

6 DCSE2005/3936/F - ALTERATIONS AND TWO STOREY AND SINGLE STOREY EXTENSIONS TO RESIDENTIAL CARE HOME AT LAWFORDS HOUSE, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5PQ

**For: P. Vine Esq. & Ms. M. Wilson per Geoff Jones
Architect, 53 Broad Street, Ross on Wye,
Herefordshire, HR9 7DY**

**Date Received: 7th December, 2005 Ward: Ross-on-Wye East Grid Ref: 59815, 23506
Expiry Date: 1st February, 2006**

Local Member: Councillor Mrs. A.E. Gray and Councillor Mrs. C.J. Davis

1. Site Description and Proposal

- 1.1 'Lawford House' is a large scale, extended, detached property situated on the eastern side of the Walford Road (B4234). It is currently used as a residential care home. The site lies within the primarily residential area, Wye Valley Area of Outstanding Natural Beauty and the Ross-on-Wye Town Conservation Area, as defined in the South Herefordshire District Local Plan.
- 1.2 The property, which is accessed off the Walford Road, is set back some 10 metres into the site. A wall and hedgerow defines the roadside boundary and there is a tall, brick wall to the southern boundary. Within the site the levels are relatively flat. There is an area for parking to the front of the building.
- 1.3 Planning permission is sought for the erection of a two storey extension to the southern side of the building and the ground floor extension of an existing single storey element. The two storey extension would be slightly forward of the main part of the front elevation, similarly to an existing two storey element of the building on the left hand side. The enlargement of the existing ground floor element would extend to the rear of the side parallel to the southern boundary. The extension would provide an additional 5 bedrooms, resulting in 20 bedrooms in total, reception and covered entrance.

2. Policies

2.1 Department of the Environment

PPS1	-	Delivering Sustainable Development
PPG13	-	Transport
PPG15	-	Planning and the Historic Environment

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	-	Area of Outstanding Natural Beauty
Policy CTC.9	-	General Development Criteria
Policy CTC.15	-	Conservation Areas

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C5	-	Development within AONB
Policy C22	-	Maintain Character of Conservation Areas
Policy C23	-	New Development affecting Conservation Areas
Policy CF2	-	Provision of Facilities for Health and Social Services
Policy CF4	-	Residential Homes
Policy T4	-	Highway and Car Parking Standards

Part 3, Chapter 37

Policy 4	-	Primary Residential Areas
Policy 16	-	Conservation Area

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Part 1

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S11	-	Community Facilities and Services

Part 2

Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy HBA6	-	New Development within Conservation Areas
Policy LA1	-	Areas of Outstanding Natural Beauty
Policy CF7	-	Residential Nursing and Care Homes

3. Planning History

SH870365PF	Change of use from residential to Class XIV residential home	-	Granted 06.05.87
SH870904PF	Fire escape at rear	-	Granted 04.09.87
SH871106PF	Conversion of existing garage to provide new bedroom accommodation for residential use	-	Granted 23.10.87
SH890564PF	Extension to provide extra bedrooms and bathroom for retirement home	-	Refused 24.04.89
SH891223PF	Extension to residential home for the elderly, to provide extra accommodation.	-	Granted 14.08.89
SE1999/2575/F	Alterations and extensions to residential care home to create 5 no. new bedrooms, office, reception and staff room.	-	Granted 7.12.1999

4. Consultation SummaryStatutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Conservation Manager - No objections from an architectural point of view. All new materials and finishes should be to approval.
- 4.3 The Traffic Manager - Parking provision on site does not meet Herefordshire Council Standards. Number of spaces should be 5 no. (for proposed 20 beds) and warden provision.
- 4.4 The Environmental Health and Trading Standards Manager - recommends conditions regarding a restriction on construction hours and days, preventing the burning of materials on site and ensure machinery and plant complies with specified standards.

5. Representations

- 5.1 Ross-on-Wye Town Council - insufficient parking provision.
- 5.2 One letter of representation have been received from Mr. and Mrs. D.J. Warwick of Chevenhall, Walford Road. The main points raised are:
- Submitted plans are out of date, do not accurately show proximity of Chevenhall to Lawford House. Our property (Chevenhall) is currently been extended to the northern elevation.
 - Proposed two storey and single storey extensions would be too close to our property and adversely affect our right to light, view and privacy
 - Our main entrance to the house is on the northern elevation and would be dominated by the resulting building
 - Insufficient off road parking, conservative estimate is that there could be up to 50 new regular visitors. On street parking would be dangerous, already existing problems
 - Unsightly fire escape would overlook our property
 - Proposal is too large
 - Development aesthetically out of character with the Conservation Area
 - Increased commercial activity in a residential area
 - Adverse impact on the value of our home

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 impact on the character and appearance of the Conservation Area, the affect on highway safety and the amenity of neighbouring properties.
- 6.2 Planning permission was previously granted (SE1999/2575/F) for the scheme subject to this proposal. This permission lapsed. There have been no major changes in terms of planning policy since the grant of this permission. There has, however, been a change in circumstances as Chevenhall, the neighbouring property to the south, has been granted planning permission (SE2004/1971/F) to extend and this is currently been carried out.

