

MEETING:	PLANNING COMMITTEE
DATE:	13 MARCH 2013
TITLE OF REPORT:	S123352/F - PROPOSED SINGLE STOREY EXTENSION AT HFA HEADQUARTERS, WIDEMARSH COMMON, HEREFORD, HR4 9NA For: Herefordshire Football Association per Mr John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=123352&NoSearch=True

Date Received: 27 November 2012

Ward: Three Elms

Grid Ref: 350669,240874

Expiry Date: 1 March 2013

Local Members: Councillors PA Andrews, EMK Chave and C Nicholls

1. Site Description and Proposal

- 1.1 The application relates to the Herefordshire Football Association Headquarters at Widemarsh Common, Hereford. The triangular site comprises a single story building, tarmacked car parking area, accessed from the Widemarsh common perimeter road via the Lads Club car park and an area of grassed amenity space. Adjoining to the south west is Moor Walk, to the north west is the side garden of South View, a semi detached dwelling, to the north and north west is the Lads Clubs Building which fronts Widemarsh Common and an associated car parking area. Adjacent to the south west boundary is the HFA's playing field. The whole of the site is within the Widemarsh Common Conservation Area.
- 1.2 The existing headquarters building is a plain, single storey, pitched roof structure with a rectilinear footprint of 18.70m long x 11.50m wide, sited parallel to and some 5.00m behind the rear main wall of the Lads Club building. Having a shallow pitched roof the eaves and ridge heights are 2.80m and 4.10m respectively. Facing materials are brick for the walls and metal profiled sheeting for the roof.
- 1.3 This proposal is for the erection of an extension which projects the whole profile of the northeast gable end of the building a further 9.00m., thus increasing the footprint by approximately 100 sq. m. Two additional windows in the south east side elevation will match the existing and the entrance door would be moved to the side. The extension will occupy the area of four existing car parking spaces. It is proposed to provide an overflow extension to the existing car park by providing a tarmacked area of six parking spaces on part of the grassed area between the side of the extended building and the edge of the HFA's playing field.
- 1.4 The applicant's state that in recent years the expansion of Hereford Football Association staffing levels (4 – 6) has led to over crowding of the existing facilities. This proposal is made to address this issue by extending the building to provide additional open plan office accommodation.

2. Policies

Further information on the subject of this report is available from Mr D Dugdale on 01432 261566

2.1 National Planning Policy Framework (NPPF)

The following sections are of particular relevance:

Introduction – Achieving sustainable design

Section 7 – Requiring good design

Section 8 – Promoting healthy communities

Section 10 – Meeting the challenge of climate change, flooding and coastal change

Section 12 – Conserving and enhancing the historic environment

2.2 Herefordshire Unitary Development Plan (UDP)

S1	-	Sustainable Development
S2	-	Development Requirements
S7	-	Natural and Historic Heritage
S8	-	Recreation, Sport and Tourism
S11	-	Community Facilities and Services
DR1	-	Design
DR2	-	Land Use and Activity
DR4	-	Environment
DR7	-	Flood Risk
HBA6	-	New Development Within Conservation Areas
RST1	-	Criteria for Recreation, Sport and Tourism Development
CF5	-	New Community Facilities

2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Councils website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

- | | | |
|-----|-----------------|---|
| 3.1 | HC/870213/PFW | Erection of building for changing rooms, shower and refreshment area.
Approved 30/07/1987. |
| 3.2 | HC/930021/PF | Proposed extension to form committee rooms, two offices.
Approved 07/04/1993. |
| 3.3 | HC/930022/PF | Formation of car park. Refused 18/03/1993. |
| 3.4 | DCCW2003/3166/F | Internal and external alterations to HFA headquarters.
Approved 05/12/2003. |
| 3.5 | DCCW2004/3498/F | Construction of hard surface to existing car parking area.
Approved 15/11/2004. |

4. Consultation Summary

Statutory Consultees

- 4.1 Environment Agency: Formal response is 'No Comment'. Request standard advice note to applicant.

Internal Council Advice

- 4.2 Traffic Manager: No objections.
- 4.3 Conservation Manager (Building Conservation): No objection.
- 4.4 Environmental Health Manager: No adverse comments.

