

7 DCCW2007/1165/F - PROPOSED TWO STOREY EXTENSION TO REAR OF RESIDENTIAL HOME FOR THE ELDERLY TO PROVIDE 4 NO. SINGLE BEDROOMS AT 17-19 BAGGALLAY STREET, HEREFORD, HEREFORDSHIRE, HR4 0DZ

For: Mrs. L. Rushgrove & Mrs. J. Jones per The Design Partnership, 41 Millbrook Street, Hereford, HR4 9LF

Date Received: 13th April, 2007 Ward: Three Elms Grid Ref: 49793, 40541

Expiry Date: 8th June, 2007

Local Members: Councillors PA Andrews, SPA Daniels and AM Toon

This application was deferred at the Central Area Planning Sub-Committee meeting on the 6th June, 2007 to enable members to conduct a site visit. The report has also been updated.

1. Site Description and Proposal

- 1.1 The application site is comprised of a large three storey property, which is located at the northern end of Baggallay Street at its junction with Gruneisen Street within an established residential area of Hereford. The property originally comprised two separate dwellings, which have been interlinked and converted to form a private nursing/care home.
- 1.2 The application seeks permission to construct a two storey rear wing, the northern elevation of which will front directly onto Gruneisen Street. The proposed extension will provide four single bedrooms, two on each floor served by shared toilet and washing facilities. However this will only provide one additional bedroom in real terms as the overarching need for the proposed extension is to move residents out of twin rooms into single rooms. Therefore the provision of these additional single rooms will afford 6 existing residents a degree of privacy not presently provided by having to share twin rooms, with three being reaccomodated in the proposed extension.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S11	-	Community Facilities and Services
Policy DR1	-	Design
Policy DR4	-	Environment
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy CF5	-	New Community Facilities
Policy CF7	-	Residential Nursing and Care Homes

Policy CF1	-	Utility Services and Infrastructure
Policy CF2	-	Foul Drainage

3. Planning History

- 3.1 HC890577PF Extension on existing nursing home to form 4 no. additional single rooms, erection of lift shaft and conversion of 2nd floor to form 2 double bedrooms. Approved November 1989.
- 3.2 HC910345PF Proposed extension to dining room to residential home. Approved September 1991.
- 3.3 HC940001PF Conversion of 17 Baggallay Street to a residential care home and an extension including lift shaft to form link with 19 Baggallay Street. Approved March 1993.
- 3.4 DCCW2004/3202/F Two storey extension to rear of residential accommodation for elderly people. Withdrawn June 2005.
- 3.5 DCCW2005/2803/F Proposed two storey extension to rear of residential accommodation for the elderly. Withdrawn October 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection.

5. Representations

- 5.1 Hereford City Council: Comments awaited.
- 5.2 Four letters of objection have been received from Mr. Bell, Greylands, 1 Gruneison Street; Mr. Myatt, Flat 1 3 Gruneison Street; Mr. Jenkins, 22 Gruneison Street; Mrs. Hunt-Davies, 21 Gruneison Street, which are summarised as follows:
- The property has already been extended and has reached the capacity of the site. The business has outgrown property.
 - Scale of the proposed extension is too large/overbearing.
 - Inadequate access and parking.
 - On street parking is at capacity.
 - Delivery vehicles already obstruct the highway.
 - Insufficient sewerage provision.
 - Loss of views and light.
 - The only benefit of the extension is for the financial gain of the nursing home.
 - Loss of garden area enjoyed by residents.
 - Existing property prices will be devalued.

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

6. Officer's Appraisal

6.1 Having regard for the relevant policies, the primary issues in determining this application are considered to be:

- The Principle of Development
- Design and layout
- Residential amenity
- Access and Highways Issues

Principle of Development

6.2 The application lies within the settlement boundary for the City of Hereford and the Herefordshire Unitary Development Plan 2007 recognises that there is scope for appropriate residential development, including the provision and/or improvement of nursing and care homes within this area, providing that the character and appearance of the wider locality is not adversely affected by the proposed development. Therefore the proposal to extend the existing community facility is acceptable in principle, subject to other material considerations being satisfactorily resolved.

