

- Policy T.4 - Highway and Car Parking Standards
- Policy ED.3 - Employment Proposals within/adjacent to Settlements

2.4 Unitary Development Plan – Deposit Draft

- Policy S.2 - Development Requirements
- Policy S.11 - Community Facilities and Services
- Policy T.11 - Parking Provision
- Policy CF.2 - Foul Drainage
- Policy CF.7 - Residential Nursing and Care Homes

3. Planning History

- 3.1 SH950910PF Change of use of existing dwelling and annexe to form rest home for the elderly with ancillary works - Approved 12.10.95
- SE1999/1939/O Site for the erection of a single storey building to provide manager/staff dwelling unit - Refused 03.09.99
Subsequently allowed on Appeal 31.01.00 Ref: T/APP/W1850/A/99/103 0393/P8
- SE2000/0519/RM Erection of a single building to provide manager/staff dwelling unit - Approved 26.04.00

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency observe: No objections. Applicant should ensure that existing foul drainage system and surface water drainage is satisfactory.

Internal Council Advice

- 4.2 The Chief Conservation Officer has no objections to the revised scheme.
- 4.3 Head of Engineering and Transportation recommends that any permission has parking provided at a standard of 0.5 spaces per bedroom plus one space for warden if appropriate.
- 4.4 Head of Environmental Health and Trading Standards has no objections.

5. Representations

- 5.1 The applicant's agent has submitted two letters of support. The main points being:
- care home has operated successfully since 1995 but due to demand in area a further 6 bedrooms are required
 - the extension will be modest in size, match existing building and have no impact on neighbouring dwelling

- do not propose any additional car parking facilities as existing provision should meet demand
- with reference to the comments of the neighbour and the Conservation Officer the extension height has been reduced and also moved approximately 1.2 metres from the common boundary with the neighbours
- there is a well established boundary with the neighbours and the scheme has been designed to ensure minimal effect on the neighbours
- applicant willing to accept conditions retaining existing boundary hedgerow and approval to any additional security lighting. The inward looking courtyard scheme should reduce any light pollution.

5.2 The Parish Council have no objections to this planning application, but would express concern over extra external lighting and trust that this will be the fullness of the development of the site.

Revised Scheme - The Parish Council have no objections to this planning application.

5.3 Two letters of objection have been received from:

Mr. P. J. Sanders and Mrs. M. A. Taylor-Sanders, The Old Police House, Llangarron, Ross-on-Wye, Herefordshire

The main points being:

- object to the development in this location
- do not desire to hinder owners of the care home from carrying out their business
- revised scheme - observations based on points in previous letter and suggestions to lessen impact of extension
- in short space of time property has changed from a reasonably sized domestic property to a medium sized commercial enterprise situated in open countryside
- increased traffic and associated disturbance
- increased noise levels from premises
- will be seen by adjoining properties and roads, etc.
- the revised scheme will still be out of keeping with nature and scale of the settlement (Policy ED.3)
- the revised scheme has addressed issue of overshadowing the neighbouring property, however the objectors are concerned that the siting and size of the new building will overshadow a considerable portion of their garden for over half of the day and for most of the year. This will prevent them from using a large part of their property for pleasure and for fruit and vegetable growing
- appeal decision for manager's/staff dwelling unit was granted without any conditions relating to security lighting and objectors' quality of life has been detrimentally affected by the lighting
- increased concern regarding light pollution. Powerful bright orange light on new bungalow lights up adjoining fields. Dovecote security lighting shines into objectors house infringing privacy
- do not object to security lighting in principle but request that any security lighting are of appropriately low intensity, diverted towards the property rather than away from it and in a few cases, where all other options are exhausted, that lighting attached to buildings is screened to prevent it illuminating the surrounding fields and neighbouring property
- access for builders should not be along path between the two properties to minimise disturbance
- extension should be re-sited to south west side of applicant's property

- central heating outlets be sited as far as possible from neighbouring property.

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

6. Officers Appraisal

- 6.1 This proposal is for the erection of a ground floor extension at the rear of the existing care home building to provide an additional 6 bedrooms, plus en-suite bathrooms, and a sitting room. As the land slopes downwards at the rear there will be a lower ground floor area created for storage purposes. The main issues in this case relate to the size and design of the extension, its impact on the surrounding countryside, the effect on the residential amenities of neighbouring properties, light pollution, traffic levels, access to local facilities and the need to meet the requirements of the health/social services authority.
- 6.2 The size and design of the proposed extension are considered to be acceptable. The ridge line of the roof of the proposed extension will be much lower than the ridge line of the existing main building and in terms of mass the extension will be subservient to the existing main building. The proposed external materials will be red brick and grey tiles to match the existing building. There are also existing trees at the bottom of the garden which will help to screen the extension. Consequently the proposed extension will be in keeping with the existing building and will not harm the visual amenities of the area.
- 6.3 Also it is considered that the proposed extension will not adversely affect the neighbouring residential property. The rear boundary between the two properties is comprised of a mature row of trees which will mask the extension from the neighbours dwelling. In any event the neighbours dwelling house is situated much closer to the road frontage and as such will not be directly affected by the proposed new extension at the rear of the care home building. Similarly, it is considered that the new terrace area, although in an elevated position will not adversely affect the residential amenities of the neighbouring property. The existing row of trees on the common boundary will prevent any adverse overlooking.
- 6.4 The existing care home will be increased in size by 6 additional bedrooms which in terms of numbers is only a small proportion when compared to the existing provision. Consequently the effect the proposed enlarged care home will have with respect to extra demand on local facilities will be minimal. Also the proposed extension will have the same floor level as the existing floor level (ground floor) of the care home building in order to cater for wheelchair access between the new and the old.
- 6.5 There is an existing parking area at the front of the premises which serves the needs of the care home and room for additional parking provision.
- 6.6 One of the main objections from the neighbour is the security lighting and light pollution in general. The neighbour has requested that any security lighting complies with certain provisos. The applicant has indicated that he is willing to accept any reasonable conditions imposed on a planning permission relating to external lighting.
- 6.7 Negotiations have resulted in the height of the proposed extension being reduced by approximately 1.2 metres and being moved away from the neighbours' boundary by approximately 1.2 metres. This revised scheme is considered to be acceptable and in accordance with planning policies, in particular CF.4 and GD.1.

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. **A09 (Amended plans)**

Reason: To ensure the development is carried out in accordance with the amended plans.

3. **Before the additional accommodation hereby approved is first brought into use an area shall be laid out within the curtilage of the property for car parking and turning. The parking area shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the local planning authority and that area shall not thereafter be used for any other purpose than the parking of vehicles.**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

4. **G09 (Retention of trees/hedgerows)**

Reason: To safeguard the amenity of the area.

5. **F32 (Details of floodlighting/external lighting)**

Reason: To safeguard local amenities.

6. **F35 (Details of shields to prevent light pollution)**

Reason: To minimise light overspill and to protect the amenity of neighbouring properties.

Informative Notes

1. **With reference to condition No. 3, parking to serve the site shall be at a standard of 0.5 spaces per bedroom plus a minimum of one space for warden.**

2. **The Environment Agency advises:**

It is noted that the applicant proposed to utilise the existing package sewerage treatment plant. The applicant should ensure that the existing foul drainage system is operating satisfactorily and is capable of accepting any potential increase in flow and loading resulting from this proposal without causing pollution.

The applicant should ensure that the land proposed for the soakaway has adequate permeability in accordance with BS 6297: 1983.

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with section 34 of the Environment Protection Act 1990.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.