

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	CB/11/04252/LB
LOCATION	Park House Nursing Home, Mill Lane, Sandy, SG19 1NL
PROPOSAL	Erection of Single Storey Side Extension
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Samantha Boyd
DATE REGISTERED	30 November 2011
EXPIRY DATE	25 January 2012
APPLICANT	John Tillisch Ltd
AGENT	J & J Design
REASON FOR COMMITTEE TO DETERMINE	Cllr Aldis Committee Call-in. Reason - overdevelopment of site leading to a lack of outdoor amenity space for residents and adverse impact on near neighbours.
RECOMMENDED DECISION	Listed Building - Granted

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:

Listed Building Consent is sought for a single storey extension to the existing care home.

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

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	No comments at time of preparing Committee Report
Neighbours	No comments received
Site Notice Displayed	12/12/11
Application advertised in local press	09/12/11

Consultation responses

Conservation and Design	No objections to single storey extension, design discussed a pre-application stage. Conditions recommended relating to materials and general making good condition.
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Determining Issues

The main considerations of the application are;

1. The effect upon the listed building

Considerations

1. The effect upon the listed building

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.

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)

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 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.

It is considered that the proposed extension would not harm the intrinsic character and architectural features of the listed building therefore listed building consent should be granted.

Recommendation

That Listed Building Consent be granted subject to the following:

- 1 The works hereby consented shall be begun within three years of the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that this consent 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 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 & standard conservation good practice.

- 4 The works 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 a negative impact on the character and appearance of the listed building therefore by reason of its site, design and location, is in conformity with Policy CS15 and DM13 of the Core Strategy and Management Policies, November 2009; 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).

DECISION

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