

**Item No. 10****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/11/04251/FULL</b>
<b>LOCATION</b>	<b>Park House Nursing Home, Mill Lane, Sandy, SG19 1NL</b>
<b>PROPOSAL</b>	<b>Erection of Single Storey Side Extension</b>
<b>PARISH</b>	<b>Sandy</b>
<b>WARD</b>	<b>Sandy</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Aldis, Maudlin &amp; Sheppard</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>30 November 2011</b>
<b>EXPIRY DATE</b>	<b>25 January 2012</b>
<b>APPLICANT</b>	<b>John Tillisch Ltd</b>
<b>AGENT</b>	<b>J &amp; J Design</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Aldis Committee Call-in. Reason - Overdevelopment of site leading to lack of outdoor amenity space and adverse impact on near neighbours.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Site Location:**

Park House is a Nursing Home that cares for up to 29 elderly people and employs 41 staff on shift patterns. The building is a grade II Listed Building on the north side of Mill Lane and the corner of the junction with Park Court and Heron Close. The building has been extended in the past with unsympathetic single storey and two storey extensions of varying size and design. A large parking area is located to the front of the site accessed via a gated entrance and the premises are enclosed by 2m boundary wall and a close boarded 1.8m fence. The site is within a residential area surrounded by mainly two storey properties.

**The Application:**

Planning permission is sought for a single storey extension to the existing care home. The proposed extension is necessary in order to address the requirements for care homes introduced by the Health and Social Care Act 2008 relating to room sizes and en-suite facilities. There are currently six rooms with en-suite facilities which is below current expectations. Internal alterations and extending the premises would provide modern facilities for the occupants of the care home and improve the long term viability of the facility.

**RELEVANT POLICIES:****National Policies (PPG & PPS)**

PPS1 Delivering Sustainable Development  
PPS5 Planning for the Historic Environment

## Regional Spatial Strategy

East of England Plan (May 2008)

## Central Bedfordshire Core Strategy and Development Management Policies

CS14, DM3 High Quality Development  
CS15, DM13 Heritage

## Supplementary Planning Guidance

Design in Central Bedfordshire: (2010)

## Planning History

MB/94/00074	Erection of conservatory linked to day room. Granted 25/5/94.
MB/94/00075	Listed Building Consent - erection of conservatory. Granted 25/5/94.
MB/93/00567	Rear extension to provide 8 new bedrooms, laundry room, first floor bathroom, escape staircase and ground floor kitchen. Granted 27/7/93.
MB/93/00566	Listed Building Consent - as MB/93/00567. Granted 27/7/93.
MB/92/00184	Erection of single storey side and rear extensions. Granted 19/5/92.
MB/92/00251	Listed Building Consent - as MB/92/00184. Granted 19/5/92.
MB/83/00820/G/LB	Listed Building Consent - demolition and extension. Granted 28/1/87.
MB/83/00820/F	Single and two storey extension to accommodate lift and ancillary rooms. Granted 16/12/86.
MB/83/00820/E/LB	Alterations to replace faulty French doors with 2 windows and french door. Granted 02/01/86.
MB/83/00820/D/LB	Listed Building Consent - Alterations and single storey extension. Granted 13/08/85.
MB/83/00820/C	Alterations and single storey extension. Granted 13/08/85.
MB/83/00820/A/LB	Listed Building Consent - alterations with demolition. Granted 02/04/84.
MB/83/00820	Change of use from dwelling to nursing home. Granted 19/01/84.

## Representation: (Parish & Neighbours)

Sandy Town Council	Object - Overdevelopment of site. loss of amenity - removal of trees and impact on street scene, development would lead to increased parking around the property. There is already insufficient parking.
Neighbours	One letter received (signed by four nearby occupiers) concerned raised summarised as - <ul style="list-style-type: none"><li>• commercial enterprise in a residential area</li><li>• trying to overdevelop the site</li></ul>

- loss of character of listed building by significant extensions
- paves way for further expansion
- Heron Close will be confronted with a solid wall of building
- loss of amenity through removal of trees and hedge
- access to building work may be via Heron Close
- concern with overflow parking as inadequate parking
- concern over access for deliveries

One letter received stating no objections provided boundary treatment between site and Heron Close remains unchanged.

Site Notice Displayed 12/12/11

Application advertised in local press 09/12/11

### **Consultation responses**

Environment Agency No comments to make. Should not have been consulted on application.

Disability Officer Driveway and parking area is gravelled. A more wheelchair friendly surface should be used.

Tree and Landscape No objections - condition suggested relating to tree protection measures and new landscaping.

Highways No comment at time of preparing report.

Conservation and Design Proposal is acceptable following pre-application discussions.

Public Protection No comments to make.

IDB No comments received.

### **Determining Issues**

The main considerations of the application are;

1. The effect upon the character and appearance of the area
2. The impact upon the setting of the listed building
3. The impact on neighbouring amenity
4. Any other considerations

## Considerations

### 1. The effect upon the character and appearance of the area

The application proposes a single storey extension to the east side of the main building providing an additional seven bedrooms and a new corridor link to the main house. The extension will enclose an existing patio area resulting in an internal courtyard. The extension would be 19m by 15m with an external floor area of 196 sq m.

