

**15 DCNC2003/2842/F - DEMOLITION OF BUNGALOW AND ERECTION OF A 14-BED RESIDENTIAL UNIT AT ROWDEN HOUSE SCHOOL AND WINSLOW COURT, ROWDEN, WINSLOW, BROMYARD, HR7 4LS****For: Rowden House School per Jamieson Associates  
30 Eign Gate Hereford HR4 OAB****Date Received:**  
18th September 2003**Expiry Date:**  
13th November 2003**Ward:**  
Bromyard**Grid Ref:**  
63505, 56568

Local Member: Councillors P Dauncey and B Hunt

**1. Site Description and Proposal**

- 1.1 Rowden House School is located on the south side of the C1062. It is a school for children with severe learning difficulties. St John's Coppice screens the school from the C1062. Nos. 1 and 2 Rowden Lodge are adjacent to the school entrance.
- 1.2 The site is located in open countryside designated as being of Great Landscape Value.
- 1.3 The application proposes to replace a Woolaway type bungalow, which is located in a clearing on the edge of the school grounds and to the north of the main school building, with a single storey 14-bedroom residential unit. The building will be timber clad with a clay tiled roof.

**2. Policies**

- 2.1 PPG1 – General Policy and Principles

**2.2 Malvern Hills District Local Plan**

Landscape Policy 1 – Development outside settlement boundaries  
Landscape Policy 3 – Development in Areas of Great Landscape Value

**2.3 Herefordshire Unitary Development Plan (Deposit Draft)**

DR1 – Design  
DR4 – Environment  
LA2 – Landscape character and areas least resilient to change

**2.4 Hereford and Worcester County Structure Plan**

CTC2 – Development in Areas of Great Landscape Value  
CTC9 – Development Criteria

### 3. Planning History

MH94/0410 - Single storey house units and staff accommodation. Approved 7 June 1994.

MH94/0672 - Portacabin. Approved 12 July 1994.

MH96/0149 - Extension, alterations and attic conversion to provide classroom accommodation. Approved 11 March 1996.

MH97/0415 - New 14-bed residential units. Approved 11 November 1997.

MH97/1149 - Single storey extension to form extra bedrooms. Approved 9 October 1997.

MH98/0890/N - 14-bed residential unit. Approved 20 April 1999.

NC2001/2708/F - Alterations to existing teaching block and construction of play barn. Approved 22 November 2001.

### 4. Consultation Summary

4.1 No statutory or non-statutory consultations required.

### 5. Representations

5.1 Bromyard and Winslow Town Council: No reply received at time of report.

5.2 The applicant has said:

a) Rowden House School and Winslow Court is a school for children and young adults with severe learning difficulties. It is situated on a 26 acre campus at Rowden on the outskirts of Bromyard.

b) The school has recently been taken over by new owners who wish to erect a further new 14-bed residential unit.

c) The proposed site consists of an existing clearing in woodland located to the north and west of the main house.

d) The clearing at present contains a redundant Woolaway prefabricated bungalow which was previously used as overspill staff accommodation. It is intended that this building will be demolished.

e) The proposed building will be a replica of two previously built 14-bed units located to the north-east of the main house.

f) These two buildings have proved to be highly successful both organisationally and visually and have nestled well into the landscape. This proposal is therefore to repeat the formula as they are virtually identical plan, form, section and elevations.

g) It will therefore have identical materials, namely, cedarboard into the external elevations with facing brick to the internal courtyards. Roof tiles will be clay and windows and doors will be timber stain finished.

- h) The building will be set in an existing fenced area at present occupied by the bungalow. It will be set back in a site hard against the northern boundary to enable a mature oak, located in the south-west corner of the site, to remain undisturbed.
- i) Its proposed location will involve the felling of one or two young saplings and no special specimen trees are to be removed.
- j) The school has in recent years planted in excess of 1000 new trees to the west of the application site.
- k) There will be no new vehicular access to the building other than for emergency purposes.

5.3 Letters of objection has been received from:

Ann Evans, Wiggall, Rowden, Bromyard  
Mr K Hill, Rhinstone, Rowden, Bromyard

who make the following comments:

- a) Rowden House School is registered for 30 children. Winslow Court also operates from here and is a home for 26 residents.
- b) If this application goes ahead it will mean another 14 pupils, taking the number to 70.
- c) The proposal is contrary to National Care Standards Commissions view to provide small homes.
- d) Increase in number of children will mean extra care staff.
- e) The road network is not capable of accommodating additional traffic that will be generated by the extra staff.
- f) Increase in traffic would be a danger to users, cyclists, walkers, runners and horse riders, of the lane.
- g) This is an Area of Outstanding Natural Beauty.

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

## 6. Officers Appraisal

- 6.1 This site is located in open countryside where there is a presumption against development unless there is special reason for the development to take place. Landscape Policy 1 sets out criteria for consideration, impact on the landscape and amenities of the area are the main determining issues. Matters of highway safety are also considered to be material.
- 6.2 The proposal is to provide single storey dormitory accommodation with communal kitchen and dining room. The accommodation will relieve overcrowding within the main school building.

- 6.3 In terms of design and materials the proposal will be similar to and consistent with two recently constructed dormitory buildings on the north-east side of the main school building. The building is to replace a Woolway type bungalow, which is in a wooded area on the north side of the school building.
- 6.4 Although the proposal will be much bigger than the existing bungalow, the woodland that adjoins the site forms an effective backcloth. The depth of the woodland will allow the building to assimilate itself into the landscape so as not to cause significant visual intrusion. While, some of the surrounding trees will need to be removed. They are generally self-seeded birch and field maple. The loss of these trees will not cause significant harm to the character of the area.
- 6.5 While it is acknowledge that the site is off a narrow country lane, the Transportation Manager does not consider the development would have significant impact from a highway safety point of view.
- 6.6 In conclusion, it is considered that the proposal would not have an adverse impact on the visual qualities of the area.

### **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 - G02 (Landscaping scheme (housing development) )**

**Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.**

**4 - G03 (Landscaping scheme (housing development) - implementation )**

**Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.**

**5 - G18 (Protection of trees )**

**(a) Fencing, of a type and form agreed in writing with the local planning authority, must be erected around each tree or group of trees. This fencing must be at least 1.25 metres high and at a radius from the trunk defined by the canopy spread.**

(b) No excavations, site works, trenches, channels, pipes, services, temporary buildings used in connection with the development or areas for the deposit of soil or waste or for the storage of construction materials, equipment or fuel or other deleterious liquids shall be sited within the crown spread of any tree without the prior written consent of the local planning authority.

(c) No burning of any materials shall take place within 6 metres of the furthest extent of the canopy of any tree or tree groups to be retained.

(d) There shall be no alteration of soil levels under the crown spread of any tree or group of trees to be retained.

**Reason:** To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.