

8 DCSE2008/2743/F - CONSTRUCTION OF ONE SINGLE STOREY AND TWO – TWO-STOREY EXTENSIONS TO EXISTING RESIDENTIAL CARE HOME, WEST BANK RESIDENTIAL CARE HOME, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5PQ.

For: West Bank Residential Home Ltd per Clive Petch Architects, 3 Tebbit Mews, Winchcombe Street, Cheltenham, Gloucestershire, GL52 2NF.

Date Received: 6 November 2008 Ward: Ross-on-Wye East Grid Ref: 59855, 23712

Expiry Date: 1 January 2009

Local Member: Councillors PGH Cutter and AE Gray

1. Site Description and Proposal

- 1.1 West Bank residential care home is an existing care facility located on Walford Road adjacent to the junction with Kent Avenue and opposite the turnings for Ashfield Park and Archenfield Road. The home comprises the original late nineteenth century Villa with large, modern extensions to the rear (east). The site is within a predominantly residential area, which also forms part of the Ross conservation area.
- 1.2 Vehicular access is gained directly from the B4234 Walford Road, with parking currently to the side of the building. The original building is one of a cluster of high-status villas, although it has been extended heavily. The current proposal involves the erection of a two-storey extension against the south elevation of the existing extension, together with two further single-storey extensions against the north elevation. In total 6 further bedrooms are proposed, each with en-suite facilities. One of the proposed single-storey extensions would provide a lounge/dining facility, with one corner sectioned off to provide a further bathroom.
- 1.3 Externally modifications are proposed to the existing parking layout. Four additional spaces would be provided upon the front lawn, with those to the side of the existing building properly demarked and increased in width.
- 1.4 The application follows the withdrawal of application DCSE2008/2050/F, which proposed extensions comprising 9 bedrooms and a lounge/dining room. As such this proposal attempts to overcome previously stated concerns, regarding the impact upon neighbouring dwellings, by reducing both the scale and footprint of the extensions and as a consequence the number of bedrooms.
- 1.5 In order to accommodate the extension to the south, it is necessary to remove a tree. Given the reduction in the footprint of the extensions to the north, existing trees can now be retained. The application also proposes the provision of semi-mature planting to the southern and eastern boundaries, against the residential properties known as Glenalmond and Mulberry House. It appears that the previous owners of West Bank failed to comply with the landscaping condition attached to the previous planning permission to extend and the planting proposals attempt to address this deficit.

- 1.6 The extensions are designed so as to replicate the form of the existing extension, which is a part brick, part render construction under a hipped, tiled roof.
- 1.7 A tree survey and a Design and Access Statement accompany the application.

2. Policies

2.1 Planning Policy Statements

PPS1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan

Policy S1 - Sustainable Development
 Policy S2 - Development Requirements
 Policy DR1 - Design
 Policy DR2 - Land Use and Activity
 Policy DR3 - Movement
 Policy HBA6 - New Development within Conservation Areas
 Policy LA1 - Areas of Outstanding Natural Beauty
 Policy LA6 - Landscaping Schemes
 Policy T6 - Walking

3. Planning History

- | | | | | |
|-----|-----------------|--|---|--------------------|
| 3.1 | SH941291PF | Proposed extension to form enlarged kitchen, new laundry & sunroom | - | Approved 16.12.94 |
| | DCSE2002/1610/F | Proposed extension to form additional bedrooms and lounge | - | Approved 18.09.02 |
| | DCSE2008/2050/F | One single-storey and two two-storey extensions | - | Withdrawn 17.09.08 |

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: Recommends the imposition of standard conditions to control the discharge of surface water to the public sewer.

Internal Council Advice

- 4.2 Conservation Manager (Building Conservation): No objection. "West Bank has been heavily extended, although the modern additions are well-screened from public vantage points, and the current proposals are unlikely to have any additional cumulative impact on the building or the character of the wider conservation area."
- 4.3 Traffic Manager: No objection and the improvements to the parking layout are noted. Conditions are recommended regarding the construction of the additional parking and the provision of appropriate visibility splays, cycle parking and formulation of a Travel Plan.
- 4.4 Public Rights of Way Manager: No objection.

