

8 DCSE2005/3107/F - SINGLE STOREY EXTENSION TO SIDE TO PROVIDE TOILET FACILITIES, ROYAL HOTEL, SYMONDS YAT EAST, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JL

For: Mr. G. Hogsden per Mr. K. Cooper, Fork House, The Lonk, Joyford, Gloucester, GL16 7AJ

Date Received: 28th September, 2005 Ward: Kerne Bridge Grid Ref: 56168, 15802

Expiry Date: 23rd November, 2005

Local Member: Councillor Mrs. R.F. Lincoln

1. Site Description and Proposal

- 1.1 The Royal Hotel is situated at Symonds Yat East. It is accessed via a narrow road that runs from the C1258 road from Goodrich to Symonds Yat rock. The site and surrounding area are within the Wye Valley Area of Outstanding Natural Beauty and Area of Great Landscape Value. There are public footpaths to the east and west of the site and an ancient woodland adjacent to it.
- 1.2 The site levels rise from the access track and car parking area up into the site. To the rear of the premises the land rises steeply. The premises have been previously extended and altered and are predominantly externally finished in white painted render under a tiled roof.
- 1.3 It is proposed to extend the premises to provide new toilet facilities. The extension, would have a flat roof, and would be to the south-western elevation of the building. The extension would have a floor area of some 25.6 square metres and a height of 2.9 metres.

2. Policies

2.1 Planning Policy Guidance

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|-------|---|--|
| PPS.1 | - | Delivering Sustainable Development |
| PPS.7 | - | Sustainable Development in Rural Areas |

2.2 Hereford and Worcester County Structure Plan

- | | | |
|--------------|---|---|
| Policy CTC.1 | - | Areas of Outstanding Natural Beauty |
| Policy CTC.2 | - | Development in Areas of Great Landscape Value |
| Policy CTC.9 | - | Development Criteria |
| Policy TSM.1 | - | Tourism Development |

2.3 South Herefordshire District Local Plan

- | | | |
|-------------|---|-------------------------------------|
| Policy GD.1 | - | General Development Criteria |
| Policy C.1 | - | Development within Open Countryside |

Policy C.5	-	Development within Areas of Outstanding Natural Beauty
Policy C.8	-	Development within Areas of Great Landscape Value
Policy C.19	-	Ancient and Ancient Semi-Natural Woodlands
Policy TM.1	-	General Tourism Provision
Policy TM.3	-	Extensions to Hotels and Inns

2.4 Unitary Development Plan (Revised Deposit Draft)

Part 1

Policy S.1	-	Sustainable Development
Policy S.8	-	Recreation, Sport and Tourism

Part 2

Policy LA.1	-	Areas of Outstanding Natural Beauty
Policy LA.2	-	Landscape Character and Areas Least Resilient to Change
Policy RST.1	-	Criteria for Recreation, Sport and Tourism Development
Policy RST.2	-	Recreation, Sport and Tourism Development within Areas of Outstanding Natural Beauty
Policy RST.13	-	Rural and Farm Tourism Development

3. Planning History

3.1	SH820705PF	Installation of septic tank	-	Granted 02.11.82
	SH880144PF	Internal alterations, demolition, rebuilding and extension to form garden/banqueting area and toilets	-	Granted 16.03.88
	SH940731PF	Internal alterations, demolition, rebuilding and extension to form garden/banqueting area and toilets	-	Granted 26.07.94
	SH960934PF	Replacing corrugated iron roof sheets with tile form sheets	-	Granted 07.10.96
	SE2003/3884/F	Construction of deck complete with balustrading and handrails	-	Granted 18.02.04

4. Consultation Summary

Statutory Consultations

- 4.1 Gloucestershire County Council - No highway objection.
- 4.2 Open Spaces Society – “The proposal does not appear to have a physical effect to the interests of the Open Spaces Society”.
- 4.3 Hereford Nature's response is awaited.
- 4.4 The Ramblers' response is awaited.

Internal Council Advice

- 4.5 The Traffic Manager raises no objections.
- 4.6 Head of Environmental Health - No objection.