5 Representations

- 5.1 Hereford City Council: No objections.
- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-
www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx

Internet access is available at the Council's Customer Service Centres:-
www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp

6. Officer's Appraisal

- 6.1 From a design point of view the proposed extension is simply a 9.00m extrusion of the form, height, width and profile of the north east gable end of the existing single storey Herefordshire Football Association building. With facing materials to match, it will appear in keeping with the character and appearance of the existing building and the surrounding area in terms of its scale, mass, height, detailed design and materials. The proposed overflow car park (6 spaces) would be located between the side of the extended building and HFA'S playing field and in a position where it would not appear visually intrusive. In the circumstances it is considered that the proposal complies with the design requirements of Herefordshire Unitary Development Plan Policies S1 (Sustainable development), S2 (Development Requirements), DR1 (Design), DR2 (Land use and activity), RST1 (Criteria for recreation, sport and tourism development) together with the sustainability and good design objectives contained in the Introduction and Section 7 of the National Planning Policy Framework.
- 6.2 The existing building and its parking area is located within the Widemarsh Common conservation area, the character of which is essentially derived from relief afforded by the grassed open space and peripheral buildings. It is located in a position immediately to the rear of the Lads Club building where it is an inconspicuous element in the conservation area. The proposed building extension and modest extension to the existing car park would not significantly increase the prominence of the existing building and hard surface. Accordingly it is considered that it would not harm the character of the conservation area and the local planning authority's duty to preserve or enhance the character of the area as a heritage asset will not be compromised. The Conservation Manager raises no objection to the proposal. It is considered that the proposal does not conflict with Herefordshire Unitary Development Plan Policies S7 (Natural and Historic Heritage) and HBA6 (New development within conservation areas) or Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.
- 6.3 To the north west of the existing building is the side garden of a semi detached dwelling. In that the proposed extension is at the other end of the existing building and the small car park extension is on the south east side of the extended building it is considered that the proposal will not have an adverse impact on the amenity of the occupiers of the dwelling. The proposed extension would be aligned with the rear wall of the Lads Club building at a distance of some 5.00m. There are four large hall windows in the rear wall of the Lads Club building. Allowing for the distance of the proposed extension from the wall and the eaves height of the extension relative to the windows, it is not considered that there would be an unacceptable impact on the

Lads Club premises. In terms of the relationship of the extension to neighbouring properties it is considered that the proposal is acceptable and will not conflict with Herefordshire Unitary Development Plan Policy DR2 (Land use and activity) or the Core planning principles contained in Section 17 of the National Planning Policy Framework.

- 6.4 The application site is situated within Flood Zone 3. Having regard to the applicant's flood risk assessment and the Environment Agency's response that the proposal is a minor extension and they have no comment, it is considered that the proposal is acceptable and in accordance with Policy DR7 of the Herefordshire Unitary Development Plan.
- 6.5 Herefordshire Unitary Development Plan Policy S8 (Recreation, sport and tourism) states that "The provision of appropriate new or improved facilities for recreation, sport and tourism will be supported to meet the needs of local communities and visitors and to contribute to local economic development, employment and community regeneration. In addition it is stated "Existing sports facilities will be protected, fully utilised wherever possible, or enhanced to provide better and improved facilities.." Policy RST1 (Criteria for recreation, sport and tourism development) states improvement or extension or extension of existing facilities will be permitted where the proposal is appropriate to the needs of the community, would not harm residential amenity, respects environmental character and resources and wherever possible is accessible by a choice of modes of transport. The National Planning Policy Framework acknowledges the important contribution sports facilities make to the health and well being of communities.
- 6.6 In the context of these policies and having due regard to the other policies and material considerations referred to above it is considered that the proposal is acceptable.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B01 Development in accordance with the approved plans**
- 3. C02 Matching external materials (extension)**

Reasons for Approval

- 1. The proposed extension is required to provide additional floor space for the existing Hereford Football Association headquarters as such it is regarded as a sports related development. Having regard to Herefordshire Unitary Development Plan Policies S8 and RST1 and policies contained within the National Planning Policy Framework. It is considered that the proposal represents an important contribution to the provision of local and community sports facilities.**

It is considered that the proposed extension will appear in keeping with the character and appearance of the existing building and surrounding area in terms of its siting, scale, mass, height, detailed design and materials. In this respect the proposal will not conflict with the requirements of Hereford Unitary Development Plan Policies S1, S2, DR1 and DR2 together with the sustainability and good design policies and objectives contained in the Introduction and Section 7 of the National Planning Policy Framework.

