

**8A DCNC2008/0762/F - SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL BEDROOM ACCOMMODATION.**

**8B DCNC2008/0763/L - SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL BEDROOM ACCOMMODATION.**

**THE FORBURY RESIDENTIAL HOME, CHURCH STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8NQ**

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

**Date Received: 14 March 2008      Ward: Leominster South      Grid Ref: 49717, 59207**

**Expiry Date: 9 May 2008**

Local Member: Councillor RC Hunt and Councillor RBA Burke

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

- 1.1 The application site is known as The Forbury and is a Grade II Listed Building located on Church Street in the town centre of Leominster, and is 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.
- 1.3 The proposal seeks planning permission to construct a single storey extension forming an additional 6 bedrooms for residents of the home. The application is a second amendment to an extension previously approved under planning permission DCNC2007/0861/F and Planning Permission DCNC2007/2859/F and seeks a slight increase in size in order to meet minimum standards for bedroom sizes. The extension now measures 12.8 metres across the front of the building and 12.2 metres across the back, with a width of 8.5 metres and a height of 4.6 metres. An external doorway at the front of the building will make the overall frontage extend 14.6 metres. The overall floor area of the extension will be approximately 108 square metres. The external appearance and design of the extension remains unchanged from that previously approved and will use bricks and a slate roof.
- 1.4 A Listed Building Consent application has also been submitted with this application.

## **2. Policies**

### **2.1 Herefordshire Unitary Development Plan 2007**

Policy S11	Facilities and services
Policy E6	Expansion of existing businesses
Policy H18	Alterations and extensions

Policy HBA1	Alterations and extensions to listed buildings
Policy HBA4	Setting of listed buildings
Policy HBA6	New development within Conservation Areas
Policy CF7	Residential nursing homes

### 3. Planning History

3.1	DCNC2007/2859/F	Proposed single storey extension to provide additional bedroom accommodation.	-	Approved
	DCNC2007/2860/L	Proposed single storey extension to provide additional bedroom accommodation.	-	Approved
	DCNC2007/0861/F	Proposed single storey extension to provide additional bedroom accommodation	-	Approved
	DCNC2004/0571/L	First floor bedroom extension, single storey ground floor extension	-	Approved
	DCNC2004/0569/L	First floor bedroom extension, single storey ground floor extension:	-	Approved
	DCNC2002/1602/L	Relocate laundry, increase size of proposed extension	-	Approved
	DCNC2002/1601/F	Relocate laundry, increase size of proposed extension	-	Approved
	DCNC2001/2117/F	Extension to form ground floor laundry room	-	Approved
	DCNC2001/2118/L	Extension to form ground floor laundry room, formation of en-suite bedroom, external alterations	-	Approved

### 4. Consultation Summary

#### Statutory Consultations

4.1 English Heritage: No objection, recommended conditions

#### Internal Council Advice

4.2 Transportation: No objection

4.3 Conservation: No objection

4.4 Archaeological Advisor: No objection

4.5 Public Rights of Way: No objection

### 5. Representations

5.1 Welsh Water: No objection, subject to conditions

5.2 Town Council: Objection, on the basis that it would:

- Result in further erosion of amenity space

- No further development should be permitted to protect residents and Conservation Area

Leominster Civic Society: Objection on the basis that:

- Setting of building has been damaged by additions
- Reduce landscaped area, result being disproportionately small area
- No justification of need
- Drawings inadequate to show details and design in respect of the listed building

Dr Sheila Crosland of Priory Croft objects on the basis that:

- Adversely affect residential amenity of neighbours
- Extension is excessive in light of other additions

Commander Patrick Titley of Priory end objects on the basis that:

- It would be ruinous to Conservation Area
- It would have a disastrous impact on his own garden area and residential amenity

Mr Adrian Chambers, New Penywrlodd, Clyro objects on the basis that:

- It would have an acute, adverse impact on adjacent properties, ruining their pleasant aspect
- A 4.6 metre gable end would be directly faced by neighbour at Priory End and would reduce light
- Work would be intrusive
- The Conservation Area would be degraded
- Garden area much reduced
- Plans inaccurate – extension would be closer to boundary than shown

Mr and Mrs Sampson, 18 Church Street object on the basis that:

- The ongoing works taking place at The Forbury have affected the enjoyment of neighbours for long periods of time, which would further exacerbate these problems.
- Traffic problems on Church Street would be exacerbated
- Conditions should be imposed to ensure construction time and disturbance is reduced.

