

Application No: 10/01055/F	Ward: Cropredy	Date Valid: 14/07/10
Applicant:	Mr George Tuthill, Wardington House Partnership	
Site Address:	Wardington House Nursing Home, Wardington, Banbury	

Proposal: New bedroom extension to nursing home

1. Site Description and Proposal

- 1.1 Wardington House was built in 1795 and the Nursing Home founded in 1964. The building is not listed however it lies within the Wardington Conservation Area and the setting of nearby listed buildings. The building is constructed from ironstone rubble with a plain tiled roof and has been significantly altered and extended over time in a piecemeal fashion. The building sits on a large plot including formal and non-formal gardens designed for the enjoyment of the residents. The building is accessed by a long driveway and as such is not easily viewed from the public domain. A significant and mature planting belt exists between the building and the Banbury Road, which is on lower ground than the site itself.
- 1.2 The Nursing Home cares for people with Alzheimer's disease, providing accommodation for 60 residents. The existing accommodation is such that many residents share rooms and do not have access to their own en suite bathroom, meaning that only six of the existing 67 bedrooms comply with the current recognised standards for a nursing home facility. The extension is proposed to provide 22 new bedrooms and enable the home as a whole to provide 60 bed spaces, 54 of which would meet the current standards. The provision of the extension would not result in an increase in the number of residents accommodated at the Home.
- 1.3 The extension to Wardington House Nursing Home would be adjoined to the northern gable, extending the frontage by 22.5m and then turning through 90 degrees to create an elevation of 21.7m. In all, the extension will provide an additional 1,413sqm of floor space arranged over three floors. Whilst a design break would be provided between the existing and the proposed (frontage slightly stepped in) the rooflines are proposed to run through at the same height to achieve level access from the existing building through to the proposed, which is a requirement for the circulation spaces within the home for residents.
- 1.4 The extension would be faced with ironstone (ashlar) and the roof covered in plain tiles. The design includes projecting bays with flat roofs and flat roofed dormer windows to be in keeping with the style of the existing building and to provide an appropriate amount of daylight and outlook for the residents.

2. Application Publicity

- 2.1 The application has been advertised by way of a press notice, site notice and neighbour notifications. The final date for comment was 19 August 2010.

- 2.2 No letters of representation have been received from third parties as a result of this publication exercise.

3. Consultations

- 3.1 **Wardington Parish Council** raises no objections to the proposed extension
- 3.2 The Council's **Conservation Officer** discusses the proposals at length, concluding that the extension would leave a clear gap between it and the listed building therefore not being detrimental to the listed building. Furthermore, the design and materials are appropriate for the extension, subject to some minor amendments, and as such it would preserve the character and the appearance of the Wardington Conservation Area.
- 3.3 The Council's **Landscape Architect** refers to the extent to which the extension will be viewed from the public domain (possible glimpses) and the extent to which some trees will be lost and the garden altered. A landscaping scheme is required via planning condition.
- 3.4 The Council's **Chief Engineer** raises no objections in relation to drainage
- 3.5 The Council's **Building Control Manager** is satisfied with the proposals in principle, however states that a full fire safety strategy would be required.
- 3.6 The Council's **Private Sector Housing Manager** states that as the proposal needs to comply with the Care Standards Act 2000 and associated Care Homes Regulations 2001 the size and layout of the proposal meets the standards that are enforceable under the housing Act 2004 as such no concerns/observations are raised.
- 3.7 The Council's **Ecology Officer** required a Phase 1 ecology survey which was carried out and submitted during the application process. The Ecology Officer comments that although brief [the report] does address the main points of concern regarding ecology on the site, namely badger and reptiles. A precautionary approach to reptile mitigation should be taken as detailed at the end of the report, which should be conditioned.
- 3.8 The County Council's **Highway Liaison Officer** raises no objections stating that the proposal extends the buildings but not the number of bedrooms.
- 3.9 The County Council's **Developer Funding Officer** wishes to secure a legal agreement for an appropriate financial contribution to mitigate the effects of this development if implemented, before any planning permission is granted. A contribution of £440 toward library book stock is required together with an administration fee of £100.
- 3.10 The County Council's **Archaeologist** states that the possibility of finds occurring during the course of construction should be borne in mind, in which case the applicant is asked to notify the County Archaeologist in order that he make a site visit or otherwise advise as necessary.