The existing building is located within the Widemarsh Common Conservation Area, where it is an inconspicuous element in the context of the distinctive character of the conservation area. It is considered that the extension and parking area will not

significantly increase the prominence of the building and will not harm the character of the conservation area. Accordingly it is considered that the proposal does not conflict with Herefordshire Unitary Development Plan Policies S7 and HBA 6 or Section 12 of the National Planning Policy Framework

It is considered that the proposal will not unduly impact on the amenity of the occupiers of nearby residential or other properties and will not conflict with Herefordshire Unitary Development Plan Policy DR2 or the Core planning principles contained in the National Planning Policy Framework.

The application site is situated within Flood Zone 3. Having regard to the applicant's flood risk assessment and the Environment Agency's response that the proposal is a minor extension and they have no formal comment it is considered the proposal is acceptable and will not conflict with Hereford Unitary Development Plan Policy DR7 or Section 10 of the National Planning Policy Framework.

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. The applicant's attention is drawn to the Environment Agency's advice on flood risk a copy of which is attached.

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



Environment Agency Standing Advice to Local Planning Authorities on Development and Flood Risk

Domestic & Commercial/Industrial extensions (less than 250m²) within Flood Zone 3 & Flood Zone 2 (and historic)

FORMAL EA RESPONSE IS 'NO COMMENT'

The following is advice for the benefit of landowner/occupier & the Environment.

It is suggested that applications be accompanied by a simple Flood Risk Assessment (FRA) which confirms in writing that as a minimum:

EITHER

Floor levels within the proposed development will be set no lower than existing levels AND,

Flood proofing of the proposed development has been considered by the applicant and incorporated where appropriate to 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance) tidal and coastal level, including climate change allowance.

OR **preferably** that:

Floor levels within the extension will be set 600mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level (including climate change allowance). This should be demonstrated by a plan to Ordnance Datum/GPS showing finished floor levels relative to the known or modelled flood level.

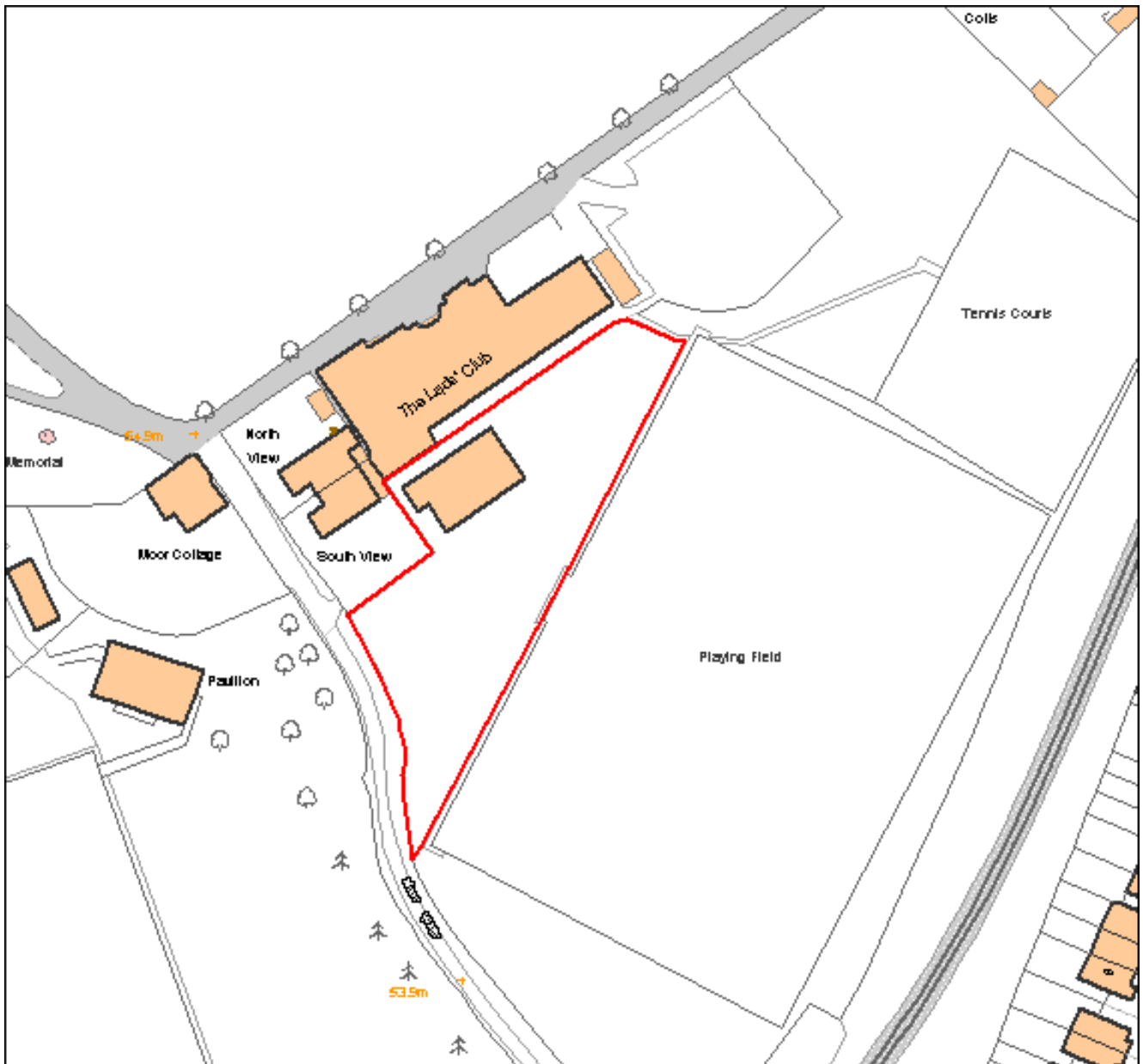
Background: For proposed extensions within Flood Zone 3/2/historic, the main aspect of flood risk to consider is that the development itself may be at risk of flooding. The most effective means of addressing this risk is through submission of a simple flood risk assessment (FRA). This should identify the flood risks and set out the proposed measures to mitigate that risk. For most developments within Flood Zone 3/2/historic, submission of a site plan showing floor levels related to Ordnance Datum/GPS should confirm that the site is above flood level. Where such a plan indicates otherwise or is not provided, mitigation measures would focus on controlling floor levels and incorporating flood proofing into the design of the extension.

