Development requirements  
DR1 – Design  
CF7 – Residential nursing and care homes

### **3. Planning History**

- 3.1 SH940565PF - Change of use to residential care home - approved 22 June 1994.
- 3.2 SH950555PF - Conversion of existing garages, squash court and swimming pool into accommodation for people with learning difficulties - withdrawn.
- 3.3 SH950621PF - Conversion of existing garages, squash court and swimming pool into accommodation for people with learning difficulties - refused 26 July 1995.
- 3.4 SH951009PF - Conversion of existing garages and squash courts and swimming pool into accommodation for people with learning difficulties - refused 25 October 1995.
- 3.5 SH960003PF - Convert garage and squash courts into accommodation for people with learning difficulties - recommended for approval subject to Section 106 agreements, but not proceeded with. Deemed withdrawn 13 January 1998.

### **4. Consultation Summary**

#### Statutory Consultations

- 4.1 There are no statutory consultation responses.

#### Internal Council Advice

- 4.2 Head of Engineering and Transportation : no objection.
- 4.3 Head of Environmental and Trading Standards : recommends conditions.

### **5. Representations**

- 5.1 Lugwardine Parish Council: No objection.
- 5.2 One letter of objection has been received from Green Acres, Blackhole Lane, summarised as follows:
  - trespass by residents of home into adjoining properties has caused distress - insufficient security;
  - noise and disturbance from residents;
  - speeding traffic in Blackhole Lane
- 5.3 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 main issues in this case are the impact of the proposed extension on the amenities of the countryside, the privacy of neighbouring properties and highway safety.

- 6.2 The site lies within open countryside where Policy C1 of the Local Plan sets out a general presumption against new development unless for, in particular, the purposes of agriculture or forestry or appropriate rural recreational pursuits. Policy CF4 relates specifically to residential homes and states that they will be granted planning permission if, in particular, the site benefits from reasonable access to local facilities, the use will not generate levels of noise, traffic movement or general activity which would be detrimental to the surrounding area and there will be no adverse impact on neighbouring properties.
- 6.3 The proposal, in this case, is to extend an existing residential home increasing the number of residents from 9 to 15. The extension itself would be positioned on the "footprint" of an existing garage wing, thus ensuring only limited encroachment into the countryside in accordance with Policy C1. Wide margins would be retained with the boundaries of the site to minimise the impact on the outlook from neighbouring properties.
- 6.4 The third party objection to trespass by existing residents on to adjoining land is a matter of management rather than a planning issue. As this is an established nursing home, occasional noise from existing residents must be expected and it is not considered that a further five residents would significantly add to this situation. For these reasons it is not considered that there would be a sufficiently adverse impact on residential amenity to warrant a refusal decision.
- 6.5 Past applications have been refused permission primarily in view of inadequacies with the surrounding road system. This application differs in that the scale of the development is reduced (5 new residents only), and this level of occupancy is not considered to be so significant to warrant a highway safety objection.

## **RECOMMENDATION**

**That subject to no other third party representations being received raising other material planning objections before the consultation expiry date, 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 )  
(Drawing No. 5019641 AA/016/4203A)**

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

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

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

**4 The overall number of persons with learning difficulties resident at the premises shall be limited to 15.**

**Reason: To accord with the terms of the application and safeguard amenity.**

**Informatives:**

- 1 N01 - Access for all**
- 2 N15 - Reason(s) for the Grant of Planning Permission.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.