

12 DCNC2007/0861/F - PROPOSED SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL BEDROOM ACCOMMODATION AT THE FORBURY RESIDENTIAL HOME, CHURCH STREET, LEOMINSTER, HEREFORDSHIRE.

For: Mr C Lutton per Mr N La Barre, Easters Court, Leominster, Herefordshire, HR6 0DE

Date Received:
16th March 2007

Ward: Leominster South

Grid Ref:
49726, 59185

Expiry Date:
11th May 2007

Local Members: Councillors RBA Burke & JP Thomas

1. Site Description and Proposal

- 1.1 The Forbury comprises a Grade II Listed Building located on Church Street, in the town centre of Leominster, within the Leominster Conservation Area.
- 1.2 The property comprises a red brick Georgian town house, which was converted to a residential home some 25 years ago, and has benefited from further extensions and alterations since then.
- 1.3 The proposal seeks planning permission to construct an additional three bedrooms on to an existing extension in order to help meet current demand within the County for this type of residential accommodation.
- 1.4 The proposed extension would be approximately 12 metres in length, (Plus 2.2 metres for an external doorway) and approximately 7.4 metres in width and will have a ridge height of 4.3 metres.

2. Policies

- 2.1 Herefordshire Unitary Development Plan:

S11 - Community facilities and services
E6 - Expansion of existing businesses
H18 - Alterations and Extensions
HBA1 - Alterations and extensions to Listed Buildings
HBA4 – Setting of Listed Buildings
HBA6 - New development within Conservation Areas
CF7 - Residential nursing care homes

3. Planning History

- 3.1 NC2001/2117/F: Extension to form ground floor laundry room, approved.

- 3.2 NC2001/2118/L: Extension to form ground floor laundry room, formation of en-suite bathroom, external alterations, approved.
- 3.3 NC2002/1601/F: Relocate laundry, increase size of proposed extension, approved.
- 3.4 NC2002/1602/L: Relocate laundry, increase size of proposed extension, approved.
- 3.5 NC2004/0569/F: First floor bedroom extension, single storey ground floor extension, approved.
- 3.6 NC2004/0571/L: First floor bedroom extension, single storey ground floor extension, approved.

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage: No objection.

Internal Council Advice

- 4.2 Transportation: No objection.
- 4.3 Conservation: No objection.
- 4.4 Archaeological Advisor: No objection.

5. Representations

- 5.1 Town Council: No objection
- 5.2 In response to the proposal 3 objections have been received, the details of which are summarised below:

Leominster Civic Society: Object to the proposal on the basis that it would:

- Result in overdevelopment of the site
- Damage the setting of the Listed Building
- Would permanently reduce the available garden space for residents
- Cause further disturbance with the ongoing works on site

Commander & Mrs Patrick Titley, Priory End, School Road: Object to the proposal on the basis that it would:

- Be damaging to the Conservation Area,
- Not be in keeping with the locality,
- Result in overdevelopment of the site,
- Have a 'disastrous' visual impact on their property
- Cause overlooking.

Mr and Mrs Sampson, 18 Church Street: Object to the proposal on the basis that it would:

- Be visually harmful to this part of Leominster
- Be disruptive and unsightly during construction – recommend time limits on construction to minimise this harm.
- Reduction of amenity area to residents of home

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

6. Officers Appraisal

6.1 The key considerations in determining this application are as follows:

- Setting of Listed Building and Conservation Area
- Impact on amenity to neighbouring residents

Setting of Listed Building and Conservation Area

6.2 The Leominster Civic Society and local residents have objected to the proposal on these grounds.

Whilst The Forbury has been subject to previous extensions, it is considered that this proposal represents only a modest addition, being approximately 12 metres in length and approximately 7.4 metres in width, which in its context, even when looked at cumulatively would be subservient to the original Listed Building.

Its location, being attached to the existing single storey extension at the rear of the main house would result in the formation of a courtyard. It is the opinion of your officer that this would not be dissimilar in appearance to buildings and courtyards found within similar contexts and therefore considers it to be complementary to the setting.

There has been no objection raised in principle to this development by the Council's Conservation Architect. Conditions relating to construction details, materials and landscaping have been recommended to ensure that the resultant building will be keeping with the appearance of the Forbury and to its locality.

Residential Amenity

6.3 There are no windows proposed in the extension that would be facing the neighbouring properties and this will ensure a level of privacy for residents of the Forbury and its neighbours.

In terms of its affect on the amenity of neighbours the officer also considers that given the use of the accommodation for bedrooms, and the associated low levels of activity by residents and staff that would result, this proposal presents no risk to neighbours in terms of noise or other disturbance.

6.4 Conclusion

Whilst acknowledging the concerns of those that have objected to this application, a balance must be struck between these objections and the benefit of supporting the growth of a community facility that helps to maintain the provision of residential care for its members. Overall, it is considered that this proposal does not represent a risk to the amenity of neighbours or would appear to have an adverse impact upon the

setting of the Listed Building or the Conservation Area and as such is considered to accord with the relevant development plan policies

A conditional planning permission is therefore recommended.

