

5 DCCW2008/1966/F - PROPOSED ADDITIONAL THREE STOREY BEDROOM WING AT THREE COUNTIES HOTEL, BELMONT, HEREFORD, HEREFORDSHIRE, HR2 7BP

For: Three Counties Hotel per Hook Mason Ltd, 41 Widemarsh Street, Hereford, HR4 9EA

Date Received: 28 July 2008

Ward: Belmont

Grid Ref: 49683, 38588

Expiry Date: 27 October 2008

Local Members: Councillors H Davies, PJ Edwards and GA Powell

1. Site Description and Proposal

- 1.1 The application site is a relatively modern purpose built hotel complex, set within its own substantial landscaped grounds extending to approximately 1.6 hectares, located on the northern side of the A49(T) within an established residential area.
- 1.2 The hotel complex is comprised of a main building which houses the reception area, a licenced bar, a restaurant and function rooms. Annexed to this main block is a large bedroom wing, with further accommodation being provided in two single storey chalet buildings situated to the rear of the main buildings.
- 1.3 The hotel presently has a total of 60 bedrooms, 28 within the two storey building the remaining 32 being in the single storey chalet buildings.
- 1.4 The application seeks permission for the erection of a three storey extension, which will contain 30 en-suite bedrooms, however as two existing rooms will be lost to facilitate the development, the net gain will be 28 additional bedrooms.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:

Policy DR1	-	Design
Policy DR2	-	Land use and activity
Policy DR3	-	Movement
Policy TCR2	-	Vitality and viability
Policy RST1	-	Criteria for recreation, sport and tourism development
Policy RST12	-	Visitor Accommodation

3. Planning History

- 3.1 CW2008/0232/F Proposed extensions to the existing function suite and restaurant. Approved 27 March 2008.

4. Consultation Summary

Statutory Consultations

- 4.1 Highways Agency: No objection.
- 4.2 Welsh Water: No objection, but suggest the use of standard conditions.

Internal Council Advice

- 4.3 Traffic Manager: No objections.
- 4.4 Conservation Manager: The design of the proposed extension is somewhat uninspired however while it will not make a positive contribution to the townscape it should not have an overly detrimental effect on the immediate area.
- 4.5 Economic Development Manager: No response.
- 4.6 Tourism Officer: No response.

5. Representations

- 5.1 The applicant has provided the following with regard to the proposal:-

“The original concept of the build was for the 30 bedroom extension and to increase the size of our main function room and restaurant, particularly to facilitate increased demand from the bedroom build. Because there was a question mark about the acceptability for the 3 storey height etc I requested that the application was done in 2 phases, i.e. the Hereford Suite & restaurant extensions (phase 1) followed by the bedroom extension (phase 2) in due course.

Phase 1, for which planning permission was granted about June 2008, is well underway and we anticipate completion by approx November. The increase in the size of the Hereford Suite was as much to update, enhance and improve the conference facilities. This hopefully would give Hereford an upmarket conference facility along with further upgraded bedrooms in the hope that future trade could be directed to the hotel and to Hereford. The increase in the dining room was primarily to cater for additional numbers of guests should the planning for the bedroom extension be obtained. The application for the bedroom block (phase 2) was initiated some 12 months ago. In consultation and discussions, I had hoped that we had minimised any adverse effect from the height and that it should be okay. As you have noted, increased space was required for larger bedrooms with a more modern standard, considerably better than anything that presently exists. Again hopefully this would attract conference business.

We had thought that we had met planning requirements in the detail design and hope that approval will be granted. We will endeavour to ensure that any perceived detrimental effect from the Parish Council and local residents can be alleviated.”

- 5.2 Hereford City Council: The City Council has no objections to the principle of this development but recommends this application be refused due to poor design.