The site is well screened by the existing 2m boundary walls along the Mill Lane and Park Court frontage and 1.8m close boarded fencing along the Heron Close frontage. There are a number of mature trees and hedgerows within the site that also screen the main house from the street scene. The bulk of the extension would be visible from the Heron Close side of the premises, in particular the roof. However the proposal would not adversely affect the street scene given the existing boundary treatment and the mature landscaping.

The proposed extension would be designed with a hipped roof that reflects the hip roof on the main house and would improve the view of the existing flat roof extensions. The proposed extension would not dominate the existing building or result in unacceptable harm to the character and appearance of the area. The proposal is therefore in accordance with Policy DM3 seeks to ensure that all new development is appropriate in scale and design.

### 2. The impact upon the setting of the listed building

Planning Policy Statement 5 - Planning for the Historic Environment states that:

*(i) in considering whether to grant planning permission for development that affects a listed building or its setting or whether to grant listed building consent, the local planning authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990)*

Park House is a Grade II listed building. It has been extended in the past with a number of extensions some of which are unsympathetic and of insensitive materials.

In Section 6 of Design Supplement 5: The Historic Environment (Design in Central Bedfordshire) it is advised that new extensions to listed buildings will involve discussion and possible compromise to ensure that the development does not distract from the intrinsic special interest or character of the building. Pre-application discussions on the design of the proposed extension have taken place with the Conservation Officer prior to submitting the application.

The proposed extension adjoins the modern flat roof extension on the east side of the building that has been constructed in modern brick. The new extension will therefore screen the previous extension from the principle elevation of the house improving the vista from the main entrance. Providing appropriate materials are used the proposed extension would not have an adverse impact upon the external appearance and overall setting of the listed building.

The applicant's agent has confirmed that in order to improve the visual appearance of the building, it is proposed to use dark stained feather edge boarding on the external walls of the proposed extension samples of which can be agreed as a planning condition. It is also proposed to use similar cladding for the existing extensions to cover the unsympathetic brickwork however this is to be dealt with under a separate application at a later date.

### **3. The impact on neighbouring amenity**

Due to the location of the application site on the corner of the junction, it is set well away from neighbouring properties. The nearest properties that may be affected by the proposal are No's 1 - 5 Heron Close, and No. 29 Mill Lane, the adjoining property.

The proposed extension is set well away from the neighbouring properties therefore no loss of light, or loss of privacy would occur however the extension would be visible within the street scene from Heron Close. It is considered that given the low hipped roofline of the extension and the existing boundary treatment the proposal would not have an adverse impact upon the outlook of residents in Heron Close.

The proposal is considered acceptable in accordance with Policy DM3 which seeks to protect the amenity of surrounding properties.

### **4. Any other considerations**

#### *Highways*

There are currently nine parking spaces at the premises within the curtilage. This level of parking is to be retained. The extension of the premises would not significantly increase the traffic flow to the premises given the use of the building, therefore the retention of the existing parking provision is considered to be acceptable.

#### *Trees*

The development would result in the loss of trees within the site curtilage. Only one tree of any significance has been identified for removal, a Lawson's Cypress, the others are fruit trees. None of the trees to be removed are protected although there are trees within the vicinity that are subject to Tree Preservation Orders. Protective fencing is required during construction and a designated area for storage of plant and materials away from root areas of trees and hedging to be retained.

The site is at present fairly well screened by high walls and also conifer screening to a height of approx 3 metres along much of the boundary of Heron Close and Park Court. There is a small length of Conifer hedging identified for removal along the Heron Close boundary to facilitate construction. Additional screening and new planting to compensate for the loss of the trees can be secured by with a landscaping condition.

## Recommendation

That Planning Permission be granted subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **Prior to commencement of the development hereby approved a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external appearance of the building. The development shall be carried out in accordance with the approved scheme.**

**Reason: To protect the visual amenities of the building and of the area generally.**

- 3 **Prior to the commencement of the development hereby approved full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **materials to be used for any hard surfacing;**
- **proposed and existing functional services above and below ground level;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**
- **details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**
- **details of protective fencing for retained trees, particularly regarding trees T7, T8 and T9.**

**The development shall be carried out in accordance with the approved details.**

**Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.**

- 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 5 Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all *making good* of the existing building shall be carried out in materials and finishes which closely match, like-for-like, those historic materials and finishing details used in the existing building or structure- to accord with usual conservation good practice and to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials and finishes should be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural and historic interest, character and appearance of the building is properly maintained, in accordance with PPS 5 and standard conservation good practice.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1103/1, 1103/2, 1103/3, 1103/4, 1103/5, 1103/6, 1103/7, 1103/8, 1103/9, 1103/10, 11-033-LS.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposed single storey extension would not have an adverse impact on the character and appearance of the area, the listed building itself or on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policies CS14, DM3, CS15 and DM13 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 5 (2010), Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is further in conformity with the Supplementary Planning Guidance: Design in Central Bedfordshire (2010).

### **DECISION**

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