

16 DCCW2006/0914/F - EXTEND EXISTING DINING ROOM AND CONSTRUCT EIGHT LETTING BEDROOMS AT THE BAY HORSE, 236 KINGS ACRE ROAD, HEREFORD, HR4 0SD

For: Enterprise Inns per Keith Lander Designs, 17 Bassaleg Road, Newport, South Wales, NP20 3EB

Date Received: 20th March, 2006

Ward: Three Elms

Grid Ref: 47883, 41270

Expiry Date: 15th May, 2006

Local Members: Councillors Mrs. P.A. Andrews, Mrs. S.P.A. Daniels and Ms. A.M. Toon

1. Site Description and Proposal

- 1.1 The Bay Horse Inn is located on the northern side of Kings Acre Road opposite Nos. 229-235 and immediately to the east of the Bay Horse Garage.
- 1.2 Planning permission is sought to erect a two storey extension to the rear (north west) corner comprising eight letting bedrooms together with a single storey link to the public house which will also incorporate an extended dining area. Seven additional car parking spaces are proposed in addition to the thirty spaces already provided at the establishment. The new letting block will be 18.7 metres long, 8 metres wide and 6.975 metres tall. External materials proposed are render under a slate roof to match the existing property.

2. Policies

2.1 National:

- | | | |
|-------|---|--|
| PPS7 | - | Sustainable Development in Rural Areas |
| PPG21 | - | Tourism |

2.2 Hereford Local Plan:

- | | | |
|--------------|---|---|
| Policy R16 | - | Hotel Accommodation |
| Policy ENV14 | - | Design |
| Policy ENV15 | - | Access for All |
| Policy CAL4 | - | Commercial, Industrial and Retail Development |

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- | | | |
|--------------|---|----------------------------------|
| Policy S2 | - | Development Requirements |
| Policy S8 | - | Recreation, Sport and Tourism |
| Policy DR1 | - | Design |
| Policy DR2 | - | Land Use and Activity |
| Policy DR3 | - | Movement |
| Policy E6 | - | Expansion of Existing Businesses |
| Policy RST12 | - | Visitor Accommodation |

3. Planning History

3.1 None relevant.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water raise no objection subject to conditions.

Internal Council Advice

4.2 Traffic Manager recommends conditions.

4.3 Tourism Development Officer: "I would support this application as we desperately need more serviced tourist accommodation in Hereford. Whilst I appreciate that this is not in the city centre, it would assist in the development of an accommodation strategy within Hereford."

5. Representations

5.1 Hereford City Council: No objection.

5.2 Breinton Parish Council: No objection.

5.3 One letter of objection has been received from A. Henshaw, 221 Kings Acre Road, Hereford.

The main points raised are:

1. This is an area where Rural Planning Policies for the control of development should apply.
2. There is already an established B&B in the area that copes with the needs of visiting traffic.
3. The establishment will stay open longer into the early hours.
4. Traffic will increase especially at night and therefore increase noise level.

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 Bay Horse Public House is located on a main route into Hereford near to the city boundary but in open countryside.

6.2 The proposal to extend the premises within the existing grounds accords with the general principle of Tourism Policy RST12 contained within the Herefordshire Unitary Development Plan (Revised Deposit Draft) provided the extension does not harm the character of the original building. In this respect it is set well back from the main building and is linked with a single storey addition, therefore maintaining the integrity of

the host building or unacceptably impact on the visual and residential amenity of the wider area. The principal impact of the building would be on the garage adjoining to the rear and is not considered to be a cause for concern in this instance.

- 6.3 The objector's concerns are noted, however given that the extension is within the grounds of the existing premises, is subservient and additional parking is proposed, the proposal is considered to comply with the main thrust of tourism policies to provide additional visitor accommodation. The extended hours of the premises are controlled by other legislation and any additional traffic would be minimal on an already well-utilised main road into Hereford.
- 6.4 Members will note that the Traffic Manager raises no objection and that the Tourism Officer supports the proposal.

