

DCNC2004/2612/F - SINGLE STOREY EXTENSION TO PROVIDE RECEPTION CLASS. REMODEL INTERNAL CLASS 2 AND NURSERY AT ST. MICHAELS C OF E PRIMARY SCHOOL, BODENHAM, HEREFORD, HEREFORDSHIRE, HR1 3JU

**For: The Governors of St Michael's C of E Primary School per Property Services Herefordshire Council
Franklin House 4 Commercial Road Hereford HR1 2BB**

Date Received:

14th July 2004

Ward:

Hampton Court

Grid Ref:

53082, 51005

Expiry Date:

8th September 2004

Local Member: Councillor K Grumbley

1. Site Description and Proposal

- 1.1 St Michael's School, a Victorian School building under a clay tiled roof, with modern single storey flat roofed extension, is located on the east side of the unclassified 94029, almost opposite a small car park, and on the north side of Peas Green, a Grade II Listed building. It is located in the Bodenham Lakes Conservation Area and within an Area of Great Landscape Value.
- 1.2 This application proposes a single storey extension with pitched roof to be constructed between the flat roofed addition and Peas Green. A water tower that is to the rear of the school building is to be demolished.

2. Policies

Leominster District Local Plan

A1 – Managing the District's Assets and Resources
A9 – Safeguarding the Rural Landscape
A18 – Listed Buildings and Their Settings
A21 – Development within Conservation Areas
A24 – Scale and Character of Development
A54 – Protection of Residential Amenity

Hereford and Worcester County Structure Plan

CTC2 – Development in Areas of Great Landscape Value
CTC7 – Development and Features of Historic and Architectural Importance
CTC9 – Development Criteria

Herefordshire Unitary Development Plan (Revised Deposit Draft)

LA2 – Landscape Character and Areas Lease Resilient to Change
HBA4 – Setting of Listed Buildings

HBA6 – New Development within Conservation Areas

PPG1 – General Policy and Principles

PPG15 – Planning and the Historic Environment

3. Planning History

93/172 – Extension to form library. Approved 23rd April 1993.

4. Consultation Summary

Statutory Consultations

4.1 Environment Agency – no objection.

Internal Council Advice

4.2 Head of Engineering and Transportation – no objection.

5. Representations

5.1 Bodenham Parish Council – no reply received at time of report.

5.2 Letter of objection received from Mr and Mrs I Gateley, Peas Green, Bodenham.

(a) The extension will bring the school within a metre of our boundary and will reduce privacy.

(b) It will be intrusive in the Conservation Area.

(c) Inadequate parking for parents.

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

6. Officers Appraisal

6.1 This application is for an extension, to be used as a reception classroom, to the flat roofed single storey edition that is on the south side of this Victorian school building.

6.2 The extension has been designed so that the height of the pitched roof will be lower than the height of the main school building.

6.3 The proposed classroom will be within a metre of the boundary hedge with Peas Green, with windows proposed in this elevation. While, the existing hedgerow provides some protection of residential amenity to the neighbour it would not be unreasonable to require the hedgerow to be reinforced with additional planting to provide additional protection.

6.4 The extension is of a design that would not detract from this part of the Conservation Area or cause harm to the acknowledged visual qualities of the area or to the setting of the adjoining Listed building.

RECOMMENDATION

That planning permission be 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 - G12 (Planting of hedgerows which comply with Hedgerow Regulations)

Reason: To ensure that hedges planted are ecologically and environmentally rich and to assist their permanent retention in the landscape.

Informative:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.