4. Relevant Planning Policies

4.1 National Planning Policy

PPS1: Delivering Sustainable Development
PPS5: Planning for the Historic Environment
PPS9: Biodiversity and Geological Conservation
PPG13: Transport

4.2 Adopted Cherwell Local Plan

C2: Development affecting protected species
C7: Landscape Conservation
C9: Scale compatible with a rural
C13: Area of High Landscape Value
C28: Layout, design and external appearance of new development
C30: Design of new residential development

4.3 Non-statutory Cherwell Local Plan:

D3: Local Distinctiveness
D6: Design of new residential development
EN24: Protection of sites and species
EN34: Landscape Character
EN39: Conservation Area and Listed Buildings: General Principles
EN40: Conservation Area
EN44: Listed Buildings Setting
TR5: Road Safety

5. Appraisal

5.1 The main issues to consider in the determination of this application are as follows:

Principle
Visual Amenity/Conservation Area
Setting of Listed Buildings
Landscape Impact
Ecology
Highway Safety/Public Right of Way
Residential Amenity
Developer Contributions

5.2 Principle

5.2.1 Wardington House Nursing Home is an established business and as referred to above, the extension is required in order to upgrade the existing facilities for residents. The proposal does not represent a new residential unit/or units due to the reorganisation of the internal arrangement for existing residents which would not attract any additional residents to the settlement. As such the proposal cannot be considered to be providing for an increase in the population of Wardington. The proposal therefore is considered as an extension only to the existing building and its established use and is not therefore considered to be contrary to the provisions of housing policies, such as H14 of the adopted Cherwell local Plan which refers to category 2 settlements such as Wardington. SDPHE therefore considers the proposal to be acceptable in principle subject to other material planning considerations which are discussed below.

5.3 Conservation Area/Visual Amenity

5.3.1 As referred to above the site is screened from the public domain by existing substantial and mature vegetation, as such it is not viewed during the summer months and very limited views would be gained during the winter months (particularly as the Banbury Road is on much lower ground than the application site). Despite the size of the extension and its prominence on the application site, it would not appear as an incongruous addition. The extension has been appropriately designed and makes appropriate use of materials. As set out by the Council's Conservation Officer, it is respectful of the existing house without being a direct copy, including some modern elements such as the flat roofed front projecting bays. Furthermore suitable materials are proposed which would compliment the existing building (natural ironstone, plain tiles and timber or metal windows). The proposal therefore complies with PPS1, PPS5, Policy C28 of the adopted Cherwell local Plan and Policies D3, EN39 and EN40 of the non-statutory Cherwell Local Plan.

5.4 Setting of Listed Buildings

5.4.1 There are a number of listed buildings situated within close proximity to Wardington House Nursing Home, however most are either not viewed within views of this property or are situated on the opposite side of the Banbury Road and as such are screened from the proposal by the mature boundary planting. Aubrey Hall however is situated adjacent to the northern site boundary of Wardington House Nursing Home and as such the proposed extension will be situated within the setting of this building. As referred to above, the height of the extension will be maintained at the height of the existing home, and as such would be 3.8m taller than the ridge of Aubrey Hall which is situated on lower ground. Whilst the height of the extension has the potential to appear overbearing in terms of its impact upon the setting of Aubrey Hall, a gap of 17.5m would be achieved between the two buildings, a relationship which the Council's Conservation Officer considers to be appropriate, and which together with proposed planting to be secured via a landscaping conditions would in SDPHE's view be enough to protect the setting of Aubrey Hall without causing detrimental harm. For this reason, it is considered that the proposed extension would not cause undue harm to the setting of Aubrey Hall, in accordance with advice contained within PPS5 and Policy EN44 of the non-statutory Cherwell Local Plan.

5.5 Landscape Impact

5.5.1 The comments of the Council's Landscape Architect are noted, SDPHE considers that subject to an appropriate landscaping scheme which addresses the issues raised, the proposed extension would not cause undue harm to the wider landscape or the area of High Landscape Value within which it is located, as such the proposal complies with Policies C7 and C13 of the adopted Cherwell Local Plan.

5.6 Ecology

5.6.1 The comments of the Council's Ecologist are noted. The Animal Walk Over Survey did not identify any evidence of badgers or reptiles on the site for the extension, although there is potential for access by these species. It notes that the orchard and areas of less formal garden would be more appealing to these species. Best practice measures to preserve/enhance habitats are recommended which form a condition recommended below. The EC Habitats Directive requires a system of strict protection of animal species be established to prohibit the deterioration or destruction of their breeding sites or resting places. It is considered that this

Directive has been duly considered in that the welfare of any protected species found to be present at the site and surrounding land will continue and be safeguarded notwithstanding the proposed development. Subject to the condition referring to habitat protection and enhancement, SDPHE is satisfied that the proposal pays proper regard to advice contained within PPS9 and that appropriate mitigation measures are proposed and can be secured. As such the application complies with PPS9, Policy C2 of the adopted Cherwell Local Plan and Policy EN24 of the non-statutory Cherwell Local Plan.

5.7 Highway Safety/Public Right of Way

5.7.1 Due to the fact that the reorganisation of the internal layout of the building would not result in the increase in the number of residents, achievable by the additional space proposed within the extension, the demand for parking provision within the site remains the same. For this reason, the County Council Highway Liaison Officer raises no objections to the proposed extension. With regard to the impact of the proposed extension upon the nearby public right of way, this shares an access adjacent to the site access only (some 100m from the proposed extension), as such, it would not be affected by any increase in traffic to the site (which is not expected in any event). For the above reasons, the application complies with PPG13: Transport and Policy TR5 of the non-statutory Cherwell Local Plan.