Design and Layout of the Development

6.3 The applicant has previously sought permission in 2004 and again in 2005, to further extend the existing facilities to meet the current standards required for residential nursing homes. Both of these applications proposed an extension above an existing single storey rear extension sited centrally between the 17 and 19 Baggallay Street. Consequently the proposals were considered to give rise to an unacceptable degree of overbearance, which would have harmed the amenity of the adjoining dwellings, and both were subsequently withdrawn.

6.4 The present application proposes an extension which will form an enlarged rear wing; adding to an earlier two storey extension, which will front onto Gruneison Street and it is considered that this overcomes the earlier objections regarding amenity impact.

6.5 Having consideration for the character and appearance for the existing property, the scale, and massing and general design of the proposed extension are thought to be acceptable. However it is acknowledged that the property has been subject to a significant degree of alteration and extension.

6.6 Therefore whilst cumulatively the overall scale including the present proposal is acceptable, it is considered expedient through the use of an appropriate informative to advise the applicant that the capacity of the site has been reached.

6.7 Turning to the design of the façade fronting onto Gruneison Street. There was a concern that the plans as submitted would lack a sufficient degree of architectural interest when related to the Victorian villas opposite. Therefore following recent negotiations the applicant's agent has submitted a revised to the design of this elevation to improve its contribution to the wider streetscape.

- 6.8 The revised design incorporates a gabled roof above a ground floor bay window, which mirrors the appearance the main building. These revisions will allow the proposed extension to make a positive contribution within the streetscape.

Residential Amenity

- 6.9 It is acknowledged that the proposed extension will inevitably alter the setting and outlook of the neighbouring properties, particularly those on the opposite side of Gruneison Street and the immediate neighbour to the west. However, having consideration for the wider urban pattern of development it is not considered that this altered relationship will be unacceptable. More specifically the proposed extension will not give rise to an unacceptable level of overlooking or be overbearing.
- 6.10 With regard to the concerns raised in the letters of representation about the loss of amenity for the residents of the application site itself, an area of open amenity space will remain to the rear of 17 Baggallay Street for their enjoyment.
- 6.11 Overall the proposed development is not considered to give rise to any harm to the visual or residential amenity of the wider locality. However in order to protect the amenity of the area during the construction phase, standard conditions are recommended to control the hours of operation during the demolition and construction phases.

Access and Highways

- 6.12 Whilst the concerns about the existing level of on street parking congestion and the problems with delivery vehicles are noted, it is not considered that the modest increase in capacity of the nursing home will materially alter these pre-existing highway conditions.
- 6.13 In the absence of any objection from the Traffic Manager, it is not considered that the concerns raised in the letters of representation can be substantiated as grounds for refusal on highway safety grounds.

Conclusion

- 6.14 Overall the proposal complies with the relevant policies in the Local Plan, and as such, approval is 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. A07 (Development in accordance with approved plans).**

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. **During the construction phase no machinery shall be operated, no process shall be carried out and no delivery taken at or despatched from the site outside the following times: Monday - Friday 7.00 am - 6.00 pm, Saturday 8.00 am - 1.00 pm nor at any time on Sundays, Bank or Public Holidays.**

Reason: To safeguard residential amenity.

