

5 DCCE2008/2168/F - ADDITION TO APPLICATION DCCE2006/4002/F ADDITIONAL WING TO MIMIC EXISTING AGREED WING IN LENGTH, WIDTH, HEIGHT AND CONSTRUCTION AT OAKLANDS NURSING HOME, 43 BODENHAM ROAD, HEREFORD, HEREFORDSHIRE, HR1 2TP

For: Ms. R. Mawji per Miss D. Nixon, Meadowend Barn, Dorstone, Hereford, HR3 6BE

Date Received: 26 August 2008

Ward: Aylestone

Grid Ref: 52214, 40159

Expiry Date: 21 October 2008

Local Members: Councillors NL Vaughan and DB Wilcox

Introduction

This application was deferred at the Central Area Planning Sub Committee meeting on 1 October 2008 to allow Members to inspect the site. The report has also been updated with comments received following completion of the previous report.

1. Site Description and Proposal

- 1.1 43 Bodenham Road is a three storey brick Victorian villa with a pitched slate roof located on the northeast side of Bodenham Road. Access is gained directly off Bodenham Road to an area of hardstanding used for parking to the front, with the rear laid out to lawn interspersed by semi-mature and mature trees. The boundaries are enclosed by a mixture of two metre high brick walling and mature hedging. Levels within the site rise northeastwards.
- 1.2 The property which has been used as a residential nursing home since 1982 has been subject to numerous alterations and extensions including a two storey extension at the side and a single storey flat roofed extension to the rear. Planning permission was approved on 7 March 2007 for a further single storey rear extension off the existing extension. This application now seeks to square off the approved rear extension by the creation of a further three en-suite one bed roomed rooms. The size of the additional extension is 13.3 metres in length by 6.8 metres in width constructed from brick under a hipped slated roof to mirror the approved extension running along the southern boundary of the curtilage.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

Policy S2	-	Development Requirements
Policy S7	-	Natural and Historic Heritage
Policy S11	-	Community Facilities and Services
Policy DR1	-	Design
Policy HBA6	-	New Development Within Conservation Areas

Policy CF5 - New Community Facilities

3. Planning History

- 3.1 H/P/24784 Change of use from hotel to nursing home. Approved 1 February 1982.
- 3.2 HC890703PF Extension to nursing home. Refused 25 January 1990.
- 3.3 HC910381PF Extension to nursing home. Refused 17 October 1991.
- 3.4 HC920451PF Extension, alterations and refurbishment of existing nursing home. Refused 17 December 1992.
- 3.5 HC940035PF Sun lounge for use by existing nursing home. Approved 9 March 1994.
- 3.6 HC940467PF Demolition of existing office extension. Alterations and extensions to facilitate internal rationalisation. Approved 11 January 1995.
- 3.7 DCCE2006/1591/F Proposed temporary mobile home for five years. Withdrawn 5 July 2006.
- 3.8 DCCE2006/4002/F Proposed single storey extension to provide additional bedrooms and day space. Erection 2 no. garden sheds. Approved 7 March 2007.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection. The development has also been assessed against the Supplementary Planning Document on Planning Obligations and will have minimal effect on trip generation and therefore no Section 106 contribution is required.
- 4.3 Conservation Manager:
This is a reasonable Victorian Villa which has had a number of single storey extensions to the rear. These have not particularly enhanced the character and appearance of the building.

In principle we do not object but would highlight that this would appear to be the maximum limit of any extension. The proposal is acceptable subject to details of materials and landscaping being submitted.

5. Representations

- 5.1 Hereford City Council: No objection.

- 5.2 A total of four letters/e-mails of objection have been received. Two each from the occupants of 41 and 41A Bodenham Road. The main points raised are
1. The development will result in a further reduction in sunlight to the remainder of the garden resulting in further visual intrusion into our outlook.
 2. The development will detract from the character of the rear gardens of properties in Bodenham Road including an impact on ecology.
 3. The development is located immediately adjacent to the boundary leaving no space for screening or planting.
 4. All trees and shrubs have been removed to accommodate the approved development.
 5. Bedrooms would be some distance from the general facilities in the main building leading to a longer time to attend to residents.
 6. The long roof span would be an eyesore.
 7. Previous developments have more than doubled the footprint of 43, with the proposed development the entire length of the boundary of 41 will be developed.

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 The approved extensions take the form of two single storey wings extending north eastwards away from the rear of the original property and historic extensions. The proposed further single storey extension would occupy a small area of garden along the northern boundary and follow the scale, design, materials and form of the approved extensions. The extension will not extend any further north eastwards beyond the permitted extension. This ensures that a commensurate area of garden space remains for the occupants and any further impact on the Conservation Area is minimised. This view is shared by the Conservation Manager who is satisfied the development will not be detrimental to the character and appearance of the Conservation Area and consequently, does not object.
- 6.2 Notwithstanding the comments of the objectors, it is also not considered that the proposed addition would have any additional material impact on the amenity of neighbouring properties. The extension is single storey incorporating a hipped roof design, is stepped away from the boundary by 2.5 metres along with a slab level approximately one metre below the garden level of the objector's property. These factors will ensure the mass of the extension will be largely concealed within the confines of the site with only the roof being visible from neighbouring gardens. The design and levels also ensures there is no opportunity for overlooking from the extension. It is therefore not considered the extension will have any harmful impact on the amenity of neighbouring properties.
- 6.3 The parking arrangements, which are to be rationalised and the numbers slightly increased as part of the previous planning permission are considered to be acceptable. No Section 106 contributions are required, as the proposals are not considered to amount to a material intensification in the use of the site.
- 6.4 Finally, the layout of the internal space has been designed to the National Standards for Care Homes, which seeks to reduce the number of shared rooms and provide each of the occupants with spacious accommodation and a good standard of facilities