- 6.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. 'Lawford House' is a substantial building and makes a positive contribution to the character and appearance of the Conservation Area. In terms of scale, mass, design and materials the extension would complement the existing building and result in a balanced elevation. The ground floor addition would be largely screened from view by the proposed two storey extension, but would have a pitched roof and would complement the existing building. As such the impact of the extensions on the character and appearance of the existing building are considered to be acceptable. The two storey side extension would be obvious in the street scene and would reduce the existing gap between Lawford House and the neighbouring property, Chevenhall. However a gap, albeit reduced, would be retained and due to the staggering of the properties and the existing vegetation it is considered that the proposal would preserve the character and appearance of the Conservation Area. The Conservation Manager raises no objections to the proposal, subject to satisfactory materials and finishes.
- 6.4 In this suburban location it is considered that the proposal would not adversely impact the scenic qualities of the Wye Valley Area of Outstanding Natural Beauty.
- 6.5 At present the site provides limited off road parking. The Council's highway standards require the provision of five spaces plus warden provision. The approved plans for the earlier planning permission indicated six off road parking spaces, but this plan has not been submitted with this application. Planning Policy Guidance 13 - Transport, in respect of car parking requirements state that in areas where services are readily available by walking, cycling or on public transport car parking standards should be revised. Furthermore, policy T4 of the Local Plan states that in Conservation Areas and in close proximity to the town centre parking standards may be reduced due to the provision of alternative means of transport and the need to balance between parking needs and environmental interests. The application site lies within the built up area of Ross-on-Wye, with access to public transport. There are no parking restrictions on the Walford Road (B4234) outside of the application site. Having taken account of government guidance and Development Plan policies it is considered that for this proposal, in this location, the provision of six car parking spaces would be reasonable and satisfactorily balance the requirement for off road parking spaces against the visual impact on the Conservation Area. A plan in this respect has been requested from the applicants' agent.
- 6.6 The extensions would be to the south (side) and west (rear) of the property. The land to the rear of the site is part of the St Joseph's Roman Catholic Primary School's playing fields and to the south lies Chevenhall, a detached dwellinghouse. Due to the distance separation and single storey nature of the extensions to the rear of the property the proposal would not be harmful to the amenities of the school.
- 6.7 The submitted plans do not indicate the extensions currently been erected to the north and west of Chevenhall. However these extensions would not result in Chevenhall been closer to the boundary with Lawford House. Whilst the proposed two storey extension would be nearer to the boundary with Chevenhall it would be set back some 3 metres. The existing windows in the northern elevation of Chevenhall are set forward of Lawford House. There would be only one new window in the northern elevation of the extension at Chevenhall, to serve an office. This window is required by a planning condition to be obscurely glazed and non-opening to protect the amenities of Lawford House. On this basis it is considered that there would be no direct overlooking between windows. The application site is to the north of Chevenhall. The original 'front' door to Chevenhall is to the northern elevation, but the planning permission to extend provides a new door to the southern elevation. The vehicular access and parking area are located to the south of the house. Taking these

factors into account, together with the existing relationship between Lawford House and Chevenhall and the suburban context, it is considered that the proposed extensions would not materially adversely impact upon the residential amenity of the objectors' property. A fire escape is proposed to the southern elevation, which could provide opportunities to overlook a courtyard area at Chevenhall. Amended plans have been sought in this regard and subject to the deletion of the fire escape from the scheme or its acceptable revised design it is considered that the proposal would be not harm the privacy of Chevenhall's occupants.

- 6.8 It is considered that having balanced the need to provide residential care for the elderly with the impact upon the Conservation Area, highway safety and the residential amenity of neighbouring properties the proposal is acceptable, subject to the receipt of amended plans and accords with the relevant Development Plan policies.

RECOMMENDATION

That subject to the receipt of satisfactory amended plans in respect of a) off-road parking spaces and b) deletion or modifying the fire escape to the southern elevation the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

- 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 A09 (Amended plans)**

Reason: To ensure the development is carried out in accordance with the amended plans.

- 3 B01 (Samples of external materials)**

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

- 4 E17 (No windows in side elevation of extension)**

Reason: In order to protect the residential amenity of adjacent properties.

- 5 The development hereby permitted shall not be brought into use until the turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.**

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

- 6 During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday - Friday 7.30 am - 6.00 pm, Saturday 8.00 am - 1.00 pm, nor at any time on Sundays, Bank or Public Holidays.**

Reason: To protect the amenity of local residents.