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 - C05 (Details of external joinery finishes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

4 - D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

5 - E10 (Use restricted to that specified in application)

Reason: To suspend the provisions of the Town and Country Planning (Use Classes) Order currently in force, in order to safeguard [.....].

6 - E18 (No new windows in specified elevation)

Reason: In order to protect the residential amenity of adjacent properties.

7 - G02 (Landscaping scheme (housing development))

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

8 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

9 - H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

10 - H30 (Travel plans)

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives.

INFORMATIVES:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

2 - HN25 - Travel plans

3 - N19 - Avoidance of doubt

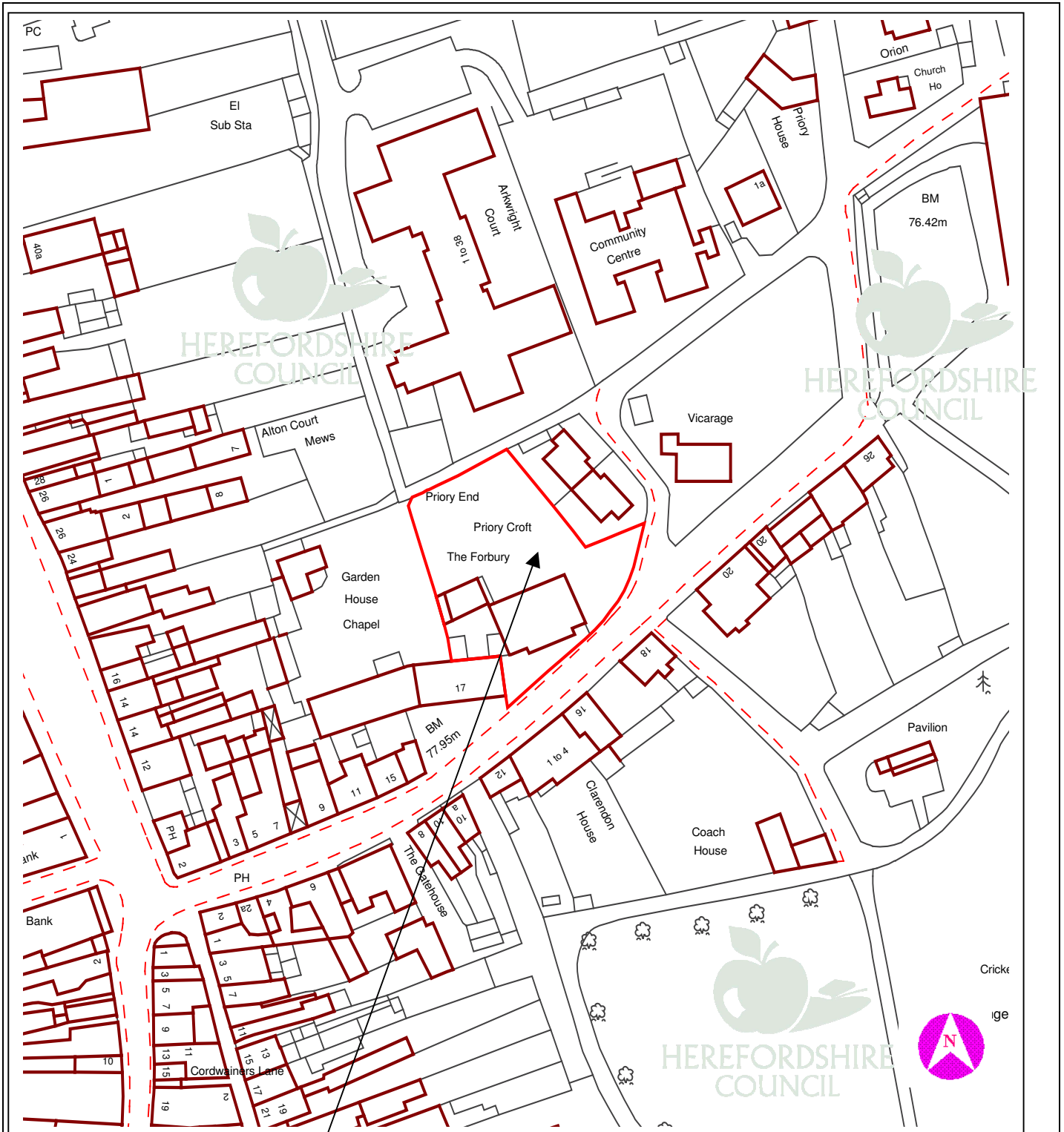
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2007/0861/F

SCALE : 1 : 1250

SITE ADDRESS : The Forbury Residential Home, Church Street, Leominster, Herefordshire.

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