

9 DCSE2007/1324/F - EXTENSION TO BABY UNIT AT OAKHOUSE NURSERY, OAK HOUSE, BRAMPTON ABBOTTS, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7JD.

For: Oak House Nursery per Geoff Jones Architect, 53 Broad Street, Ross on Wye, Herefordshire, HR9 7DY.

Date Received: 2nd May 2007

Ward: Old Gore

Grid Ref: 60343, 26523

Expiry Date: 27th June 2007

Local Member: Councillor T.M.R. McLean

1. Site Description and Proposal

1.1 Oak House Nursery is located on the south side of the junction of the C1273 with the unclassified 70419. The village hall is to the north-west. Luan is to the south and Rivendell is on the opposite side of the C1273. A 4 metre high leylandii hedge runs along the boundary with Luan. A paddock adjoins the site on its west side. The site is located in open countryside.

1.2 This application proposes a single storey flat roofed extension to a 2-storey building that is to be used as a baby unit. The extension, 8 metres 5.5 metres, will be on the south elevation and will replace a marquee. Glass screening and a sunscreen will enclose the roof so that it can be used for children's activities.

2. Policies

2.1 Planning policy Statements

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy S 6 - Transport
Policy S11 - Community Facilities and Services
Policy DR1 - Design
Policy DR3 - Movement
Policy E6 - Expansion of Existing Businesses
Policy E11 - Employment in the Countryside
Policy CF5 - New Community Facilities

3. Planning History

3.1	SH870705PF	Change of use of former village shop to nursery school	Approved 29.07.87
	SH980046PF	Amend condition 3 on planning permission SH950377PF for occasional use for music movement, PE and after school child care	Approved 06.03.98
	SS980837PF	Variation of condition 2 of planning	Approved 05.02.99

	permission SH980046PF (whole of Oak House Nursery to be limited to maximum of 40 children at any one time)	
SS980838PF	Conservatory for use by nursery school	Approved 05.02.99
SS980938PF	Use of building for children's nursery	Approved 05.02.99

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager: No objection.

5. Representations

5.1 The applicant has submitted a Design and Access Statement:

- The application proposes a single storey extension to an existing baby unit;
- The extension will be constructed in matching materials;
- The flat roof will be used by children as an activity area;
- Access to the ground floor will be via low gradient paths with slow ramps on each entrance.

5.2 Brampton Abbots Parish Council: No reply received at time of report.

5.3 Objections have been received from:

Mr G. Marsh, Luan, Brampton Abbots, Ross-on-Wye
Mr and Mrs R. Coker, Rivendell, Brampton Abbots, Ross-on-Wye

- The roads around Brampton Abbots are unsuitable for large volumes of traffic;
- The existing traffic going to the nursery already causes considerable nuisance and damage to the verges. A traffic impact assessment is needed;
- Any extension to the school would be detrimental to the area as it would inevitably increase traffic;
- The sun terrace would generate unacceptable noise and loss of amenity to neighbours and unacceptable loss of privacy;
- The proposal would lead to an overdevelopment of the site to the detriment of the surrounding area;
- The facility presents no economic value to the community

5.4 18 letters in the support of this application have been received.

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

6. Officer's Appraisal

- 6.1 This application is for the replacement of a temporary marquee with a single storey addition that will be used as a baby unit. Oak House Nursery is an established business with a register of 67 nursery places but planning permission SS980837PF restricts the number of children at one time to a maximum of 40. This application is to provide accommodation for up to 6 babies.
- 6.2 The issue raised by this application are considered to be the effect on the amenities of neighbours, over development and highway safety. The proposed extension is on the south side of a 2-storey building that is located in the northwest corner of the site. The proposal will extend the building by some 8 metres with the end elevation some 13 metres from the boundary. The extension will be behind the main nursery building and would only impinge therefore on Luan, a bungalow, to the south. The high leylandii hedge that runs along the boundary of the site with Luan provides an effective dense screen, which prevents overlooking from the site into the garden and living rooms. The roof of the extension will be 3 metres high. Given the height of the boundary hedge it is not considered the extension would be unneighbourly. Also, it is not considered the size and scale of the extension causes an over development of the site. There remains ample space to allow movement around the site.
- 6.3 In the matter of highway safety, the Traffic Manager considers the proposed intensification in use is low key, having been informed that the proposal is to provide additional accommodation for 4-6 babies only. This would generate a maximum of six more trips morning and afternoon. In view of the traffic generated by the existing use which, does cause localised congestion at "drop off and collection" times, the Traffic Manager does not consider the level of increased traffic generated by this proposal would provide sufficient grounds to refuse this application for reasons of highway safety or require a traffic impact assessment. However, the Traffic Manager does require improvement works to the junction of the C1273 with the unclassified 70419. Currently the junction is marked as a give way on both sides of the splitter island, inferring that turning right out of the side road can pass to the right creating a potential conflict with traffic turning into the side road. The works required would involve the re-marking of the junction to show a priority give way to the left of the splitter island only with a small section of centre line on the side road. This can be dealt with by a Grampian condition.