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. **G01 (Details of boundary treatments).**

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

5. **G05 (Implementation of landscaping scheme (general)).**

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

6. **H29 (Secure cycle parking provision).**

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

Informative:

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

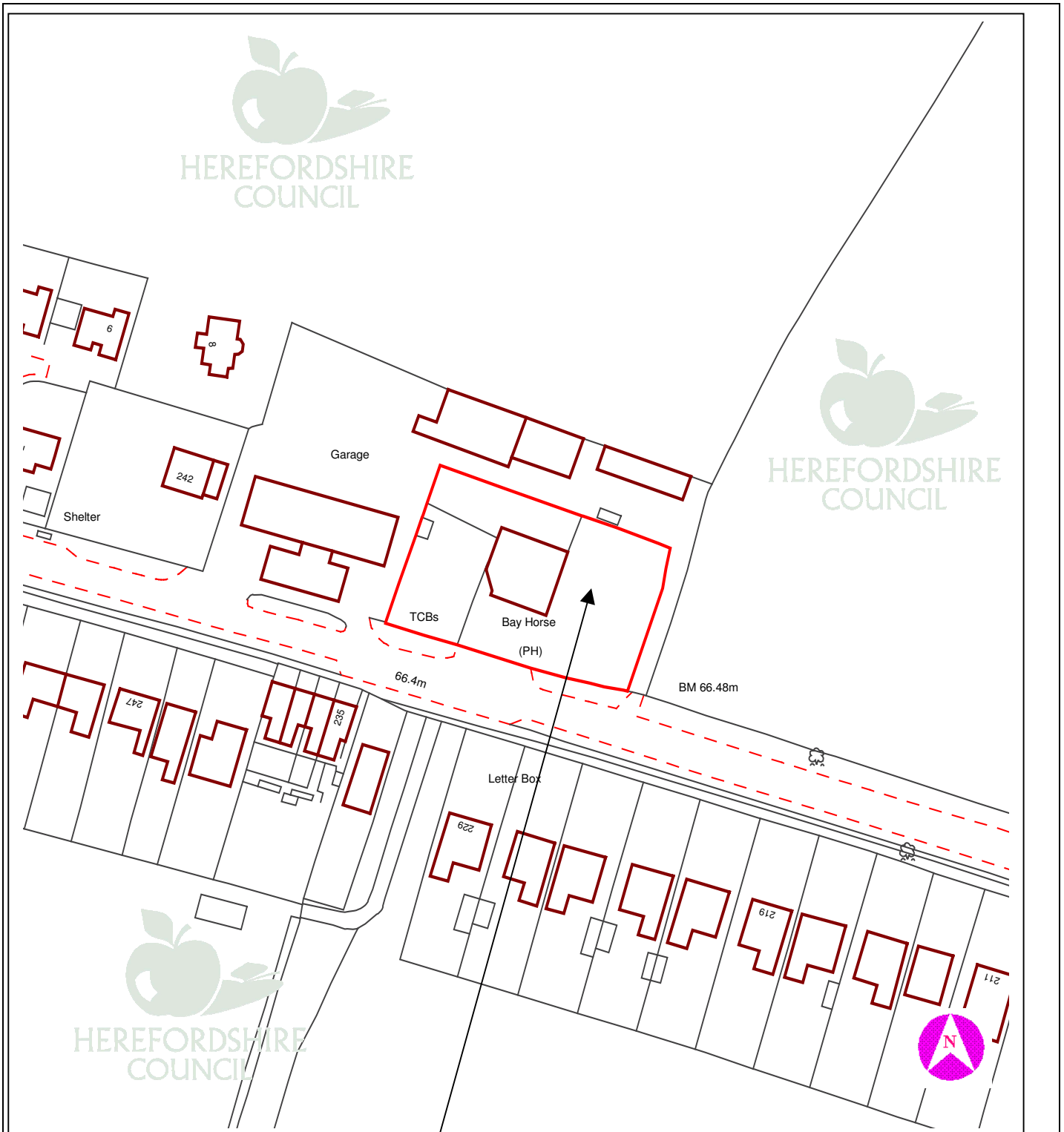
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/0914/F

SCALE : 1 : 1250

SITE ADDRESS : The Bay Horse, 236 Kings Acre Road, Hereford, HR4 0SD

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