5.3 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. Officer's Appraisal**

6.1 The key considerations in the determination of this application are:

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

Scale & Impact on Listed Building/Conservation Area

- 6.2 Although this proposal represents an increase to that previously proposed, I consider that the difference is only very slight at approximately 6 square metres of floor area, and whilst The Forbury has benefited from a number of additions, this proposal would still be subservient to the original building.
- 6.3 Given the location of the extension to the rear of The Forbury and the high boundary walls surrounding the entire property, the extension will not be largely visible from the main pedestrian or highway routes passing the property. As such, I do not consider that the proposal could have any significant impact upon the character and appearance of the Conservation Area.
- 6.4 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 in keeping with The Listed Building and its locality within the Conservation Area.

Amenity

- 6.5 This proposal seeks a relatively minor modification to an extension previously approved (At Sub-committee on 24<sup>th</sup> April 2007. The approved extension measured 12 metres in length and approximately 7.4 metres in width. The proposed extension retains a similar appearance and design to that approved however, in order to meet minimum bedroom size standards, the increased length to 12.8 metres at the front, and 12.2 metres across the rear, with a width of 8.5 metres is now required. The overall increase therefore is approximately 6 square metres, with an additional 0.3 metres additional ridge height from 4.3 metres to 4.6 metres.
- 6.6 Aside from the changes to the approved dimensions the extension will also be closer to the boundary fence between The Forbury and Priory End. At the rear of the extension the gap between the end gable and the neighbouring fence will be reduced to 1 metre (This was previously located 1.2 metres from fence). At the front of the extension the gap between the end of the gable will be reduced from 2.65 metres to 1.85 metres. As before however, an external doorway set within the front wall will extend out from the gable and this will be built within 0.05 metres from the fence, whereas this was previously 0.65 metres from the fence. This external doorway however, will not be built to the same height as the remaining extension and is only 2.9 metres in height.
- 6.7 In utilising the available width of garden at The Forbury part of the extension will meet the neighbouring garden of Priory End. Priory End has only a relatively narrow rear garden (5 metres), and whilst there is an existing high rear fence, there is little screening in terms of trees or hedgerow, which results in the neighbour directly overlooking this area of garden at The Forbury. It is acknowledged therefore, that the extension will have an impact upon this existing view, however I do not consider that the impact upon this view is sufficient to justify a refusal, particularly given that this is within a town centre location.
- 6.8 Whilst the top section of this gable wall will face this boundary, this is a solid wall, with no windows or potential for overlooking that could affect the privacy of this neighbour. Given the proposed use of the extension for bedrooms and the associated low levels of activity by residents and staff that would result, this proposal presents little risk of noise or other disturbance.

- 6.9 Although the concerns raised by those that have objected to this application are respectfully acknowledged, a balance should be struck between these objections and the benefit of supporting the growth of this residential home, which is a community facility that helps to maintain the provision of residential care in this area.
- 6.10 Overall, the proposal is considered to accord with the relevant development plan policies and as such, a conditional planning permission is recommended.

## **RECOMMENDATION**

**In respect of DCNC2008/0762/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 C01 (Samples of external materials)**

**Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan**

**3 D05 (Details of external joinery finishes)**

**Reason: To ensure that the work is finished with materials, textures and colours that are appropriate to the safeguarding of the special architectural or historical interest of the building and to comply with the requirements of Policy HBA1 [and HBA3] of Herefordshire Unitary Development Plan.**

**4 E01 (Site investigation - archaeology)**

**Reason: To ensure the archaeological interest of the site is recorded and to comply with the requirements of Policy ARCH6 of Herefordshire Unitary Development Plan.**

**5 F06 (Restriction on Use)**

**Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity and to comply with Policy DR2 of Herefordshire Unitary Development Plan.**

**6 F15 (No windows in side elevation of extension)**

**Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.**

**7 G10 (Landscaping scheme)**

**Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.**

**8 G11 (Landscaping scheme - implementation)**

**Reason:** In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

**9 H29 (Secure covered 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 and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

**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 and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

**11 H27 (Parking for site operatives)**

**Reason:** To prevent indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

**12 Details of any external lighting proposed to illuminate the development shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences and the building is occupied. Development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.**

**Reason:** To safeguard the character and amenities of the area and to comply with Policy DR14 of the Herefordshire Unitary Development Plan 2007.

**13 No plant or machinery used in the construction of the extension hereby permitted shall be operated on the premises before 08.00am on week days and 09.00am on Saturdays nor after 18.00pm on week days and 16.00pm on Saturdays, nor at any time on Sundays, Bank or public holidays.**

**Reason:** To safeguard the amenity of the area so as to comply with Policy DR13 of the Herefordshire Unitary Development Plan 2007.

**Informatives**

**1 - N15 - Reason(s) for the Grant of Planning Permission.**

**2 - N19 - Avoidance of doubt - Approved Plans**

Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.

In respect of DCNC2008/0763/L:

That Listed Building Consent be granted subject to the following conditions:

- 1 - D01 (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.