5. Representations

5.1 Ross Town Council: No objection.

5.2 Letters of objection have been received from the following:

Mr & Mrs GE & JD Smith, Glenalmond, Coach Lane, Ross-on-Wye
Dr & Mrs A Rogers, Mulberry House, Coach Lane, Ross-on-Wye
Mrs E Jarvis, Cherry Trees, 15 Kent Avenue, Ross-on-Wye
Mr & Mrs C Hamilton, 13 Kent Avenue, Ross-on-Wye
Mrs E Webb, 14 Kent Avenue, Ross-on-Wye

Mrs Coleman of Grosmont House, Walford Road 'phoned to reiterate her objections made under the previous application.

The content of the objections can be summarised as follows:

- Overdevelopment: The proposal still constitutes overdevelopment of the site within a conservation area. The proposed 42 bedrooms is too large for the site;
- Loss of privacy: The four bedroom windows proposed to the south elevation of the two-storey extension would overlook both Glenalmond and Mulberry House, resulting in a loss of privacy;
- Removal of the existing conifer tree will remove the only existing relief against the building;
- Noise: Objectors report frequent noise from residents, staff and alarms.
- Light pollution: External lights are left on overnight and sometimes during the day;
- The requirements of previous planning permissions, notably the landscaping required under DCSE2002/1610/F have not been complied with;
- The additional bedrooms will lead to an increase in vehicular traffic at a busy junction, close to a public right of way used frequently by school children;
- Concern is expressed regarding the capacity of the sewer;
- The lack of maintenance of the boundary wall is indicative of the owners' lack of acknowledgment of their responsibilities.

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 application proposes the addition of a further 6 en-suite bedrooms and a lounge/dining room to the existing residential care home for the elderly at West Bank, Walford Road, Ross-on-Wye. The application raises a number of issues, which are considered to include the following:

- Impact of the development upon the character or appearance of the Conservation Area;
- Impact of the development upon the residential amenity of the adjoining private dwellings;
- The impact of the development upon the safe operation of the highway network.

Whilst the Design and Access Statement makes reference to the demand for the additional rooms, I am affording this little weight in the absence of empirical evidence,

and whilst this is outstanding, the issues identified above are considered to take precedence.

- 6.2 It is worth re-visiting the amendments that have been made to this proposal following the withdrawal of DCSE2008/2050/F.
- The proposed two-storey extension has been reduced in length from 8.7m to 4.5m and the overall height has been reduced by 0.5m to 6.8m.
 - The formerly proposed two-storey extension to the north is now reduced to a single-storey in height and its length has been reduced from 6.3m to 5.4m.
 - The lounge/dining room extension is now smaller in plan, the length reduced from 6.3m to 5.4m.
 - Because of the reduced footprint, an existing conifer tree against the northern boundary wall is retained.
 - Additional car parking spaces have been provided, including a disabled space. The width of the existing spaces has been increased to enable easier manoeuvring within the site.
- 6.3 In this context the Conservation Manager, although mindful of the existing extensions, considers that the proposals would not further affect the appearance of the existing building, or indeed the wider conservation area. From public vantage points the existing extensions, although large, are well screened and the reduction in scale referred to above will assist this further. Although it is acknowledged that landscaping obligations associated with the earlier planning permission have not been fulfilled, the proposed landscaping plan represents an opportunity to improve the visual amenity of the site. The planning officer has impressed the importance of fulfilling these requirements upon the new owners and the proposed landscaping plans indicate the introduction of evergreen trees at a minimum height of 3m against the boundary with Mulberry House to counter the loss of the existing conifer. Semi-mature Hawthorn, Birch and Holly trees are proposed against the boundary with Glenalmond. In addition there is an undertaking that the current owners will implement the planting that should have been undertaken pursuant to planning permission DCSE2002/1610/F, which too forms part of the proposed landscaping scheme.
- 6.4 As mentioned above, the reduction in footprint of the now single-storey extension to the north will allow retention of the conifer previously earmarked for removal. The design of the extensions follows that of the existing extensions and is the logical approach.
- 6.5 Given the Conservation Manger's advice and provision of a landscaping scheme I consider the impact of the development to be acceptable within the context of the Conservation Area.