Informatives:

- 1. **N01 - Access for all.**
- 2. **N03 - Adjoining property rights.**
- 3. **N14 - Party Wall Act 1996.**
- 4. **HN05 - Works within the highway.**
- 5. **All machinery and plant shall be operated and maintained in accordance with BS5228: 1997 'Noise Control of Construction and Open Sites'.**
- 6. **N19 - Avoidance of doubt.**
- 7. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

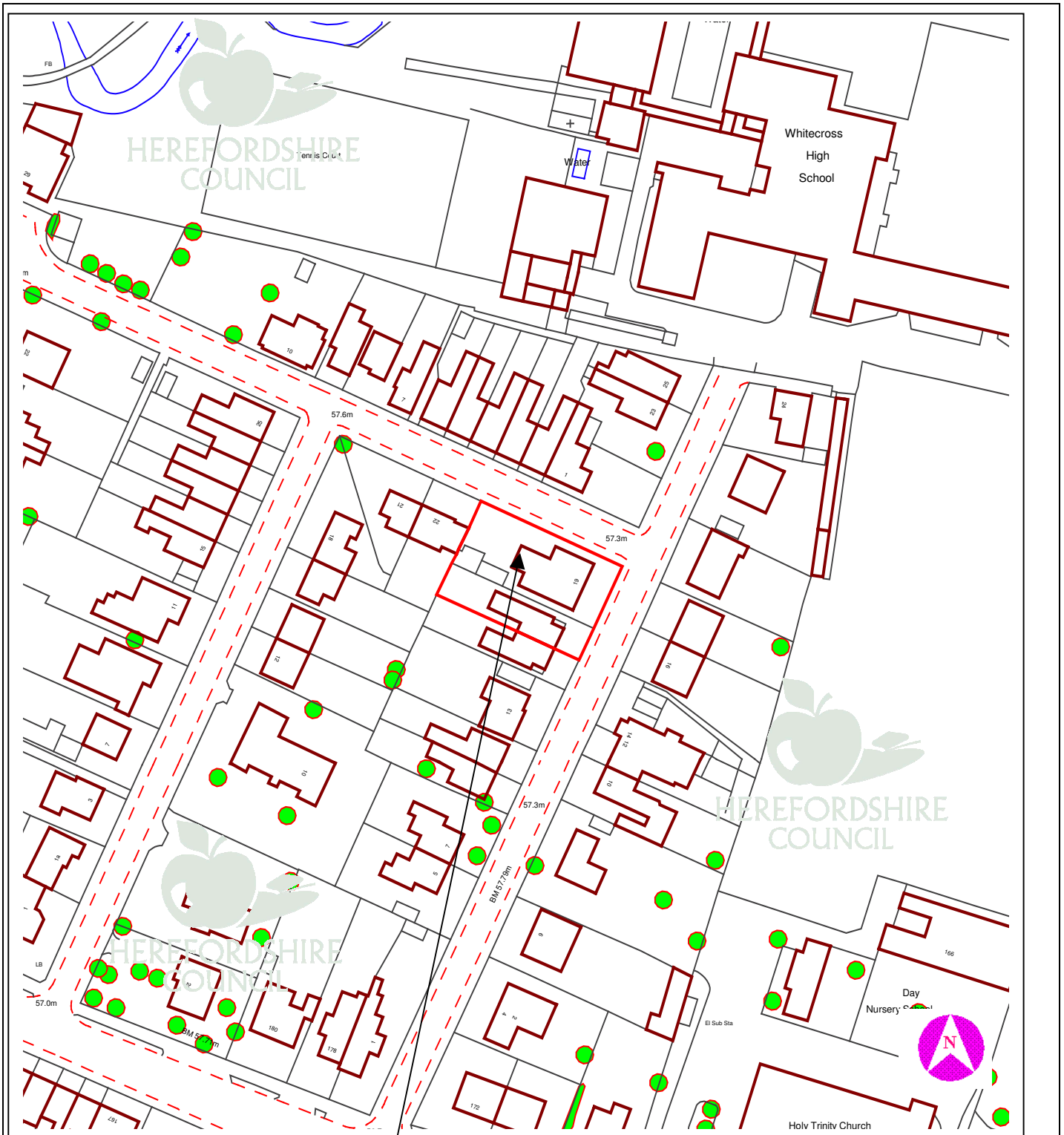
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/1165/F

SCALE : 1 : 1250

SITE ADDRESS : 17-19 Baggallay Street, Hereford, Herefordshire, HR4 0DZ

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