

**16 DCCE2006/0663/F - SIDE EXTENSION TO CARE HOME
FIELD FARM HOUSE RESIDENTIAL HOME, HAMPTON
BISHOP, HEREFORDSHIRE, HR1 4JP****For: Advent Estates Ltd, Maple Timber Frame,
Tarnacre Hall Business Park, Tarnacre Lane, St
Michaels, Preston, PR3 0SZ****Date Received: 7th March, 2006 Ward: Backbury Grid Ref: 54406, 38580****Expiry Date: 2nd May, 2006**

Local Member: Councillor Mrs. J.E. Pemberton

1. Site Description and Proposal

- 1.1 The site known as Field Farm House Residential Home is located at the end of an unmade track approximately 150 metres south of the B4224 in Hampton Bishop Parish. The site was formerly part of Field Farm but the farmhouse and adjoining barns were segregated from the remainder of the farm in 1994. The former farmhouse is of a two storey brick construction under a hipped slate roof. Attached to which are a range of single and one-and-a-half storey outbuildings which have subsequently been converted and extended to link in with the farmhouse. All of the buildings on site are now used and occupied as a residential care home for the elderly.
- 1.2 Immediately north east of the site are former agricultural buildings forming part of Field Farm and running close to the southern boundary of the site is an earth embankment/stank built as a flood defence barrier. The remainder of the site is largely surrounded by agricultural land. The site lies within the open countryside and also falls within the Flood Plain designated as Flood Zone 2 and 3.
- 1.3 Planning permission is sought for the construction of a two storey extension off the northern gable of the existing property to create capacity for a further 30 residents incorporating en-suite bedrooms, communal lounge and dining areas and a training facility.

2. Policies**2.1 South Herefordshire District Local Plan:**

GD1	-	General development criteria
C1	-	Development within the open countryside
C44	-	Flooding
CF4	-	Residential homes

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
S11	-	Community facilities and services
DR1	-	Design

DR4	-	Environment
DR7	-	Flood risk
CF7	-	Residential nursing and care homes

3. Planning History

- 3.1 CE2005/1591/F - Side extension to care home to include additional bedrooms and day spaces. Application withdrawn 14th November, 2005.
- 3.2 CE2001/1815/F - Alterations and extensions to residential home. Approved 24th May, 2001.
- 3.3 SH941236PF - Extensions and alterations to existing buildings, change of use of existing two storey dwelling to residential nursing home. Approved 7th December, 1994.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: The Agency objects to the proposed development as the site and access lie within the 1% (1 in 100 year) Flood Plain of the River Wye. Our historical records indicate that the site has previously flooded during major events with the existing ground level at the location of the proposed extension sitting approximately 1.5 metres below the December 1960 flood level although the Stank (flood bank) had breached adjacent to the Bunch of Carrots Public House. The breach of the Stank which, is no more than 50 metres from the application site at its closest will cause the residents, especially those on ground floor, to be seriously affected. Furthermore if the stank overtopped, breached or failed the depth, speed of inundation and the velocity of floodwaters would be significant presenting a potential severe risk to life. On this basis and as no Flood Risk Assessment has been provided the development is contrary to PPG25.

Notwithstanding our in principle objection, given the policy and flood risk, there may be detailed design aspects which could be incorporated into the building/site (including access) which could help to mitigate the above (if the local planning authority are minded to approve). These should be put forward as part of a Flood Risk Assessment.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to condition requiring details of the new parking layout to be provided.

5. Representations

- 5.1 Hampton Bishop Parish Council: No objection.

6. Officers Appraisal

- 6.1 Planning permission was approved on the 24th May, 2001 for the construction of a large two-storey extension of the existing residential home. This planning permission remains live and the applicant is in the process of implementing the permission. The

planning permission is therefore a material consideration in the assessment of this application particularly with regard to the flooding issues.

- 6.2 The proposed extension is to be constructed in a similar position as the approved scheme, off the northern gable of the existing property. Although the extension is large, the overall mass is being broken up through the walls and roof being stepped forward from the existing property given the appearance of three separate blocks. The link between the existing care home and the proposed extension is to have a lightweight appearance being predominantly glazed, is set back from the face of the existing care home with a lower ridge line. These design features assist in drawing a clear visual break between the existing and proposed and ensure the extension does not visually dominate the existing property. The walls are proposed to be clad with weatherboarding above a brick plinth to soften the appearance and ensure it harmonises with its rural, wooded setting. Although some minor changes to the design are still required, the overall scale, design and materials are considered a visual and architectural improvement over that which was approved in 2000.
- 6.3 The site lies within a high-risk flood plain with the use and occupiers being particularly vulnerable to the consequences of flooding. The comments of the Environment Agency are not disputed in so much as the site lies within the high risk Flood Plain, has flooded previously and is at risk of flooding in the future. As such, the proposal is contrary to both the Development Plan Policies and advice contained within Planning Policy Guidance Note 25 with regard to new development and flood risk.
- 6.4 The fallback position for the applicants, as stated earlier, is a strong material consideration in the assessment of this application. The current scheme proposes to utilise the roof space to provide additional bedrooms. The consequences of which are that the actual footprint within the flood plain is now 12% smaller than with the scheme approved in 2000. As such, the impact of the development on the flood storage capacity of the surrounding areas is less with the current than the approved scheme. This does not, however, remove the flood risk of the site. Some of the normal methods of mitigation against flood risk are not possible in this instance. For example, raising finished floor levels by approximately 2 metres would not be acceptable in design terms nor to the client as it would significantly restrict the amount of accommodation provided and/or result in the ridge of the extension being considerably higher than that of the existing buildings. Similarly, no secondary means of dry access is available to the site. Notwithstanding this, the applicants are working with the Environment Agency to look at what other measures can be taken. These include incorporating flood proofing construction techniques into the design of the extension and the site being put on the Environment Agency Flood Line warnings direct system linked to a detailed flood evacuation plan which lays out the procedure for evacuating the residents in the event of a flood warning. Ultimately, however, it is unlikely that these measures will be sufficient to overcome the Environment Agency objection.
- 6.5 On balance, given the extant planning permission which is in place and the visual and design benefits of the proposed scheme as opposed to the approved scheme it is not considered that a refusal of planning permission purely on flood risk grounds is justified in this instance. This decision is also made on the basis that there is a reasonable expectation that the applicants will proceed with the existing permission, if this application fails. Therefore, notwithstanding the Environment Agency objection, for the reasons set out above, the development is considered acceptable.