5. Representations

- 5.1 Goodrich Parish Council - No objections.
- 5.2 Two letters of representation have been received from:

J.S. Porter, Royal Tower Cottage, Symonds Yat East, Ross-on-Wye, HR9 6JL
Ross-on-Wye & District Civic Society, Caple Lee, How Caple, HR1 4TE

The main points raised are:

- Extension would come within 4ft of the joint boundary wall, exceed the height of the wall by some 4 ft and be within some 10-12 ft of my lounge/upstairs bedroom window (Royal Tower Cottage) and would be detrimental to the enjoyment of my property
 - Already experience catering smells from the hotel, now the inevitable odour from the proposed toilet block will be added to this.
 - Assume there will be additional noise from guests using facilities into the early hours - within a few feet from my cottage
 - Is it not possible to find another position for additional toilets elsewhere within the hotel or 4 acre grounds?
 - Disappointed that the extension would spoil the symmetry of this part of the front elevation of the hotel and would be almost flush with it.
 - If another position is not possible the new extension could be better integrated into the existing elevation by providing it with a pitched roof.
- 5.3 A letter has been submitted in support of the proposal by the applicant's agent. The main points raised are:
- Client has owned property for about one year and are improving the existing facilities to provide a high quality hotel, restaurant and bar. There has been a steady increase in trade, including passing trade.
 - There is only one toilet facility at ground floor level within the premises, which is for ladies, and is situated off the hotel reception area and adjacent to the kitchen. The gent's toilets are situated at first floor level. This is inconvenient to bar users as they walk the length of the hotel, sometimes in muddy footwear. It also creates problems for hotel guests as they are interrupted by passing bar customers.
 - There are no existing disabled toilet facilities.
 - The proposed toilets, for ladies, gents and disabled customers is proposed as close to the bar as possible, thus containing the passing trade in one area where they will not disrupt hotel guests.
 - Siting of the proposed extension was carefully considered, bearing in mind the needs of the property as a whole. There is nowhere at ground floor level between the respective uses where the toilets could be accommodated. In addition the foul water outlet is situated to the side of the property.
 - Planning permission was granted previously for a toilet block in the same area.

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

6. Officers Appraisal

- 6.1 The main considerations in the determination of this application are the effect of the proposal on the character and appearance of existing building and surrounding area and the amenity of the neighbouring property.
- 6.2 Policy TM3 of the South Herefordshire District Local Plan states that the extension of hotels for the provision of facilities will be allowed providing that the proposal is visually unobtrusive and in keeping with the scale, design and materials of the original building and complies with the requirements of policies TM1 and GD1. In summary and of relevance to this application, policies TM1 and GD1 state that proposals should not adversely impact the amenity of neighbouring land users and the landscape quality of the area, can be absorbed into the landscape and are small in scale.
- 6.3 In comparison with the premises as a whole the proposed extension would be relatively small in scale. In terms of siting, whilst the site is large due to the steep bank to the rear of the building, possible options are rather limited. In addition, as the facilities are required for customers using the 'Rapids Bar', and not residents of the hotel, the proposed siting next to the bar, conservatory and decked area is the only practicable option. Whilst flat roofed extensions are not generally encouraged, taking into account the existing character and appearance of the building, which includes single and two storey flat roof additions, it is considered that the small scale extension proposed would be in keeping with the character and appearance of the existing building. It is proposed to render and paint the extension white. This would match the majority of the external finish of the existing building and the elevations to which the extensions would be attached.
- 6.4 With regards the impact of the proposal on the quality of the landscape and surrounding area, it is considered that due to its small scale and complementary design and materials it would not be unduly prominent. The extension would be clearly read in conjunction with the building as a whole and against the backdrop of the densely wooded area to the east. On this basis the proposal would not adversely affect the scenic qualities of the Wye Valley Area of Outstanding Natural Beauty or the Area of Great Landscape Value.
- 6.5 The proposed extension would result in the building being closer to the neighbouring property, Royal Tower Cottage. The Royal Tower Cottage occupies higher ground than the hotel and a tall stone wall defines the two sites. The proposed extensions would, at its nearest point be some 1.5 metres from the boundary and 9 metres from the nearest elevation of Royal Tower Cottage. By reason of the siting and shape of the footprint of the extension and the position of the boundary only the corner of the extension would be at this distance with the remainder of the extension being slightly further away. Taking into account the established use of the site and the small scale development proposed it is considered that the extension to provide toilet facilities would not demonstrably cause harm to the amenity of the neighbouring property. Any potential for smell and noise nuisance could be satisfactorily addressed by conditions, i.e. ensuring that any mechanical ventilation systems are not sited on the elevation that faces the neighbouring property.
- 6.6 In conclusion it is considered that the proposal accords with national and local planning policies and none of the material planning considerations outweigh a decision being made in accordance with these policies.

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. **A06 (Development in accordance with approved plans)**

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

- 3. **B02 (Matching external materials (extension))**

Reason: To ensure the external materials harmonise with the existing building.

