

6A DCCE2004/4389/F - PROPOSED SINGLE STOREY EXTENSION TO PROVIDE OFFICE AND 8 NO. BEDROOMS WITH EN-SUITE WCS. ABBEY GRANGE, 47 VENNS LANE, HEREFORD, HEREFORDSHIRE, HR1 1DT

For: Mr. B. Ubhee, per Mr. Scriven, Long Orchard, 5 Overbury Road, Hereford, HR1 1JE

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Date Received: 29th December, 2004 Ward: Aylestone Grid Ref: 51779, 41177
Expiry Date: 23rd February, 2005

Local Members: Councillors D.B Wilcox and A.L. Williams

1. Site Description and Proposal

- 1.1 The Abbey Grange Residential Care Home is located in a prominent roadside position on the south side of Venns Lane at its junction with St Barnabas Close. To the south of the site is the St Barnabas Church and Church Centre with its associated vicarage to the west. The surrounding area is predominantly residential with a cul-de-sac of properties (Helensdale Close) to the north.
- 1.2 The property is Grade II Listed and has been substantially extended in relatively recent times. Most notable is a large single storey extension that projects in a south westerly direction and at a lower level to the historic part of the building.
- 1.3 The care home currently provides a total of 18 bedrooms and is served by an existing hardstanding area with 7 parking spaces which is accessed directly from St Barnabas Close.
- 1.4 Planning permission and listed building consent is sought for a further single storey extension to the premises. The proposed extension would accommodate a further 8 bedrooms with en-suite facilities within another single storey addition projecting in a southerly direction from the previous modern extension. The proposal is a revised scheme from one approved pursuant to application no. CE1999/2967/F.

2. Policies

2.1 Hereford Local Plan:

ENV14	-	Design
ENV15	-	Access for All
H12	-	Established Residential Areas – character and amenity
H13	-	Established Residential Areas – site factors
H21	-	Compatibility of Non-Residential Uses
H22	-	Existing Non-Residential Uses
CON1	-	Protection of buildings of architectural and historic interest
CON2	-	Listed Buildings – development proposals
CON3	-	Listed Buildings – criteria for proposals
CON21	-	Protection of Trees
SC1	-	Health Care

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable Development
S2	-	Development Requirements
S7	-	Natural and Historic Heritage
DR1	-	Design
DR2	-	Land Use and Activity
HBA1	-	Alterations and Extensions to Listed Buildings
HBA4	-	Setting of Listed Buildings

3. Planning History

- 3.1 CE1999/2967/F - Renewal of approval for the erection of and extension to form additional bedrooms and dayroom. Approved 23rd December, 1999.
- 3.2 CE1999/1639/F - External fire escape door and staircase and additional velux rooflights to bedroom. Approved 21st July, 1999.
- 3.3 HC940451PF - Extension to form additional bedrooms and dayroom. Approved 28th November, 1994.
- 3.4 HC940272PF - Proposed first floor extension to provide six bedrooms, bathroom and dayroom. Refused 20th July, 1994.
- 3.5 P/25500 - Extensions and alterations to existing elderly persons rest home. Change of use of front portion (ground and first floors) to elderly persons rest home. Approved 16th December, 1982.
- 3.6 P/24230 - Use of part of dwellinghouse for elderly persons home to include commercial dining and lounge facilities. Approved 10th September, 1981.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency raised no objections.

Internal Council Advice

- 4.2 Traffic Manager raises no objection.
- 4.3 Conservation Manager raises no objection.
- 4.4 Head of Environmental Health and Trading Standards raises no objection.

5. Representations

- 5.1 Hereford City Council recommends refusal on grounds of over intensive development and lack of off-street parking plus potential conflict with traffic serving adjoining premises.
- 5.2 Two letters have been received from the St Barnabas Church Centre and Hook Mason (on behalf of the occupiers of The Vicarage). The concerns raised can be summarised as follows:
- most concerned about traffic during construction of the extension, access to surrounding properties must be kept clear;
 - no details in respect of boundary treatments;
 - potential for overlooking.
- 5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The key considerations in the determination of these applications are as follows:
- (a) Impact on the character and setting of the listed building;
- (b) Access and parking issues; and
- (c) Impact upon the amenities of adjacent properties.

Character and Setting of Listed Building

- 6.2 The Grade II Listed property comprises an early 19th Century former dwelling characterised primarily by its substantial dressed stone construction and hipped slate roof. The recent history of the building since its change of use to a care home in the early 1980's has resulted in significant alterations and a large single storey extension to the rear. Planning permission and listed building consent (CE1999/2967/F) was also granted for a further extension to the property on a similar footprint to that which is now being proposed. These permissions have not been implemented and have recently lapsed although it is clear that a principle of additional accommodation has been established and this represents a material consideration in the determination of this application.
- 6.3 The proposed extension would occupy a larger footprint than the previously approved scheme with a floor area of some 12.5 metres by 13.5 metres. Its positioning and orientation is identical to the approved scheme and as such the extension would project in a southerly direction across the existing garden area to within approximately 1.7 metres of the boundary with St Barnabas Close.

- 6.4 The site is relatively open to view from St Barnabas Close which swings around the southern and western boundary but in longer distance views from Venns Lane to the east, the extension would not be readily visible due to its single storey nature and the lower ground level in relation to the principal building. The height of the proposed extension has been reduced and in its revised form would have a ridge height lower than the older extension to which it would be attached. The result is a generally subservient form of development that would satisfactorily preserve the character and setting of the listed building with no significant impact on the appearance of the wider locality.
- 6.5 The Conservation Manager comments that the scheme is an acceptable one when related to the recently approved but unimplemented proposal and as such subject to control over materials, no objection is raised. No trees of any amenity value would be affected by the proposals.

Access and Parking

- 6.6 Some local concern has been expressed in relation to parking provision. Although primarily directed towards construction vehicles, it is worth noting that the 7 parking spaces provided on site would satisfy the parking requirements of the extended care home and as such subject to a condition requiring the designation of parking spaces as identified on the submitted plans it is not considered that there would be sustainable grounds for refusing permission on the grounds of inadequate parking. The concerns about the parking of construction vehicles are noted and it is proposed to address this issue through the imposition of a condition requiring details of parking provision for construction vehicles to be submitted.
- 6.7 The Traffic Manager has confirmed that the parking provision accords with the requirements of a care home and as such on the basis of the submitted plans raises no objection.

Residential Amenity

- 6.8 A total of 3 windows serving bedrooms are proposed in the south west elevation which face towards The Vicarage. The concerns regarding the potential for overlooking are acknowledged but in view of the 20 metre distance between the extension and the property, it is not considered that there would be a serious loss of privacy such that the refusal of permission would be warranted.
- 6.9 Furthermore a fenced boundary treatment is proposed on the submitted plans and landscaping proposals are identified and it is suggested that suitable combinations of fencing and planting could be agreed by way of a condition that would filter views from these bedrooms towards The Vicarage and the Church.
- 6.10 In the light of the above and notwithstanding the concerns identified it is advised that the scheme as proposed is not significantly different from that recently approved and subject to appropriate conditions would satisfy all policy requirements.

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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 A07 (Development in accordance with approved plans)

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

3 B01 (Samples of external materials)

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

4 F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

5 F20 (Scheme of surface water drainage)

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

6 G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

7 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

8 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

9 H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

10 H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

INFORMATIVES:

1 HN10 - No drainage to discharge to highway

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

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RECOMMENDATION

That Listed Building Consent be granted subject to the following conditions:

1 C01 (Time limit for commencement (Listed Building Consent))

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 A07 (Development in accordance with approved plans)

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

INFORMATIVE:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.