Floor levels: From a flood risk view point, the ideal mitigation in terms of floor levels is to ensure that these are set to above the known or modelled 1%(1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal and coastal flood level at that location. However, in the case of an extension it will often not be practical to raise floor levels given the potential effects on other issues such as access (including that for disabled users), usability and visual amenity. It is advisable that any proposal to raise floor levels should be discussed and agreed with the Local Planning Authority at the earliest possible stage.

Flood proofing: The Environment Agency recommends that in areas at risk of flooding, consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include removable barriers on building apertures such as doors and air bricks and providing electrical services into the building at a high level so that plugs are located above possible flood levels. Such measures could also be considered to protect existing property, in addition to the proposed extension. Additional guidance, including information on kite marked flood protection products, can be found on the Environment Agency web site www.environment-agency.gov.uk under the 'Managing Flood Risk' heading in the 'Flood' section. Also see [FRA Guidance Note 2](#) for information on flood resilience and resistance techniques in householder and other minor extensions section.

Residual risks: It should be noted that if the existing building is in a 'low spot' the measures adopted above in terms of maintaining floor levels at existing levels and flood proofing will not necessarily eliminate risks during a flood event. Applicants should be asked to check ground levels if in doubt about this. Even where it is possible to ensure floor levels are set above the known or modelled 1% river and 0.5% tidal and coastal flood level, *flood risks will remain for an event that exceeds this magnitude.*

Note: Development which involves a culvert or an obstruction to flow on an Ordinary Watercourse will require Agency consent under the Land Drainage Act 1991. In the case of an Ordinary Watercourse in an internal drainage district, the consent of the Internal Drainage Board, instead of the Environment Agency, is required for the above works under Section 23 of the Land Drainage Act 1991. An Ordinary Watercourse is defined as any watercourse not identified as a Main River on maps held by the Environment Agency and DEFRA. For further information click on [Ordinary Watercourses and Land Drainage Act Consent](#)



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: S/123352/F

SITE ADDRESS : HFA HEADQUARTERS, WIDEMARSH COMMON, HEREFORD, HR4 9NA

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005