Impact upon neighbour's residential amenity

- 6.6 Given the failure to provide the additional landscaping as proposed under the previous owners tenure, the concern of the neighbour's is acknowledged. The material issues raised are those of impact within the Conservation Area (addressed above), loss of privacy and highway safety. Noise and light pollution can be material planning issues, but in this context it is considered that Environmental Protection legislation provides the appropriate remedy and that a refusal of planning permission for an extension could not be sustained on either of these two issues. The planning officer has raised both issues with the management in recognition that they are evidently causing a problem locally.

- 6.7 In terms of loss of privacy, the primary concern is the introduction of an additional four bedroom windows in the two-storey extension. The extension has been reduced in length i.e. southern projection by 4.2 metres. It is thus the equivalent distance further from Mulberry House than the former proposal, whilst the scale and overall impact would be significantly reduced from the east (Glenalmond). This extension is now 15m from the southern boundary, against which additional planting is proposed. Mulberry House itself (the dwelling as opposed to garden), is further to the southeast. In this context it is considered unlikely that the extension will result in undue loss of privacy to the occupiers, whilst the impact upon the enjoyment of the garden is capable of being mitigated.
- 6.8 The view from the proposed bedroom windows will allow views over the front garden to Glenalmond, although overlooking is already possible from the existing windows. Again, the proposed planting of semi-mature trees along the eastern boundary will, in your officer's opinion provide adequate screening. Moreover, whilst the sensitivity is recognised, the windows will overlook the area to the front of Glenalmond rather than the more private garden space to the rear. A condition is recommended to prevent the future introduction of windows into the east elevation of the two-storey extension or the north elevations of either of the two single-storey extensions. On this basis a refusal based upon loss of amenity to either of the objectors' properties is not considered sustainable.

Impact upon the safe operation of the highway network

- 6.9 West Bank is accessed by vehicle and on foot directly from the B4234. This is a busy road and the junction is opposite the turning for Ashfield Park Road and adjacent Kent Avenue. The Traffic Manager has considered the proposals and comments that the improvements to the parking layout, together with improvements to the visibility upon egress will render the proposal acceptable. Cycle parking, predominantly for staff, will be required via condition, together with a Travel Plan, which will be formulated in conjunction with the Council's Travel Plan Officers. The objective will be to secure a shift of behaviour amongst staff and potential visitors by achieving an increase in the proportion of trips made either on foot or by bike or public transport. Given the scope of the improvements and the relatively modest increase in the number of bedrooms, the impact upon the operation of the highway network is considered acceptable.

Summary

- 6.10 This application involves an extension to a commercial, residential care home, which is located within a predominantly residential area. Therefore, one of the key issues identified is the impact upon residential amenity. As described above, your officers consider that the current proposal strikes an appropriate balance in terms of extending the existing facility whilst taking account of the impact upon the Conservation Area and neighbouring residential amenity. As such the proposal is considered to accord with policies DR1 and HBA6 and is recommended for approval subject to conditions.

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 C03 (Matching external materials (general))

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

3 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.

4 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.

5 F16 (No new windows in specified elevation)

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

6 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

7 G10 (Landscaping scheme)

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 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.

