

8 DCSE2003/2916/F - 2 STOREY EXTENSION TO SIXTH FORM AREA, JOHN KYRLE HIGH SCHOOL, LEDBURY ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7ET**For: Herefordshire Council per Herefordshire Council Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB**

Date Received: 25th September 2003

Ward: Ross-on-Wye West

Grid Ref: 6043 2525

Expiry Date: 20th November 2003

Local Member: Councillor G. Lucas

Councillor M. R. Cunningham

1. Site Description and Proposal

1.1 The John Kyrle High School is located on the north side of the Ledbury Road towards the north east outskirts of Ross-on-Wye. It comprises a variety of buildings both in their heights and designs. The buildings are grouped towards the western part of the site where they adjoin existing housing.

1.2 This proposal is for an extension to one of the more recent buildings, which is of two storeys and in brick with a flat roof. The extension would extend some 6.8 metres from the building and be almost as wide at 20.5 metres. It would be two storey in brick and with large glazed areas. The roof would be divided into two mono-pitched sections covered in standing seam aluminium, with one of these sections extending over part of the existing building.

2. Policies**2.1 Planning Policy Guidance**

PPG.1 - General Policy and Principles

2.2 Hereford and Worcester County Structure Plan

Policy CTC.1 - Areas of Outstanding Natural Beauty

Policy CTC.9 - Development Requirements

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Requirements

Policy C.5 - Development within Area of Outstanding Natural Beauty

Policy CF.1 - Community Facilities

2.4 Unitary Development Plan

Policy S.2 - Development Requirements

Policy DR.1 - Design

Policy S.11 - Community Facilities

3. Planning History

- 3.1 There have been a number of previous applications at the site but none are considered to be directly relevant to this application.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection.

5. Representations

- 5.1 Ross-on-Wye Town Council have no objections.
- 5.2 A letter of objection has been received from 14 Wallhouse Road. The grounds are that pupils peer into their garden due to the lack of a proper fence and that the proposal will give pupils access to look into the bedroom window and the back garden.

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

6. Officers Appraisal

- 6.1 The main considerations in the determination of this application are the design of the proposal and its impact on residential amenity and the Area of Outstanding Natural Beauty.
- 6.2 There is no objection to the principle of additional extensions to the school nor to an extension in the proposed location. The existing buildings are utilitarian and bland in appearance. The proposed extension by reason of its design and in particular the use of glazing and the mono-pitched roof will give the structure variety and character. The extension is considered to be in scale with that existing and of an acceptable design.
- 6.3 The school on its west side adjoins existing housing in May Hill Road and Wall House Road. The boundary to these houses is planted with a row of conifers although adjacent to 14 Wall House Road they are fairly young. The existing building at its closest point is some 31 metres from the nearest boundary and this would reduce to some 24 metres with the extension. With respect to 14 Wall House Road the distance between the extension and the nearest point of its garden would be some 33 metres, compared to some 37 metres at present. It is considered that having regard to these distances, the presence of the conifers and the nature of the use, that overlooking to an unacceptable degree should not occur. The issue raised with regard to fencing along the boundary is not a material issue in this case.
- 6.4 The site, although within the urban area, is within the Area of Outstanding Natural Beauty. The proposed extension, particularly due to its roof design, will be more prominent than the existing buildings. However there should be no harm to the Area of Outstanding Natural Beauty.

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. A06 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.