5.8 Residential Amenity

5.8.1 The only neighbouring property potential affected by the proposed extension is Aubrey Hall. The distance between this dwelling and the proposed extension would be 17.5m. Whilst the north elevation of the extension would include bedroom windows, Aubrey Hall does not have any windows facing the site. Furthermore, a 2.8m high red brick wall exists between the two sites which would help to protect private outside spaces. Given the relationship between the two buildings, SDPHE is satisfied that the extension would not cause harm to the neighbouring property by way of loss of light, privacy or by being overbearing. As such the proposal complies with PPS1, Policy C30 of the adopted Cherwell Local Plan and Policy D6 of the non-statutory Cherwell Local Plan.

5.9 Developer Contributions

5.9.1 The requirements of the County Council are noted, however SDPHE does not consider them to be reasonable. The extension would not result in the increase of the number of residents to be accommodated at the Nursing Home and due to the standards of living amenity that the home is expected to achieve, there will be no increase in the number of occupants in the future, as such it is not considered that there would be any greater pressure put on the local infrastructure in terms of library stock. Therefore the securing of a contribution via a s106 agreement is not reasonable or necessary.

5.10 Conclusion

5.10.1 The proposed extension to Wardington House Nursing Home is considered to be acceptable in principle and would not result in causing harm to neighbouring or visual amenity, the character and the appearance of the Wardington Conservation Area or the setting of nearby listed buildings and would not give rise to concerns relating to Highway Safety, Ecology, Archaeology or Landscape Impact. For the reasons stated and having had regard to relevant planning policy and guidance, the application is recommended for approval.

6. Recommendation

Approval; subject to the following conditions:

1. SC1.4a [Full Permission: Duration Limit] (3 years) (RC2)
2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, Design and Access Statement dated July 2010, RSK Carter Ecological letter dated 14 September 2010, and drawings numbered 001A, 004D, 005D, 006C, 059A, 060G, 063F, 068B, 070H, 072C, 073A, 074B, 075A, 076A, 077A, 078C, 082A, 083C, 084A and 086A. Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with PPS1: Delivering Sustainable Development.
3. SC2.2a [Samples of Walling Materials] (RC4a) insert: ‘ashlar stone’, ‘extension’
4. That the ashlar stone (sample to be agreed in accordance with condition 2) shall be laid in random course height which, other than any quoin stones included on the corners of the extension, shall not exceed a bed depth of 22cm. (RC4a)
5. SC2.2bb [Samples of Roofing Materials] (RC4a) insert: ‘roofing materials’, ‘extension’
6. SC5.5 Submit New Design Details] (RC4a) insert: ‘doors, windows, dormer windows and rooflights’
7. SC3.0a [Submit Landscaping Scheme] (RC10a)
8. SC3.1 [Carry Out Landscaping Scheme and Replacements (RC10a)
9. SC4.14bc [Plan of Car Parking Provision (Unspecified number of spaces)] (RC15aa)
10. That the three best practice measures listed on page 3 of the RSK Carter Ecological Animal Walk Over Survey dated 14 September 2010 relating to the removal of grass cuttings, vegetation and the felling of the Holly Trees shall be strictly adhered to. Reason – To protect habitats of importance to nature conservation from any loss or damage in accordance with the requirements of PPS9: Biodiversity and Geological Conservation and Policy C2 of the adopted Cherwell Local Plan.
11. SC9.6a [Fire Hydrants] (RC87a)

NB: All references to SEP in reasons to be replaced with relevant PPS/PPG references.

Planning Notes

1. O1 [Archaeology]
2. U1 [Construction Sites]
3. X1 [Biodiversity/Protected Species]

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as local planning authority, has determined this application with primary regard to the development plan and other material considerations. The application proposal is considered to be acceptable on its planning merits as the proposal would not cause harm to neighbouring or visual amenity, the character and the appearance of the Wardington Conservation Area or the setting of nearby listed buildings. Furthermore the proposal is acceptable in terms of highway safety, landscape impact, ecology and archaeology. As such, the proposal is in accordance with government advice contained within PPS1: Delivering Sustainable Development, PPS5: Planning for the Historic Environment, PPS9: Biodiversity and Geological Conservation and PPG13: Transport, Policies C2, C7, C9, C13, C28 and C30 of the adopted Cherwell Local Plan and Policies D3, D6, EN24, EN34, EN39, EN40, EN44 and TR5 of the non-statutory Cherwell Local Plan. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and planning permission granted subject to the conditions as set out above.

CONTACT OFFICER: Jane Dunkin

TELEPHONE NO: 01295 221815