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 B03 (Matching external materials (general))

Reason: To ensure the satisfactory appearance of the development.

3 G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

- 4 The development hereby permitted shall not commence until such time as the junction of the C1273 and the unclassified 70419 has been re-marked in accordance with details submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

INFORMATIVES:

- 1 N19 - Avoidance of doubt
- 2 N15 - Reason(s) for the Grant of Planning Permission

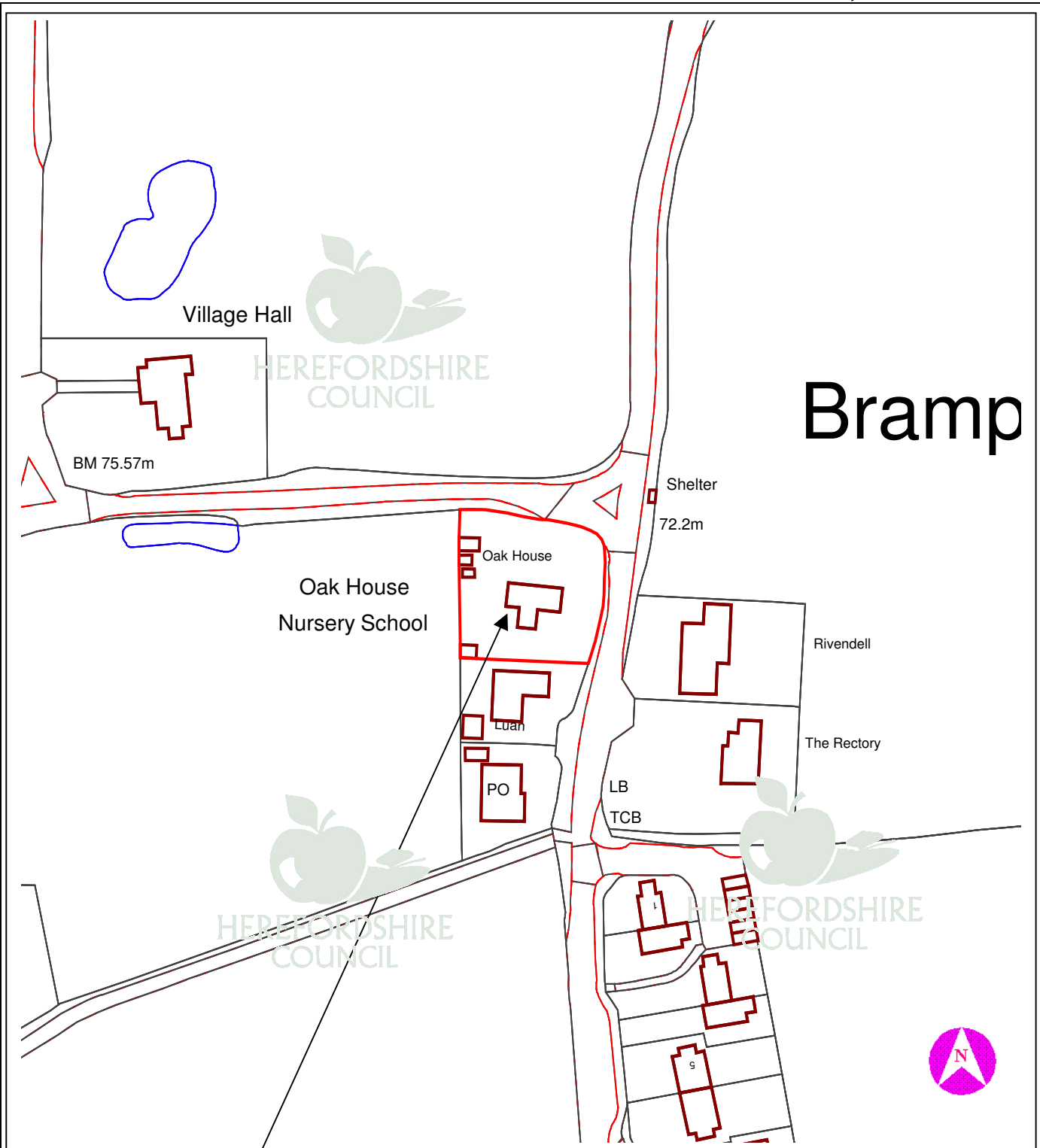
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/1324/F

SCALE : 1 : 1250

SITE ADDRESS : Oak House, Brampton Abbots, Ross-on-Wye, Herefordshire, HR9 7JD

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