

11 DCNC2004/4265/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: Govenors of Bodenham St Michaels C of E Primary School per Herefordshire Council Property Services Franklin House 4 Commercial Road Hereford HR1 2BB

Date Received:
14th December 2004

Ward:
Hampton Court

Grid Ref:
53070, 51029

Expiry Date:
8th February 2005

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 the Peas Green, a Grade II Listed building. It is located in the Bodenham Lake Conservation Area and within an Area of Great Landscape Value. It is also located in a flood plain.
- 1.2 This application proposes a single storey extension with pitched roof to be constructed between the flat roofed addition and the northern boundary of 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 Districts 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 Least Resilient to Change
HBA4 – Setting of Listed Buildings
HBA6 – New Development Within Conservation Areas

PPS1 – Delivering Sustainable Development
PPG15 – Planning and the Historic Environment
PPG25 – Development and Flood Risk

3. Planning History

93/0172/N - Extension to form library. Approved 23rd April 1993.

DCNC2004/2612/F - Single storey extension to provide reception class. Refused 6th October 2004 for the following reason:

The proposal conflicts with Policy A54 of the Leominster District Local Plan (Herefordshire) in that design, scale and position of the classroom extension will harm the amenities of the neighbour through overlooking.

4. Consultation Summary

Statutory Consultations

4.1 Environment Agency - No objection.

Internal Council Advice

4.2 Traffic Manager - No objection.

4.3 Environmental Health Officer - No comments.

4.4 Historic Buildings Officer - No objection in principal, but would prefer gable to include any detail as per the original building.

5. Representations

5.1 Bodenham Parish Council comment as follows: 'have examined this resubmission of an earlier application and have noted the re-designed elements which address the earlier concerns. The Council is now satisfied that the application addresses those concerns and offers its unqualified support for the project.'

5.2 A letter of objection has been received from Mr and Mrs Gately, Peas Green, Bodenham.

- a) The extension will bring the school within a metre of our bounday and reduce privacy.
- b) It will be intrusive in the Conservation Area, it will be higher to that part closest to our house.
- c) Inadequate car parking for parents.
- d) Would have no objection to the proposal if the proposed fence is extended down to the road.

5.3 The applicants have said:

- a) The present classroom is used for reception and nursery children. The room is registered for 26 children but we need 32 spaces.
 - b) We have a waiting list for the nursery.
 - c) We are only able to offer nursery facilities 3 mornings per week. The proposal will enable us to provide 5 mornings.
 - d) The classroom will also provide individual music to tuition and special needs teaching.
 - f) The water tower is no longer in use and expensive to maintain.
- 5.4 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 has been submitted following the refusal of DCNC2004/2612/F. While the proposal maintains the same accommodation as previous its height has been reduced down from 7.2 m to 6.3 m.
- 6.2 The proposal is for an extension, to be used as a reception classroom, to the flat roofed single storey addition that is on the south side of this Victorian school building.
- 6.3 The extension has been designed so that the height of the pitched roof will be lower than the height of the main school building. As the Historic Buildings Officer has not recommended refusal in relation to the arch detail, it is not considered that there are grounds to refuse on this basis.
- 6.4 The proposed classroom will be within a metre of the boundary hedge to Peas Green, with proposed windows 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 added screening.
- 6.5 An extension is of a design that would not detract from this part of the Conservation Area or cause harm to acknowledge visual qualities of the area, or to the setting of the adjoining listed building. There is no objection to the demolition of the water tower.
- 6.6 Although the school is located within a flood plain the Environment Agency has raised no objection to the proposal.

RECOMMENDATION

That planning permission be recommended 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:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.