

11 DCCE2006/4002/F - PROPOSED SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL BEDROOMS AND DAY SPACE. ERECTION 2 NO. GARDEN SHEDS AT 43 BODENHAM ROAD, HEREFORD, HEREFORDSHIRE, HR1 2TP

For: Ms. R. Mawji per Hook Mason, 11 Castle Street, Hereford, HR1 2NL

Date Received: 21st December, 2006 Ward: Aylestone Grid Ref: 52214, 40159

Expiry Date: 15th February, 2007

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

1. Site Description and Proposal

- 1.1 43 Bodenham Road is a three storey Victorian Villa operating as the Oaklands Care Home. This property is located on the northeast side of Bodenham Road and set in a substantial mature curtilage with a large rear garden. The property was originally a dwelling and was subsequently converted to a hotel in 1966 and a residential nursing home in 1982. The building has been subject to numerous alterations and extensions, including a two storey extension at the side of the building and further two single storey flat roofed extensions along both side boundaries at the rear. There is also a derelict outbuilding situated at the end of the existing flat roofed extension along the northwest boundary wall. The site falls within the designated Established Residential Area and Conservation Area of Hereford.
- 1.2 This application seeks planning permission to demolish the existing outbuilding and erect two new single storey rear extensions on both side boundaries with longer wings incorporating a link between these two extensions. Both extensions would have pitched roofs so that the roofline would be approximately 1.6 metres higher than the existing flat roofed extensions. A courtyard would be formed within the inner part of these extensions. It is also proposed to erect two sheds at the bottom of the garden adjacent to the existing shed and a group of protected trees.
- 1.3 The property currently provides 14 single rooms and 8 double rooms catering for 30 occupants. This proposal will increase the accommodation to 23 single rooms and 6 double rooms for a total of 35 occupants.

2. Policies

2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR4	-	Environment
Policy H16	-	Car Parking

Policy HBA6	-	New Development Within Conservation Areas
Policy CF6	-	Retention of Existing Facilities
Policy CF7	-	Residential Nursing and Care Homes

3. Planning History

- 3.1 H/P/24784 Change of use from hotel to nursing home. Approved 1st February, 1982.
- 3.2 HC890703PF Extension to nursing home. Refused 25th January, 1990.
- 3.3 HC910381PF Extension to nursing home. Refused 17th October, 1991.
- 3.4 HC920451PF Extension, alterations and refurbishment of existing nursing home. Refused 17th December, 1992.
- 3.5 HC940035PF Sun lounge for use by existing nursing home. Approved 9th March, 1994.
- 3.6 HC940467PF Demolition of existing office extension. Alterations and extensions to facilitate internal rationalisation. Approved 11th January, 1995.
- 3.7 DCCE2006/1591/F Proposed temporary mobile home for five years. Withdrawn 5th July, 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: Recommends the provision of cycle parking and the delineation of the existing parking area for 15 spaces.
- 4.3 Conservation Manager: "We believe that whilst there may be room for some form of extension we are not convinced about the scale of the proposed extension. It may be possible to develop the garden room/day space area with a reasonable design as proposed. However we are concerned that the additional single bedrooms would extend the development further into the garden. This would not be acceptable as we believe it would overdevelop the existing plot and this would also be detrimental to the adjacent plots. We would therefore recommend that this element be reviewed perhaps re-orientated along the line of the day space. This may result in further remodelling but we believe that the building should not extend further into the garden than the proposed day space. This is because there is a natural break in the landscape at this point and there is also the concern that the site is becoming over developed. We would recommend that the application be reviewed and the additional 4 bedrooms be removed or re-orientated so that the building does not extend beyond the natural break of the day space. This is so that the open space within the site is retained."

- 4.4 Director of Adult and Community Services: "I'm pleased to support the application, its consistent with both the government's drive to reduce the number of shared rooms in care homes and the National Minimum Standards for Care Homes, which form the basis for the inspection of care homes undertaken by the "Commission for Social Care Inspection". Finally, the application is consistent with the Directorate's intention of significantly reducing the number of care home places in double/shared rooms it purchases for older people."

5. Representations

- 5.1 Hereford City Council: The Council should monitor any consequential parking pressure.
- 5.2 Local residents: Two objection letters have been received from Mr. Halpern, 41 Bodenham Road and Mr. & Mrs. Martyn, 41a Bodenham Road.

The concerns raised can be summarised as follows:

1. Visual impact.
2. Loss of light.
3. Loss of privacy.

The full text of these letters can be inspected at The Hereford Centre, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The key considerations in the determination of this application are as follows:
- (a) Impact on the Character of Conservation Area
 - (b) Impact Upon the Amenities of Adjacent Properties
 - (c) Access and Parking Issues
- 6.2 The essential character of Bodenham Road derives from the predominance of large scale detached dwellings set well back from the road behind a tree lined frontage with large well maintained rear gardens which provide an attractive setting for the buildings and a pleasant residential environment. It is acknowledged that the character of the area has changed as a result of incremental development in recent years and it is recognised that only two buildings (Nos. 45 and 49) still maintain their original characteristics. The concerns regarding the extended footprint and orientation of the proposed extensions from the Conservation Manager are acknowledged but in the wider context of the character of Bodenham Road and having regard to the very limited visual impact of this single storey development at the rear and the setting of the adjacent properties in the surrounding area, it is considered that this proposal would preserve the character and appearance of the Conservation Area.
- 6.3 With regard to residential amenities, the concerns regarding the potential loss of privacy and loss of light are acknowledged. The proposed north-western wing would have a roofline higher than the existing flat roofed rear extension. However it is set back further away from the boundary wall than the present structure. In view of the single storey nature and the distance between the extensions and the adjacent property, it is not considered that there would be a serious loss of privacy or loss of light resulting from the proposal. A revised plan has been received that removes the

windows to the side elevation of the north-west wing in order to minimise the impact on the amenity of No. 41a. There would be roof lights in the roof but these windows would not afford any overlooking of the adjoining properties. The other adjoining properties, No. 41 and No. 45 are both situated some distance away from the proposed extensions and it is not considered that this proposal will have any material affect on the amenities of these properties such that refusal of planning permission would be warranted.