- 7 No material or substances shall be incinerated within the application site during the construction phase.**

Reason: To protect the amenity of local residents.

- 8 G10 (Retention of trees)**

Reason: In order to preserve the character and amenities of the area.

- 9 G19 (Existing trees which are to be retained)**

Reason: To prevent the unnecessary damage to or loss of trees.

- 10 GO4 (Landscaping Scheme (General))**

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

- 11 G05 (Implementation of Landscaping Scheme (General))**

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

Informatives:

- 1 All machinery and plant shall be operated and maintained in accordance with BS5228: 1984 "Noise Control of Construction and Open sites".**

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

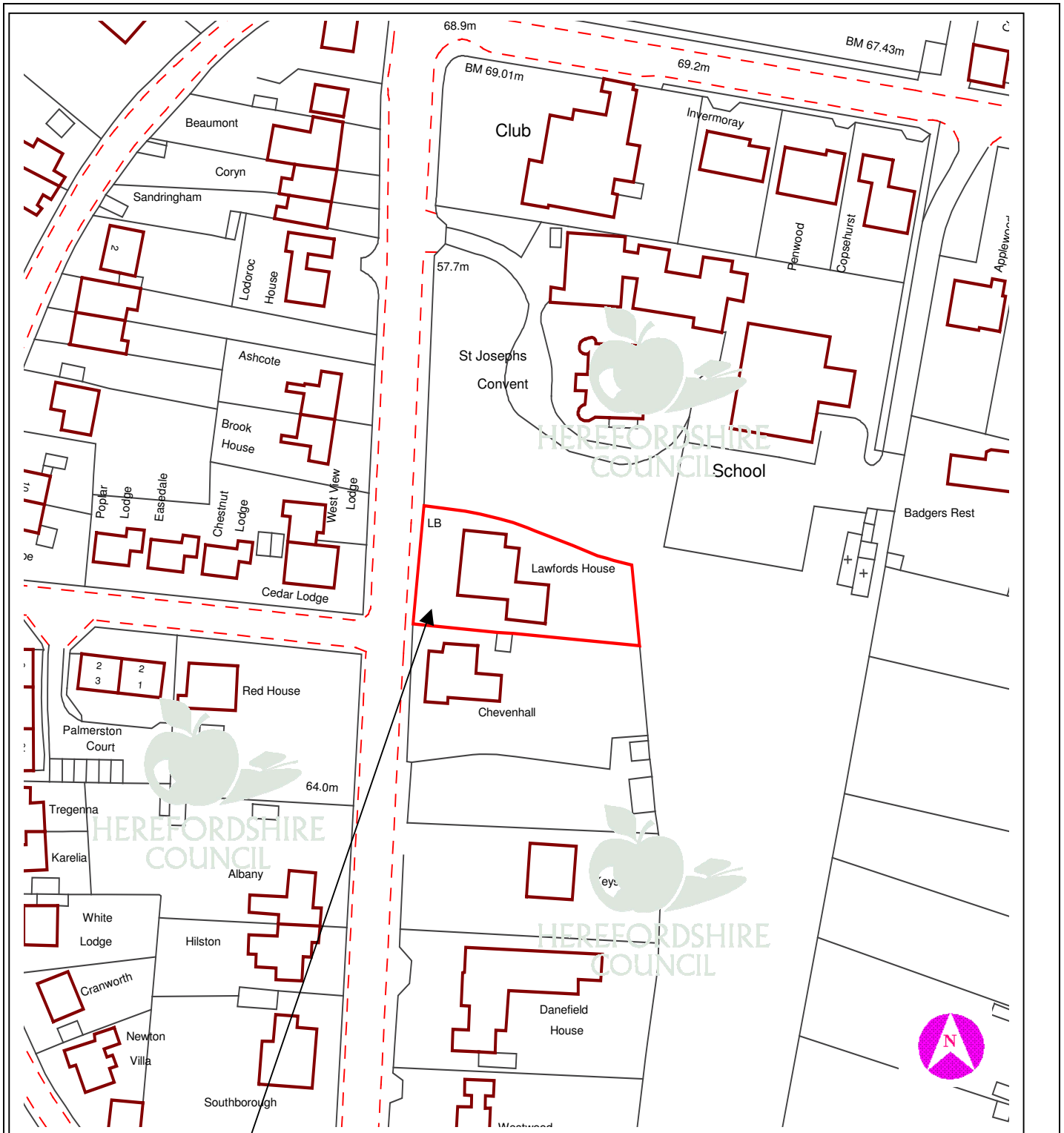
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/3936/F

SCALE : 1 : 1250

SITE ADDRESS : Lawfords House, Walford Road, Ross-on-Wye, Herefordshire, HR9 5PQ

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