- 4. **F24 (Standard of septic tank/soakaway system)**

Reason: To prevent pollution of the water environment.

- 5. **Prior to the first use of the toilet facilities hereby approved, details of any extractor equipment to be installed shall be submitted to and agreed in writing by the local planning authority. The equipment shall be installed in accordance with the agreed details.**

Reason: To protect the residential amenities of the neighbouring property.

Informative(s):

- 1. **N15 - Reason(s) for the Grant of Planning Permission**

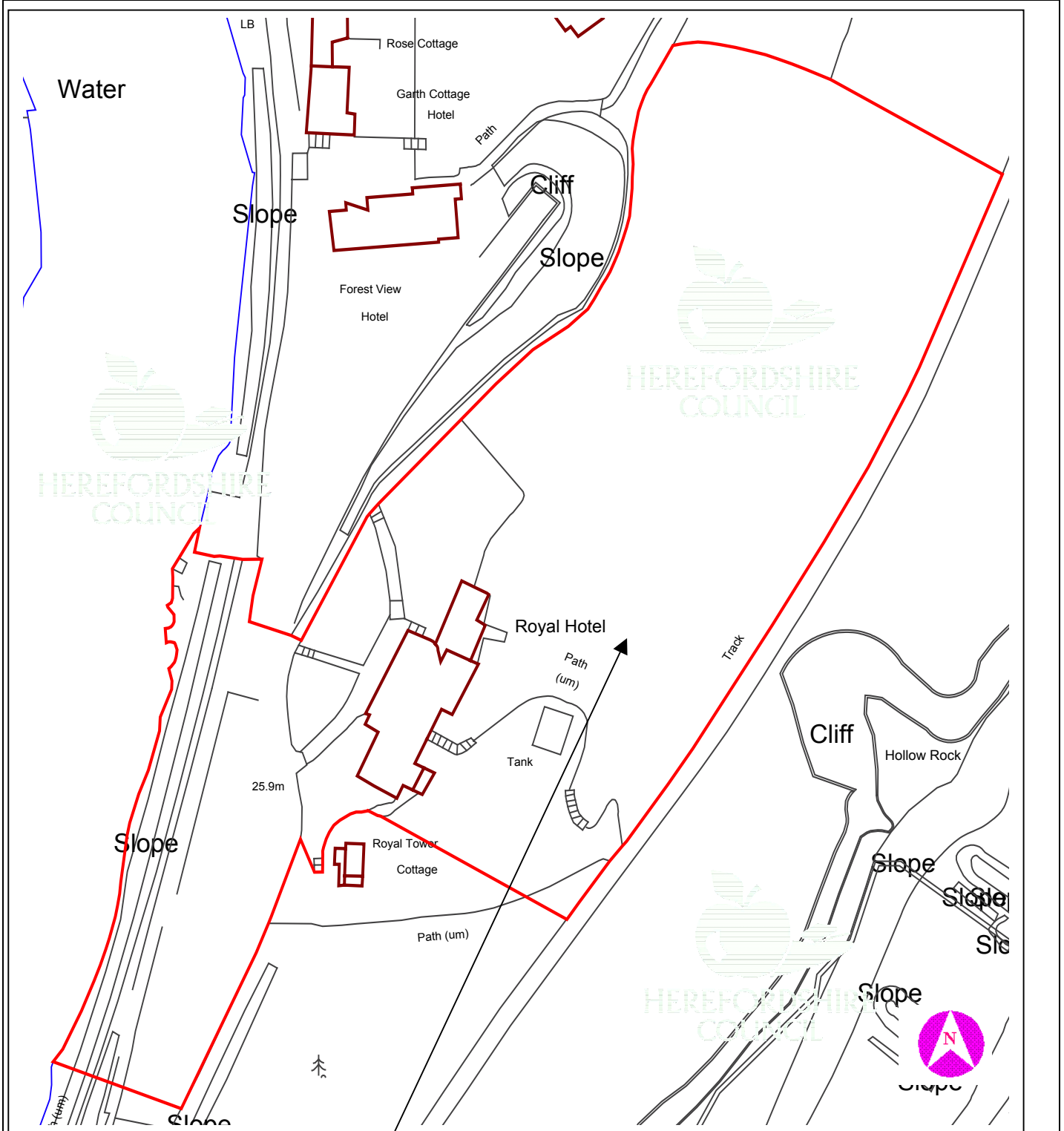
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/3107/F

SCALE : 1 : 1250

SITE ADDRESS : Royal Hotel, Symonds Yat East, Ross-on-Wye, Herefordshire, HR9 6JL

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