- 6.4 Turning to the issue of parking, the comment from the Traffic Manager is acknowledged. The new parking scheme as submitted shows that there would be 12 parking spaces plus provision for 3 cycle racks on site. At the time of writing further consideration is being given to an increase in parking provision to 15 spaces and the outcome of these ongoing discussions will be reported verbally. In general however it is not considered that this proposal would cause a significant intensification of use such that highway safety would be detrimentally affected.
- 6.5 The proposed two wooden sheds are both modest in scale and would be well screened by the existing mature trees and as such are acceptable.

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. **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.

Informatives:

1. **N03 - Adjoining property rights.**
2. **N13 - Control of demolition - Building Act 1984.**
3. **N19 - Avoidance of doubt.**
4. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

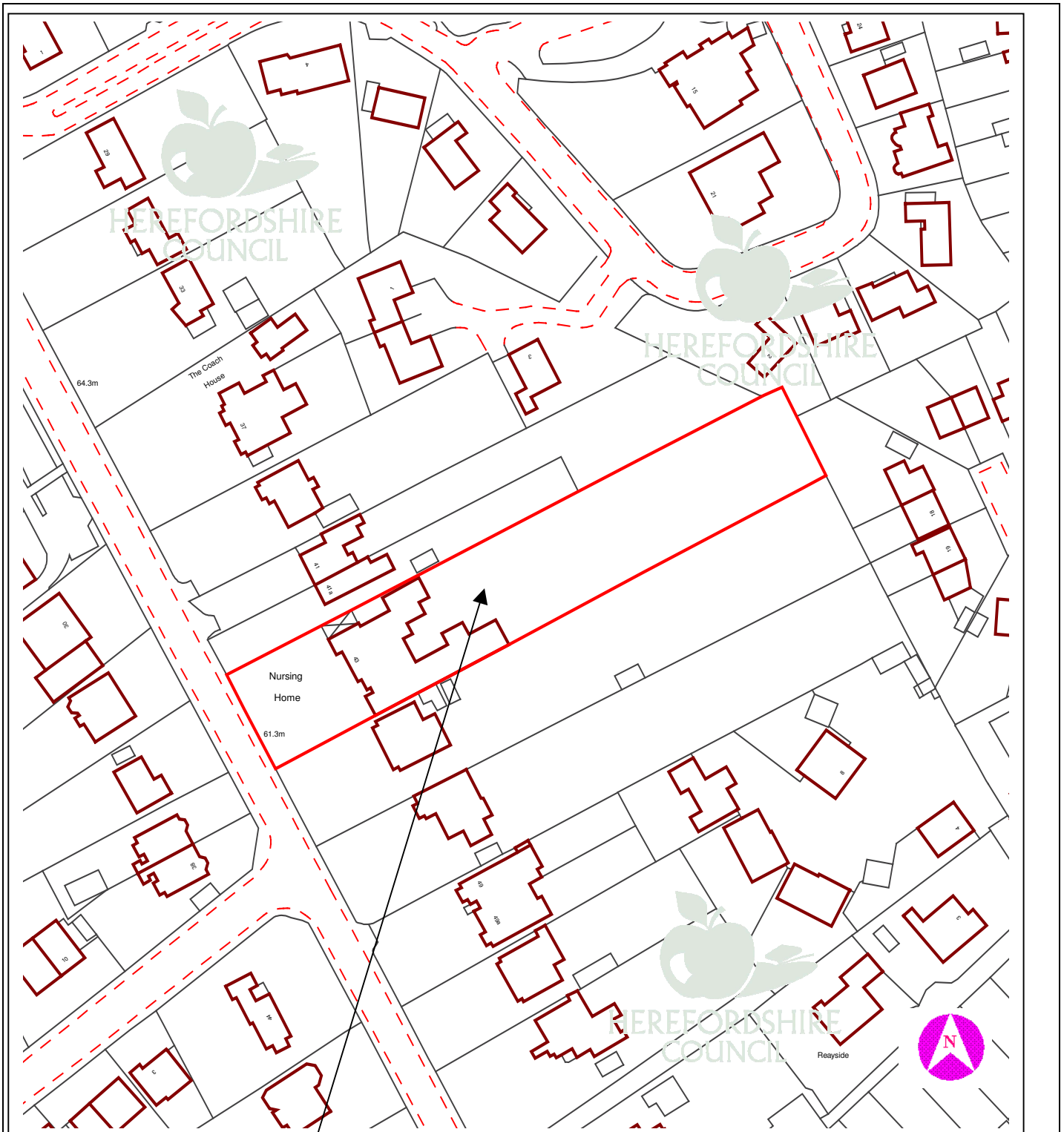
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/4002/F

SCALE : 1 : 1250

SITE ADDRESS : 43 Bodenham Road, Hereford, Herefordshire, HR1 2TP

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