- 5.3 Belmont Rural Parish Council: We are delighted to learn that this business is considering expansion. However we have some concern that the height of the building may overlook nearby properties, so would suggest trees be planted to screen the development or reduce the development by one storey so as to have no impact on nearby housing.
- 5.4 One letter of objection has been received from Mrs. Hemple, 15 Glastonbury Close, summarised as follows:
- No objection to two storeys, but profound objection to a three storey building.
 - Overlooking.
 - Additional noise and disturbance arising from increased numbers of patrons.
- 5.5 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 Policy RST12 of the Herefordshire Unitary Development Plan 2007 makes provision for new visitor accommodation where the proposal is compatible with neighbouring uses and accords with other relevant policies.
- 6.2 Therefore the proposed extension of the existing hotel complex is considered to be acceptable in principle, subject to the following issues being satisfactorily resolved:

Design

- 6.3 Although it is acknowledged that the design is somewhat contrived in so far as it seeks to maximise the provision of additional visitor accommodation, within the confines of the now rather dated appearance of the existing buildings. On balance having regard for the character and appearance of the existing hotel complex, the scale, massing and design of the proposed extension are thought to be acceptable.
- 6.4 More specifically although the proposed extension comprises three stories its overall height and massing is similar to that of the existing two storey building which it will be conjoined with, and will remain subservient to the main building.
- 6.5 Therefore it is not considered that the proposed development will be read as visually discordant feature within the confines of the application site itself, or give rise to any demonstrable harm the mixed character of the surrounding residential area.

Residential Amenity

- 6.6 Having regard for the existing relationship between the hotel complex and its surrounding neighbours, it is not considered that there will be such a material change in the levels of residential amenity presently enjoyed as to substantiate any sustainable grounds for refusal in this instance.
- 6.7 Although the proposed development will inevitably alter the outlook of the surrounding residential properties, having regard for the separation distances, as well as their orientation and siting, it is not considered that the proposed development will dominate or overbear them unacceptably.

- 6.8 More specifically and particularly in terms of the quiet enjoyment of the rear gardens of the properties forming the southern side of Glastonbury Close, having consideration for the separation distance which exceeds 46m and the intervening single storey chalet block, it is not considered that the proposed development will result in an unacceptable degree of overlooking.
- 6.9 However to ensure that a satisfactory relationship is established between the extended hotel complex and these properties it is considered expedient to secure a landscaping scheme along the northern boundary of the application site, and appropriate conditions are recommended.
- 6.10 In order to protect the established residential area during the construction phase, it is considered expedient to recommend a condition controlling the hours of operation.

Parking and Highways

- 6.11 To provide the necessary additional parking spaces as well as facilitate the extension itself a revision to the existing parking layout is proposed with an increase in the overall provision of car parking. Currently the site provides 134 marked spaces with the extensions currently under construction requiring an additional 15 spaces. This proposal involves a reconfiguration of the car parking and proposes a total of 206 spaces.
- 6.12 The redesigned and enlarged parking area is considered to be acceptable in terms of its visual impact as well as its impact on the amenity of the adjoining dwellings.

Conclusion

- 6.13 Overall the proposal complies with the relevant development plan policies 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. C02 (Matching external materials (extension)).**

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

- 3. G02 (Retention of trees and hedgerows).**

Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan.

4. **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.

5. **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.

6. **G15 (Landscape maintenance arrangements).**

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

7. **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 and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

8. **I16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

9. **I33 (External lighting).**

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

10. **I37 (Details of shields to prevent light pollution).**

Reason: To minimise light overspill and to protect the amenity of neighbouring properties so as to comply with Policy DR14 of Herefordshire Unitary Development Plan.

11. **L01 (Foul/surface water drainage).**

Reason: To protect the integrity of the public sewerage system and to comply with Policy CF2 of Herefordshire Unitary Development Plan.

12. **L02 (No surface water to connect to public system).**

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.

Informatives:

1. **N01 - Access for all.**

- 2. N19 - Avoidance of doubt - Approved Plans.
- 3. N15 - Reason(s) for the Grant of PP/LBC/CAC.