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 A12 (Implementation of one permission only).

Reason: To prevent over development of the site.

- 4 B01 (Samples of external materials).

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

- 5 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.

- 6 F18 (Scheme of foul drainage disposal).

Reason: In order to ensure that satisfactory drainage arrangements are provided.

- 7 E06 (Restriction on Use).

Reason: The local planning authority wish to control the specific use of the land/premises.

- 8 Prior to the commencement of the development hereby permitted, details shall be provided of the measures to address the flood risk to the building and its occupants. The details shall include flood proofing construction features/techniques in the design of the building and a flood evacuation procedure to the Environment Agency's approval. The building shall be constructed in accordance with the approved details and the evacuation plan completed and clearly displayed prior to occupation of the building hereby permitted.

Reason: To safeguard the safety of the occupants in the event that the site floods.

Informative:

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

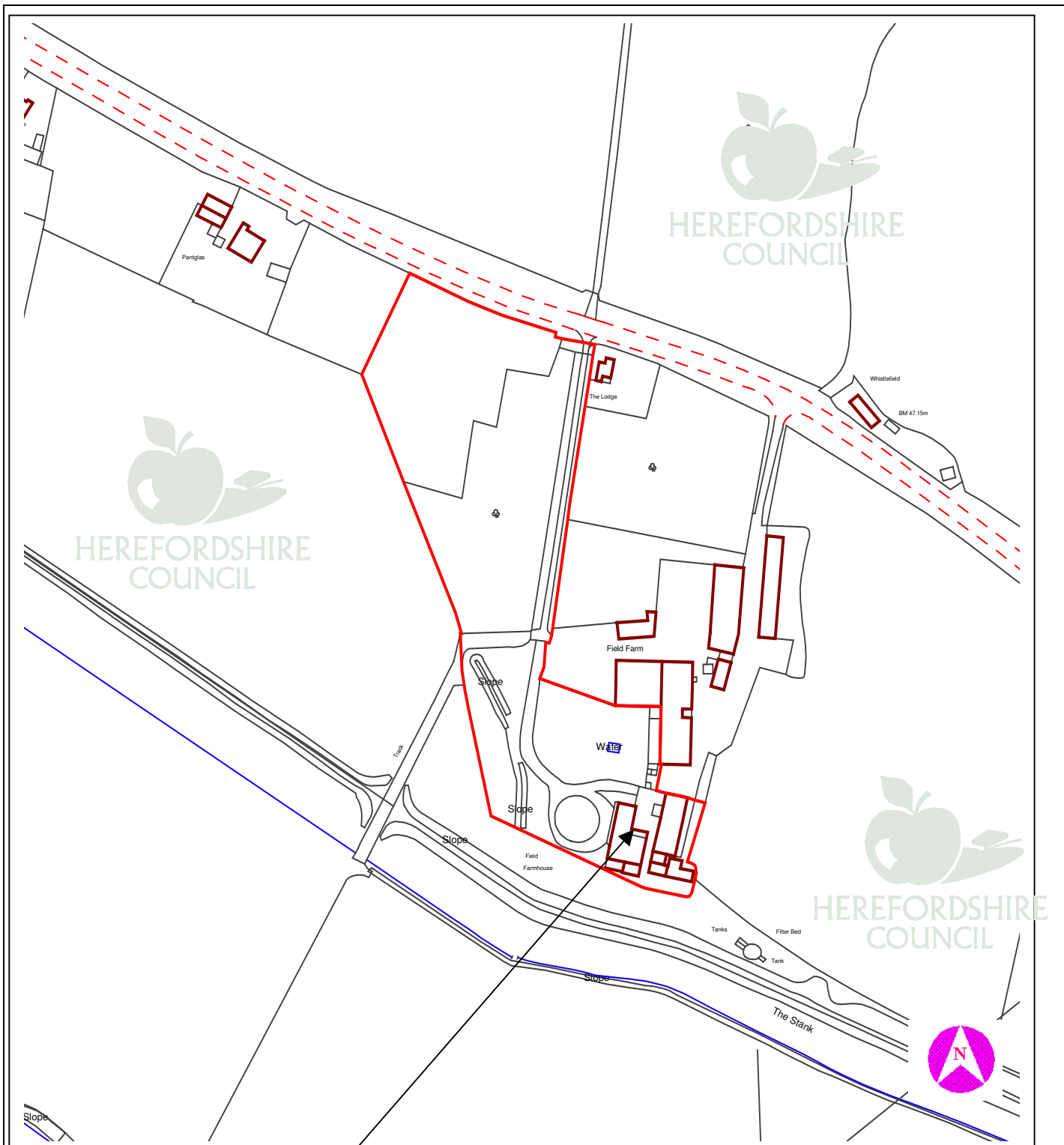
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/0663/F

SCALE : 1 : 2500

SITE ADDRESS : Field Farm House Residential Home, Hampton Bishop, Herefordshire, HR1 4JP

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