

**10 DCNE2004/3080/F - EXTENSION TO EXISTING ANNEXE TO PROVIDE TWO BEDROOM ACCOMMODATION AT ROYAL OAK INN, SOUTHEND, LEDBURY, HEREFORDSHIRE****For: I P Martin per C A Masefield Building Design Services 66-67 Ashperton Road Munsley Ledbury Herefordshire HR8 2RY****Date Received:  
20th August 2004****Ward:  
Ledbury****Grid Ref:  
37109, 23752****Expiry Date:  
15th October 2004**

Local Members: Councillor B Ashton &amp; Councillor P Harling

**1. Site Description and Proposal**

- 1.1 The Royal Oak Inn is Grade II Listed 'L' shaped building with a timber framed frontage and a brick wing which extends to the rear. Access to the car park and rear of the building is gained via an arched carriageway. Buildings surround the premises and are used for mixed purposes being prominently residential but with some retail.
- 1.2 The proposal effectively seeks to extend the brick element of the building with a two storey addition to provide domestic accommodation. It is understood that this is to provide a residential element in connection with the hotel. The application indicates that the proposed extension will be detailed to match the existing brick part in terms of materials and design. Its ridge height is lower to give a further break between old and new and it generally respects the proportions of the building.

**2. Policies**Hereford and Worcester County Structure Plan

H16A – Housing in Rural Areas

Malvern Hills District Local Plan

Housing Policy 20 – Possible Nuisances in Residential Areas

Conservation Policy 9 – Alterations and Extensions to Listed Buildings

**3. Planning History**

There is no history relevant to this particular site. However the following applications on adjoining sites are of some relevance:

DENE2004/2156/F – Conversion and extension of former workshop to form single dwelling – Approved 11<sup>th</sup> August 2004.

DENE2004/0927/F – Conversion of building to dance studio and one residential unit – Approved 24<sup>th</sup> May 2004.

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 None required.

##### Internal Council Advice

4.2 Archaeological Advisor – No objection subject to condition requiring further site investigation.

4.3 Chief Conservation Officer – No objection subject to conditions.

4.4 Head of Engineering and Transportation – No objection. Comments that due to town centre location, it is reasonable to waive the usual parking requirements.

4.5 Ledbury Town Council – Recommend refusal. They felt that this would be over-development of the site and considered the access to be dangerous and contrary to highway safety.

#### **5. Representations**

5.1 None.

#### **6. Officers Appraisal**

6.1 The proposal is generally considered to be of a satisfactory design and appearance, subject to the use of appropriate materials. This can be addressed by the imposition of conditions requiring their submission prior to the commencement of development.

6.2 The Town Council's comments with regard to highway safety are not substantiated by the Council's Head of Engineering and Transportation, and a potentially more intensive traffic generating use has been permitted in the dance studio referred to above. In light of this and the sites town centre location, it is not considered that a recommendation for refusal on highway safety grounds could be substantiated.

6.3 Concerns relating to over-development of the site are similarly difficult to substantiate in light of the surrounding planning history. Whilst the proposal will create a more substantial unit of accommodation a small bed-sit does already exist and in effect there is no increase in terms of additional residential units.

6.4 An application for listed building consent has yet to be submitted. The applicants agent has been asked to submit in writing on two separate occasions but to date no response has been received.

#### **RECOMMENDATION**

**That this application be approved 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 - C04 (Details of window sections, eaves, verges and barge boards)

**Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.**

- 3 - C05 Details of external joinery finishes)

**Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.**

- 4 - B01 (Samples of external materials)

**Reason: To ensure that the materials harmonise with the surroundings.**

- 5 - D01 (Site investigation – archaeology)

**Reason: To ensure the archaeological interest of the site is recorded.**

**Informative:**

- 1. The development shall not be commenced until Listed Building Consent has been granted.

Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.