

**SUBJECT            DEVELOPMENT APPLICATION REPORTS            ITEM 8**

**REPORT OF**        Head of Planning & Building Control

<b>APPLICATION NO.</b>	P09/W0028
<b>APPLICATION TYPE</b>	MINOR
<b>REGISTERED</b>	22 January 2009
<b>PARISH</b>	Moulsford
<b>WARD MEMBER(S)</b>	Mrs Pat Dawe Mrs Felicity Aska
<b>APPLICANT</b>	Friends of the Elderly
<b>SITE</b>	The Old Vicarage, Moulsford
<b>PROPOSAL</b>	Single storey side and rear extension and single storey side extension.
<b>AMENDMENTS</b>	None.
<b>GRID REFERENCE</b>	458926/183942
<b>OFFICER</b>	Mr. P. Bowers

**1.0 INTRODUCTION**

- 1.1 The application has been referred to the Planning Committee as the view of officers conflicts with the view of the Moulsford Parish Council.
- 1.2 The site is located to the north of the Moulsford Recreation Ground on the west side of the A329 which runs through centre of the village. Accessed via a private driveway off the A329 the site is well screened with mature trees and hedging along the site boundaries.
- 1.3 The site is comprised of a main two storey red brick building which was the original Old Vicarage and which is visible from the highway. The site was redeveloped in the mid 1990's and was extended to the rear at single storey and two levels to create a residential nursing facility. A site location plan is **attached** at Appendix 1.

**2.0 PROPOSAL**

- 2.1 As a result of increased demand the application seeks planning permission to erect extensions that will increase the facilities to the Dementia Wing of the care home by providing for two additional residents bedrooms with en-suites and a sensory room. The internal alterations mean that an existing bedroom will be lost and replaced with a new bedroom in the extension. In addition the Dementia Wing dining facility is to be increased to accommodate the two additional residents and to provide more light in to the existing dining area.
- 2.2 The extensions take the form of two separate single storey extensions. One on the western side of the building which comes off the existing single storey wing of the building and is to be brick built with a tiled roof. The other is a dining room extension on the northern elevation and takes the form of a hipped roof, bow shaped extension with glazing on all sides. Reduced copies of the plans accompanying the application area **attached** at Appendix 2.

### 3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 **Moulsoford Parish Council:** Recommend Refusal of Planning Permission. There is an alleged existing situation with regard to smells that is believed to be a result of the existing sewage system at The Old Vicarage. It is therefore considered that no further development should be permitted until the situation is resolved.

**Neighbours:** 1 X letter of representation. – Concerns over the use of the existing septic tank and drainage and light pollution from external lighting.

**MONSON UK:** No objection subject to details of foul drainage being submitted to and approve in writing by the Council prior to the commencement of development.

**Highways:** No objections.

**Oxfordshire County Council Archaeologist:** Recommend that a condition be attached to a planning permission that requires an archaeological watching brief to be carried out during construction.

### 4.0 RELEVANT PLANNING HISTORY

- 4.1 P02/W0027 - Erection of a conservatory. (As amended by plans received from the agent on 22 February 2002). - Planning Permission on 21 March 2002.

P96/W0793 - Demolition of existing residential and nursing home. Retain main part of original Vicarage House and construction of new residential/nursing facility for fifty elderly and frail people and staff accommodation on one and two storeys. (As amended by plans accompanying letter from agent dated 11 February 1997). - Planning Permission on 09 April 1997

### 5.0 POLICY & GUIDANCE

- 5.1 South Oxfordshire Local Plan 2011;  
G2 – Protection and Enhancement of the Environment.  
G6 – Promoting Good Design.  
C2 – Areas of Outstanding Natural Beauty.  
CON11 – Archaeology and historic building analysis and recording.  
CON13 – Archaeology and historic building analysis and recording.  
EP1 – Prevention of polluting emissions.

### 6.0 PLANNING CONSIDERATIONS

- 6.1 The main considerations in this case are;
- i) **Whether the extensions are in keeping with the character of the existing building.**
  - ii) **Whether the extensions preserve or enhance the special landscape of the North Wessex Downs Area of Outstanding Natural Beauty.**
  - iii) **Whether the development would have an adverse effect in terms of smell.**
  - iv) **Whether the development would have an impact on the affect to the archaeologically sensitive area.**
  - v) **Whether the development adversely affects parking, access and highway visibility.**

**6.2 i) Whether the extensions are in keeping with the character of the existing building.**

Policy G6 of the South Oxfordshire Local Plan 2011 states that planning permission will not be granted for proposals which are not of a high quality and inclusive design and which fail to reinforce local distinctiveness or of a type that is inappropriate to the site and its surroundings.

The design of both extensions takes their cue from the established form of the existing building. The bedroom extension is single storey in height with a long expanse of tiled roof which is a feature of the existing court yard planned form of the building. The bow shaped dining room extension is similar in footprint and design to the existing conservatory that was granted planning permission in 2002.

The scale of the additions is relatively small when seen in the context of the size, scale and layout of the existing buildings. The building lies in a sizable plot such and extensions are in keeping with the site and its surroundings and therefore accords with Policy G6.

**6.3 ii) Whether the extensions preserve or enhance the special landscape of the North Wessex Downs Area of Outstanding Natural Beauty.**

Policy C2 of the Local Plan seeks to protect the AONB. It states that the policies primary aim is to conserve and enhance the natural beauty, special landscape quality and distinctiveness of the area. Development that would harm the beauty or distinctiveness should not be permitted and to be acceptable it must be of a scale and type appropriate to the area and sympathetic in terms of its siting, design and materials.

The application site lies within the North Wessex Downs AONB. There is mature screening on all sides such that views of the proposed extensions will be limited. The scale and design of the extensions are in keeping with the existing buildings character and having regard to the fact that the proposal is all single storey the special landscape of the AONB is preserved as a result of the development. The proposal therefore accords with Policy C2.

**6.4 iii) Whether the development would have an adverse effect in terms of smell and lighting.**

The objection from Moulsoford Parish Council relates to the capacity of the existing foul sewage system that gives rise to smells.

Any issue that may exist with the foul sewage system cannot be resolved as part of this planning application. However through the use of conditions, the details of the foul sewage system for the proposed extensions can be submitted and subject to the Council approval prior to the extensions being built. This would accord with Policy EP1 which seeks to resist development that would have an adverse impact on people by reason of smell or fumes.

There is concern with regard to potential light pollution from external lighting. However, the proposed development is to the west and north of the building and does not propose any additional external lighting as a result of the development.

**6.5 iv) Whether the development would have an impact on the affect to the archaeologically sensitive area.**

The site lies within an archeologically sensitive area. Roman coins were recovered around The Old Vicarage in the 1930's. