

8 DCSW2007/2054/F - EXTENSION TO PROVIDE KITCHEN STORES, TOILETS AND OWNERS BEDROOMS. NEW BUILDING TO PROVIDE 8 GUEST ROOMS AND 2 STAFF BEDROOMS, PANDY INN, DORSTONE, HEREFORD, HEREFORDSHIRE, HR3 6AN

For: Mr & Mrs W Gannon per John Farr and Associates, Fincham, Stockley Hill, Peterchurch, Hereford, HR2 0SS

Date Received: 2nd July 2007 Ward: Golden Valley North Grid Ref: 31334, 41635

Expiry Date: 27th August 2007

Local Member: Councillor PD Price

1. Site Description and Proposal

- 1.1 The application site is the medieval Pandy Inn in the heart of Dorstone Conservation Area. It is diagonally opposite the village shop and tarmac surfaced car park. The motte and bailey of the castle, a Scheduled Monument is to the north-west of the public house. School House, a Grade II listed property is immediately to the north.
- 1.2 There is parking to the rear of the premises reached via an entrance between the public house and School House which inclines and which is taken at walking pace by vehicles. There is a lawned area beyond the car park on which it is proposed to erect a detached two-storey building providing 8 bedrooms on two floors with its own entrance/hallway. Accommodation is also provided on the southern side under a timber clad lean-to element for staff. This lean-to element comprises two staff bedrooms, kitchen (2.2 metres by 1.8 metres). The main building is 6.2 metres at the highest.
- 1.3 The public house will be extended south-westward. The ground floor will provide a new kitchen and hall. The first floor accommodation will provide improved accommodation for the applicants who live over the public house. The hallway will provide a conventional access, as at present access is via an external staircase and decking off the lawned area to the south of the public house. The ground level of the public house is between 1 to 1.2 metres below that of the aforementioned lawned area. A lean-to element runs northwards off the two-storey extension, underneath the sloping roof will be new wc's, cupboards and storage space (in association with the kitchen). The existing vacated kitchen area which is in the oldest part of the property will provide additional space for customers; this space is approximately just over 4 metres square in area. The gents wc is at present in an outbuilding separated from the public house.
- 1.4 The applicant's agent has confirmed recently, in writing, that foul drainage via a package sewage treatment plant will be discharged to a watercourse as agreed for by the Environment Agency.
- 1.5 The car parking area will be increased from 11 to 13 spaces, this will need to include for provision for the accommodation block and staff.

2. Policies**2.1 Planning Policy Statement**

PPS.1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan 2007

Policy DR.1 - Design
 Policy DR.2 - Land Use & Activity
 Policy DR.4 - Environment
 Policy HBA.6 - New Development within Conservation Areas
 Policy E.6 - Expansion of Existing Businesses
 Policy TCR.14 - Village Commercial Facilities
 Policy RST.12 - Visitor Accommodation

3. Planning History

- 3.1 SH911625PF New dwelling for use in connection with The Pandy Inn (not implemented) - Approved 02.09.92
- SW1999/3130/F Fire escape, decking (implemented) - Approved 06.01.00

4. Consultation SummaryStatutory Consultations

- 4.1 English Heritage state that 'the proposed design is not significantly detrimental to the setting of the Castle. Use of local materials will be important.'

Internal Council Advice

- 4.2 The Traffic Manager recommends refusal as parking provision is insufficient for staff accommodation, guest accommodation and dining provision.
- 4.3 Conservation Manager - Archaeology - does not consider that the development would harm the setting of the Castle Monument. Recommends a condition be attached covering disturbance with ground works.

The Conservation Manager - Conservation - further states "that extension and works appear necessary for functioning of public house. Will not impact on Conservation Area nor setting of The School or the motte. More details required. Reservations relating to new building on edge of Conservation Area, suggest simpler building and more modest proposal and location would have less impact on Conservation Area."

- 4.4 The Environmental Health and Trading Standards Manager states "that there are known problems with existing septic tank drainage, that has been the subject of a Section 59 Building Act Notice. A packaged sewage treatment plant and discharge to a watercourse would be the appropriate approach."

5. Representations

5.1 In the Design and Access Statement that accompanied the application the following main points are made:

- two elements to the design, the public house extension and the separate guest and staff accommodation
- public house extension needed to provide kitchen, stores and modern toilets, with improved accommodation for clients
- design is intended to reflect existing character and be subservient to main building
- extension built into ground, ridge dropped. Stores and toilets under a monopitch catslide roof
- allows oldest part of building (13th Century?) to be part of the public area
- separate building needed for 4* standard accommodation and house staff who cannot find rooms in the village
- building utilises traditional local forms, proportions and scale and materials to produce an organic building
- site for vehicles and pedestrians unchanged
- access on level, suitable for wheelchairs
- each building will have disabled facilities and guest block will have a suitable staircase
- two spaces in car park for disabled users
- car park will be surfaced and spaces delineated, will increase number of spaces.

5.2 Five letters of objection have been received from:

Mr D Davies & Mrs CL Davies, Pandy Lodge, Dorstone, HR3 6AN
D & C Glossop, Clover Cottage, Dorstone, HR3 6AN
Mrs S Corrick, The Lawns, Dorstone, HR3 6AN
DA Burd, Oak House, Dorstone, HR3 6AP
Mr K. & Mrs SE Longbottom, School House, Dorstone, HR3 6AN

The following main points are raised:

- impact on rural businesses, including B & B
- insufficient parking area and increase in traffic movement
- shop car park adjoining us will be used more intensively
- problems with outflow and smell from drainage system now, will get worse
- extension will affect integrity of one of oldest inns in Herefordshire. Built to house workers building St. Faith's Church (in Dorstone)
- extension will take away light from our property, have no north-west facing windows
- consider impact on Ancient Monument Site
- front door closer by 5.5 metres, more noise, smoking and pollution. Utilise public house garden entrance
- noise from footfall utilising dual vehicle/pedestrian access
- use of kitchen as games room will affect our amenity as will gallery upstairs with overlooking window
- in essence feel positive as regards modernising The Pandy.

5.3 One letter of support has been received from:

Mr C & Mrs B Thomas, Castle Barn, Dorstone, HR3 6AP

The following main points are raised:

- very important part of Dorstone life
- vital to its viability
- need to be aware of interests of nearby neighbours and for extension to fit in with style of existing inn as far as possible.

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 The main issues are considered to be the means of foul drainage, the extensions to The Pandy and the detached building, amenity of local residents, impact on Ancient Monument site, car parking provision and impact on local businesses.
- 6.2 Representations have been received relating to problems that have arisen with the existing septic tank drainage which it is understood has spreaders on the lawned area on which the new accommodation block will be sited. It is evident from the consultation reply received from the Environmental Health and Trading Standards Manager that the applicants have remedied the existing problems. The proposed package sewage treatment plant will, with the Consent to Discharge granted by the Environment Agency, allow foul water to be treated such that the amenity of residents in the locality will be greatly improved.
- 6.3 It is considered that the extension to the public house is proportionate and will not detract from the amenity of this part of the Conservation Area nor the setting of the Ancient Monument site to the north-west, which should be noted is not contiguous with the application site. The Conservation Manager and English Heritage have confirmed that the proposal would not materially detract from the setting of the Scheduled Monument site. The Conservation Manager recommends that conditions relating to further details, i.e. windows, verges, chimneys and materials be provided. The detached building is one for which again English Heritage do not consider, on balance, would detract from the setting of the Scheduled Ancient Monument. The Conservation Manager has reservations about the position of the building proposed considering that it cuts off views of the open countryside and that the building could be simplified as well as the materials on the two-storey building with lean-to's on the southern and northern ends. It is considered that whilst the Conservation Manager has reservations, the building proposed given that it is broken up into different elements, i.e. gables and lean-to's and is just over 6 metres in height, will not detract greatly from this part of the Conservation Area. It should also be noted that planning permission was granted for a dwelling in 1992, for a dwelling used in connection with The Pandy Inn either for holiday use or for staff accommodation. It is considered that the building proposed, on balance, will not materially detract from the setting of this part of the Conservation Area. This will depend upon the materials and finishes proposed, which will need to be the subject of a planning condition.

- 6.4 The car parking provision will only increase marginally over that which is provided at present. The major addition to The Pandy Inn is that for a kitchen which is larger and better sited in relationship to the restaurant. It is the need for parking for the holiday accommodation which will utilise the car parking to the rear of The Pandy Inn as well as possibly for staff. There is considered to be inadequate parking provision presently, this is a historic problem particularly given the land available and the restricted means of access between School House and The Pandy Inn. This was an issue in 1992 when objections were received from residents about the inadequacy of parking provision and that parking took place throughout the village lanes. Therefore, this is a factor for one of the key community facilities in the village. The parking provision is not sufficient, however it is considered, given the history of the site and the proximity of the car park opposite the site, the application can be supported subject to provision for cyclists for holidaymakers, staff and customers as recommended by the Traffic Manager.
- 6.5 The remaining issues relate to those raised by local residents relating to the amenity of their properties. The provision of an entrance hall on the north-eastern side of the building thereby moving an outside door nearer a property immediately to the north-west across the hard surfaced apron of The Pandy Inn used for access purposes is not considered to be detrimental to the amenity of residents in the dwelling which faces south-west across the site than at present. There are other entrances out of the building, including off the main road and on the north-western side more likely to be used by customers using the restaurant.
- 6.6 The siting of the extension will, it is stated, remove light from Pandy Lodge. The extension will be some 10/11 metres to the south-east of Pandy Lodge and be just over 6.5 metres to the ridge. This is considered to be sufficient distance between the proposed extension and Pandy Lodge. Pandy Lodge will be affected when the sun is lower in the sky at certain times of the year as it is presently, however the extension will not dominate it, this is helped by the fact that there are no windows at first floor level and above in the proposed extension, on the north-east elevation.
- 6.7 It is considered that the provision of the visitor accommodation satisfies the provisions of Policy RST.12 in the Herefordshire Unitary Development Plan 2007. It is of an appropriate scale and design and does not harm the amenity of neighbouring properties.
- 6.8 The gallery window could be obscure glazed in order to protect the amenity of residents immediately to the north.
- 6.9 It is not permissible within the remit of planning legislation for local planning authorities to prohibit new businesses that may or may not compete with existing businesses, in this instance, bed and breakfast establishments.
- 6.10 The application can be supported subject to further details being provided for the extension and accommodation block, details for a cycle rack and external lighting.

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. C02 (Approval of details)

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

4. D01 (Site investigation - archaeology)

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

5. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

6. F41 (No burning of materials/substances during construction phase)

Reason: To safeguard residential amenity and prevent pollution.

7. F37 (Scheme of odour and fume control)

Reason: In order to ensure that fumes and odours are properly discharged and in the interests of the amenities of residential property in the locality.

8. F38 (Details of flues or extractors)

Reason: In the interests of the amenity of the area.

9. F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

10. No part of the development shall be brought into use until such time as the foul drainage plant and means of disposal off site as detailed have been carried out to the satisfaction of the local planning authority, unless otherwise agreed in writing prior to commencement of works.

Reason: In order to ensure that satisfactory drainage arrangements are provided.

11. E31 (Use as holiday accommodation)

Reason: The local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation, due to the relationship and close proximity of the building to the property known as The Pandy Inn.

12. 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.

13. H29 (Secure covered cycle parking provision)

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

Informative(s):

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

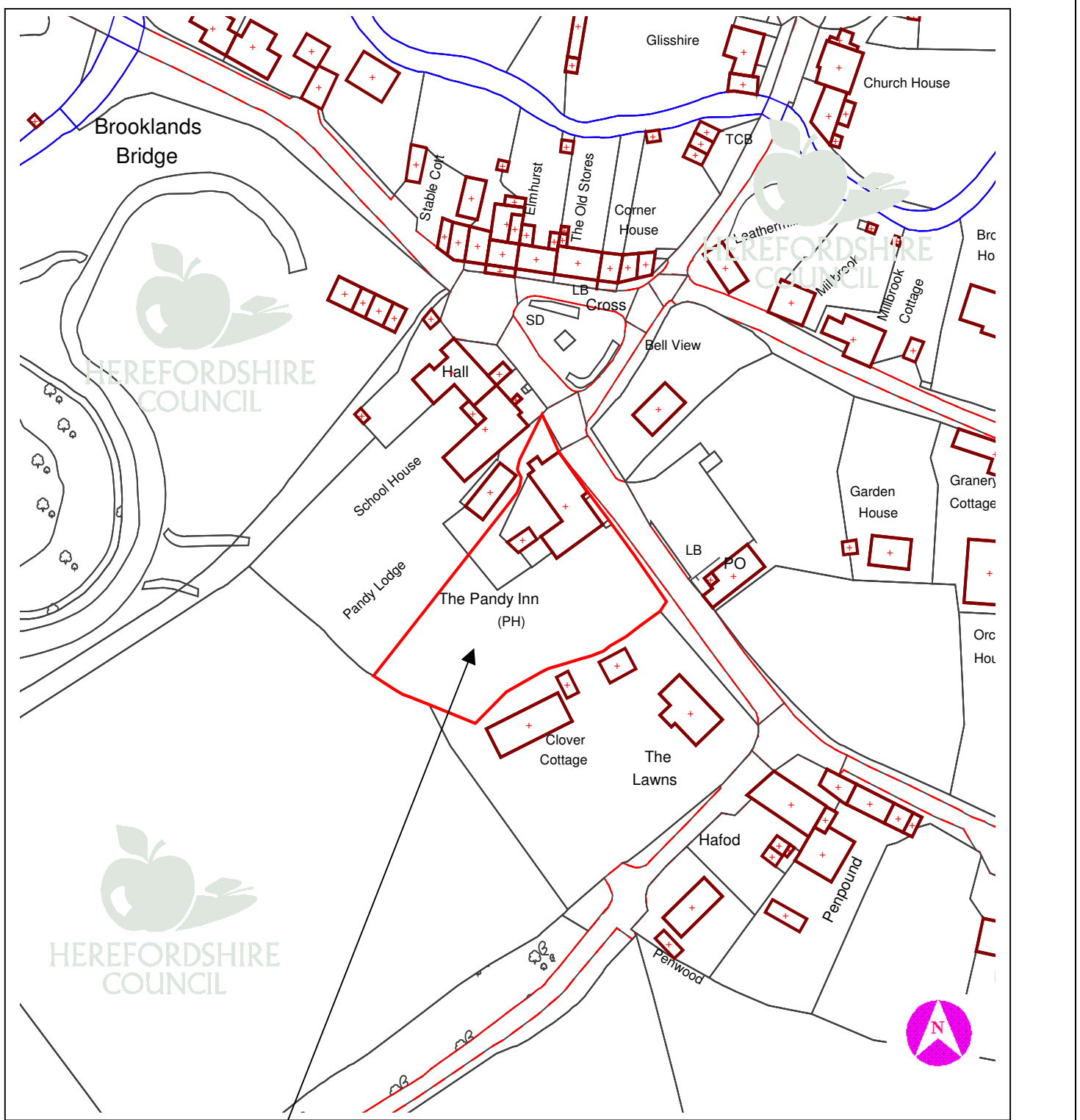
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2007/2054/F

SCALE : 1 : 1250

SITE ADDRESS : Pandy Inn, Dorstone, Hereford, Herefordshire, HR3 6AN

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