10 H04 (Visibility over frontage)

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

11 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

12 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

13 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

14 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

Informatives:

1 N19 - Avoidance of doubt - Approved Plans

2 N15 - Reason(s) for the Grant of Planning Permission

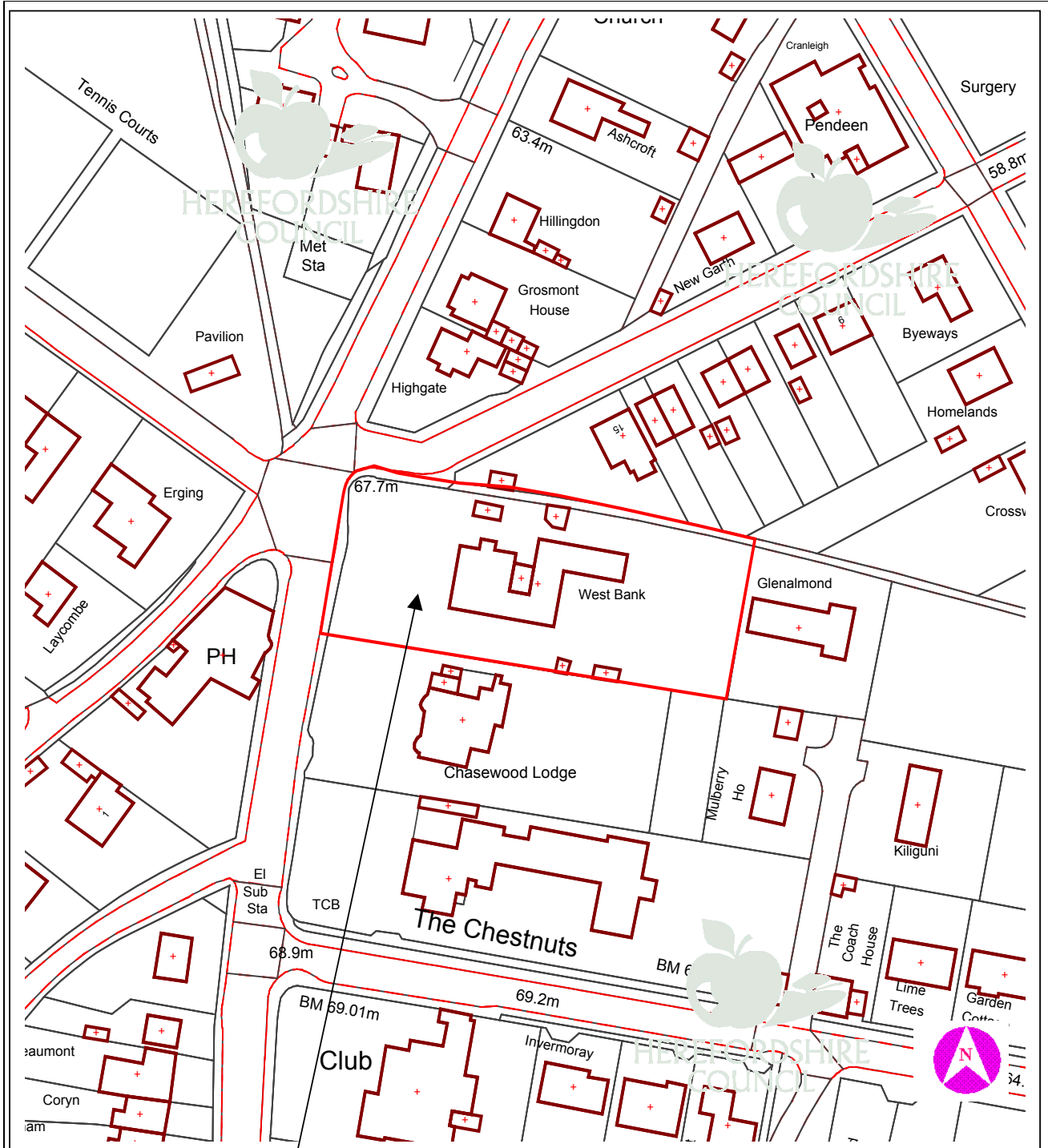
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2008/2743/F

SCALE: 1 : 1250

SITE ADDRESS: West Bank Residential Care Home, Walford Road, Ross-on-Wye, Herefordshire, HR9 5PQ

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