including en-suite bathrooms. The extension is considered acceptable in accordance with the Herefordshire Unitary Development Plan policies listed.

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. **B04 (Amendment to existing permission) (DCCE2006/4002/F - 7 March 2007).**

Reason: For the avoidance of doubt and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

- 3. **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.

Informatives:

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

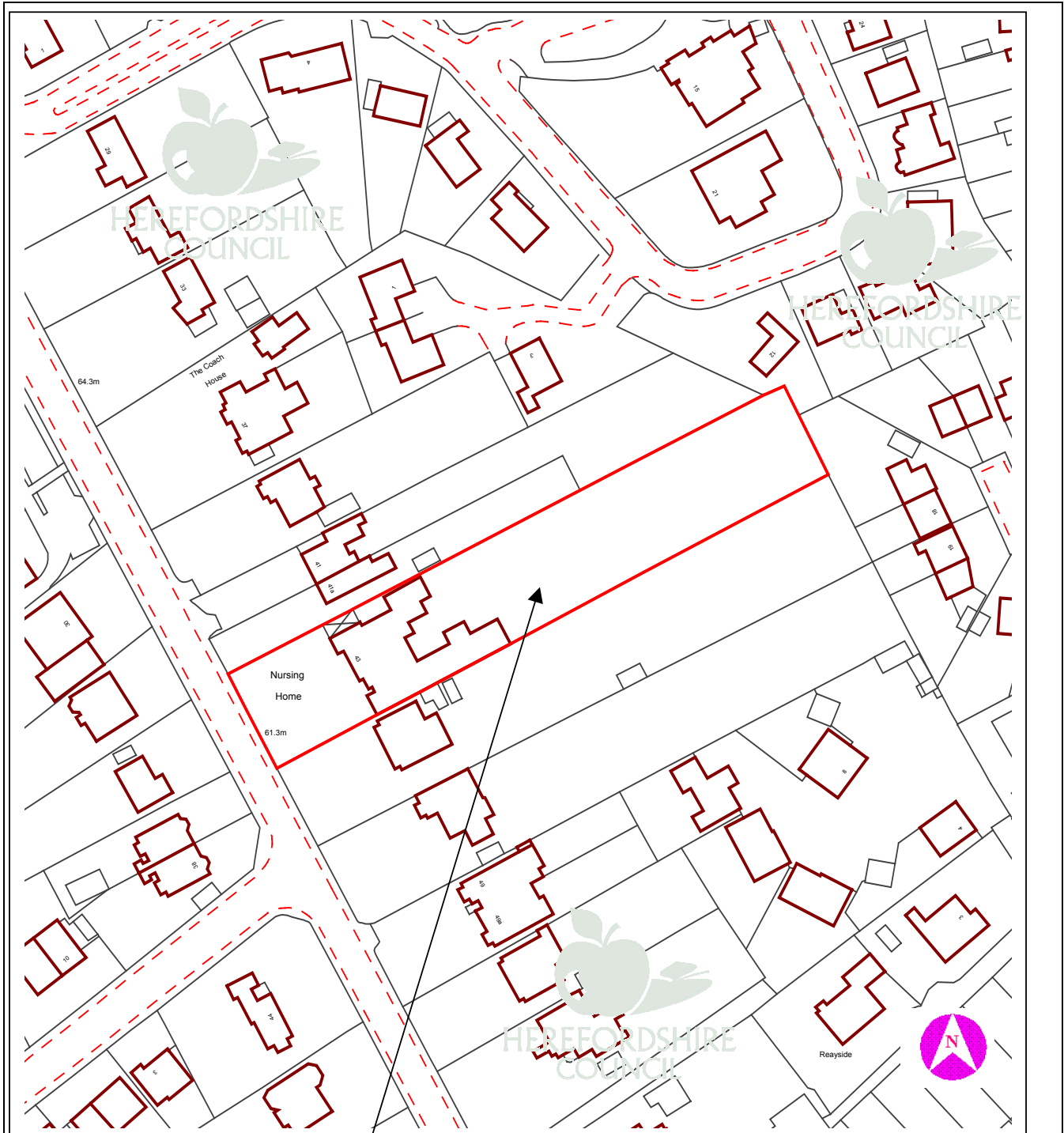
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2008/2168/F

SCALE : 1 : 1250

SITE ADDRESS : Oaklands Nursing Home, 43 Bodenham Road, Hereford, Herefordshire, HR1 2TP

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