- 2 - C01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

- 3 - D05 (Details of external joinery finishes)

Reason: To ensure that the work is finished with materials, textures and colours that are appropriate to the safeguarding of the special architectural or historical interest of the building and to comply with the requirements of Policy HBA1 [and HBA3] of Herefordshire Unitary Development Plan.

- 4 - E01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded and to comply with the requirements of Policy ARCH6 of Herefordshire Unitary Development Plan.

**Informatives**

- 1 - N19 - Avoidance of doubt - Approved Plans

- 2 - N15 - Reason(s) for the Grant of Listed Building Consent

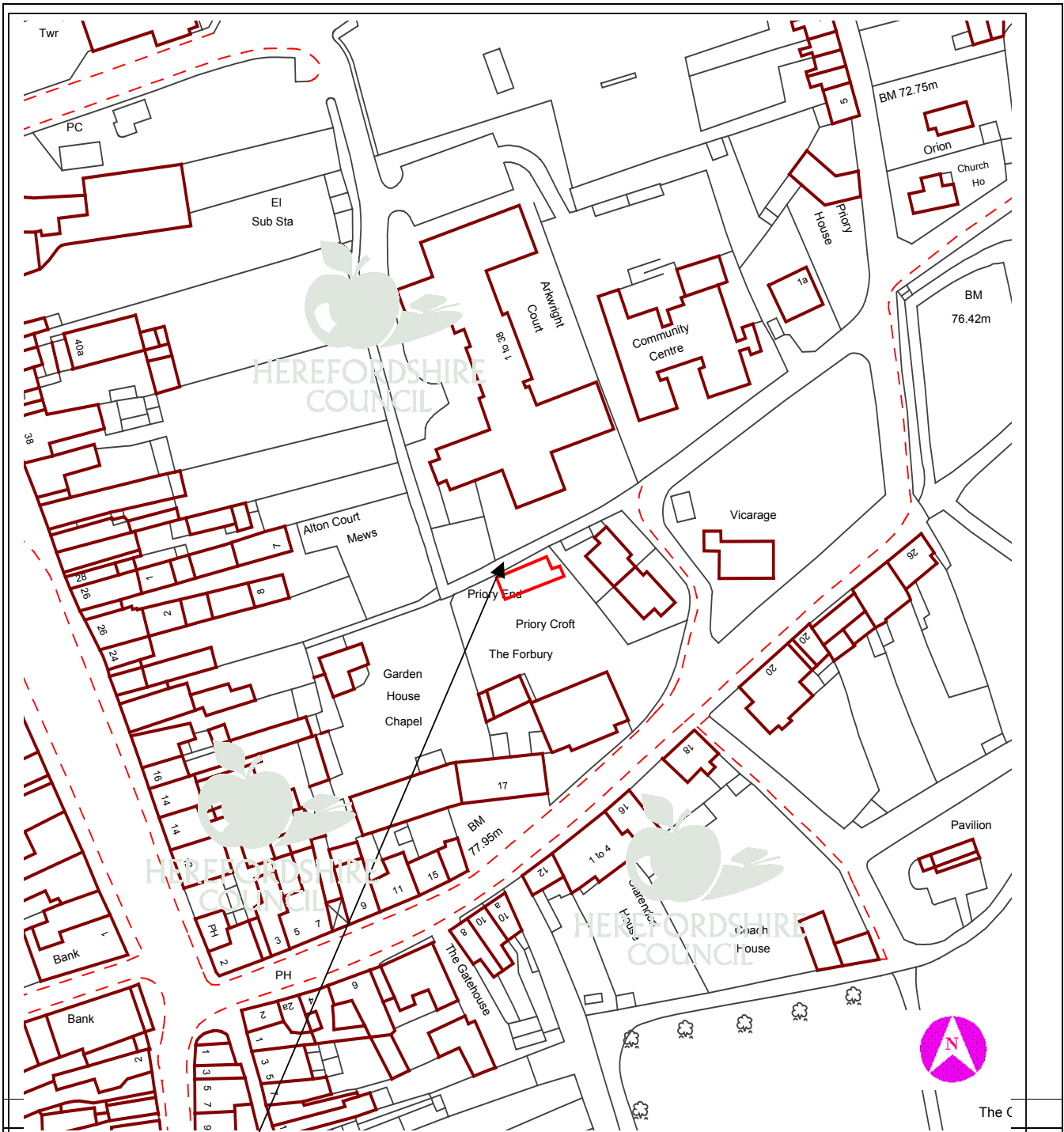
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



**APPLICATION NOS:** DCNC2008/0762/F and DCNC2008/0763/L

**SCALE :** 1 : 1250

**SITE ADDRESS :** The Forbury Residential Home, Church Street, Leominster, Herefordshire, HR6 8NQ

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