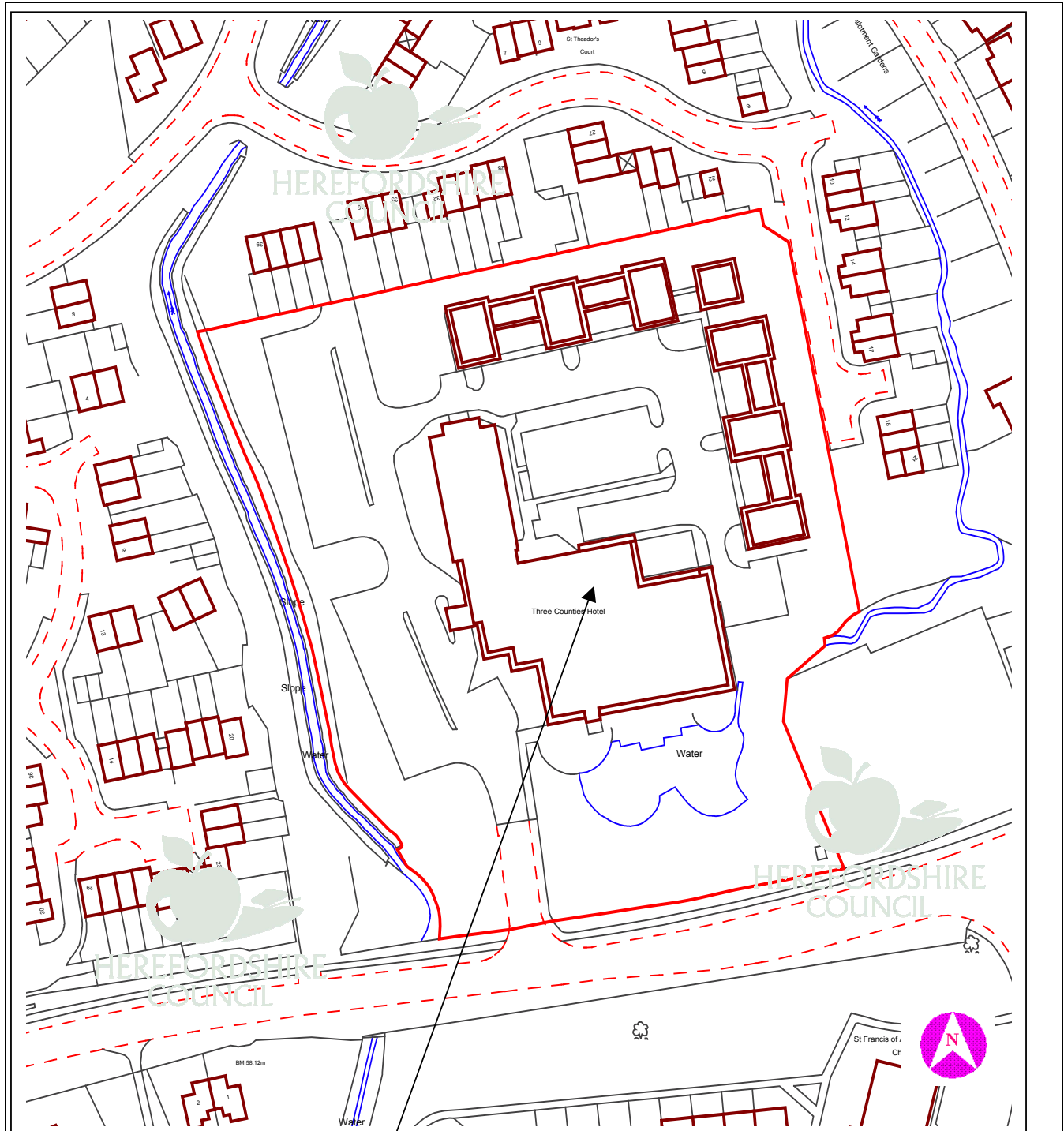
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2008/1966/F

SCALE : 1 : 1250

SITE ADDRESS : Three Counties Hotel, Belmont, Hereford, Herefordshire, HR2 7BP

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