

**4 SE2002/3719/F - PART DEMOLITION, PART REBUILD & EXTENSION OF CLUBHOUSE ROSS-ON-WYE BOWLING CLUB, CROSSFIELDS, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5AR**

**5 SE2002/3721/C – PART DEMOLITION OF CLUBHOUSE, ROSS ON WYE BOWLING CLUB, CROSSFIELDS, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5AR**

**For: Ross on Wye Bowling Club per Hall Needham Associates, Kille House, Chinnor Road, Thame OXON OX9 3NU**

**Date Received: 5th December 2002    Ward: Ross on Wye West    Grid Ref: 5981 2387  
Expiry Date: 30th January 2003**

Local Members: Councillor G Lucas and Councillor M R Cunningham

## **1. Site Description and Proposal**

- 1.1 The Bowling Club is situated at Old Maid's Walk and appears to be part of, although fenced off from the small park. The Club House adjoins the southern boundary of the site and comprises an 'L' shaped building. The longer arm is partly covered by a ridge roof and partly a flat roof. It is considered to be in need of re-building.
- 1.2 It is proposed to erect a replacement wing of the same length but about 1.6m deeper. As originally proposed the roof would have been hipped but with a wide central flat roof. Following discussions with officers a revised scheme has been submitted with two parallel, asymmetrical ridges with a central valley.
- 1.3 The new wing would accommodate two skittle alleys and two indoor bowling mats and also be used as a function room.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPG15                    -            Planning and the Historic Environment

### **2.2 Hereford and Worcester County Structure Plan**

Policy CTC.1        -            Area of Outstanding Natural Beauty

### **2.3 South Herefordshire District Local Plan**

Policy C.5            -            Development within Area of Outstanding Natural Beauty

Policy C.23	-	New Development affecting Conservation Areas
Policy C.24	-	Demolition in Conservation Areas
Policy C.25	-	Demolition and Redevelopment
R.1	-	Provision of New Recreational Facilities

#### 2.4 Unitary Development Plan – Deposit Draft

S.8	-	Recreation, Sport & Tourism
RST.1	-	Criteria for Recreation, Sport & Tourism Development
RST.2	-	Recreation, Sport & Tourism Development within Area of Outstanding Natural Beauty

### 3. Planning History

3.1	SH980373/PF	Concrete sectional garage	-	Refused 18.06.98
	SH980952PF	Extension to garage	-	Refused 28.05.99

### 4. Consultation Summary

4.1 No statutory or non-statutory consultations required.

Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

### 5. Representations

5.1 The applicant's agents make the following points:

- The existing roof over the existing entrance is to be retained as far as possible and the newly proposed roof runs out from it as a continuation of the rear slope. The ridge height of the proposed roof is now lower than this existing roof.
- The design theme of double doors sitting under a projecting roof and opening on to a terrace area is again an expansion of the existing building aesthetic. In this way, the complete building will present unified and co-ordinated elevations.
- Reducing the width of the building by a couple of metres would create significant shortcomings in the proposed provision of facilities for the club.
- The proposed building design in this latest version would fit in sensitively with its setting and we have produced a small perspective sketch of the proposal, which we hope will assist you in considering it further.

5.2 Town Council has no objections to these proposals.

5.3 Two letters of objection have been received. In summary, the following points are made:

1. The continuous roofline would be 2.65 m higher than the existing building and at the same height as that of the eastern section of the clubhouse.
2. This would obliterate a much cherished and frequently admired view of St Mary's Church and parts of The Prospect.

3. Seriously harm the view and enjoyment of it.
4. This high roof is architecturally unnecessary and replacement building could be achieved far more attractively and considerably cheaper with no detriment to sight lines from neighbouring properties.

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

## **6. Officers Appraisal**

- 6.1 In principle the expansion of recreational facilities is supported in the South Herefordshire District Local Plan. The issues are the effect on the character and appearance of the Conservation Area and on the amenities of neighbours.
- 6.2 The roof would be about 1.2m higher than the existing building and would have some impact on views from adjoining houses and gardens. Nevertheless as there are no living room windows in the elevation of the house most affected (3 Daymerslea Close) that faces the clubhouse, existing planting in the garden helps screen that building and it is about 15m from the house it is not considered that the new extension would be overbearing. Whilst any loss of view is regretted this is not sufficient grounds to refuse planning permission.
- 6.2 The size and design of the extension is also of concern. The depth of the building, which is only single-storey inevitably results in a squat and unattractive end elevation. This section of the building is readily visible from the adjoining park. A number of suggestions have been made to try to overcome this problem but the applicant's have felt that they would create constructional problem and/or limit the usefulness of the building. These difficulties are appreciated and on the advice of the Chief Conservation Officer it is considered on balance that permission can be recommended. Taking the location of the proposed building and the appearance of the existing structure into account it is not considered that there would be harm to the character of the Conservation Area.

## **RECOMMENDATION**

**In respect of SE2002/3719/F:**

**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 A09 (Amended plans )**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

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

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

**In respect of SE2002/3721/C**

**That consent be granted subject to the following conditions:**

- 1. C01 (Time limit for commencement (Listed Building Consent))**

**Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

Decision: .....

Notes: .....

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### **Background Papers**

Internal departmental consultation replies.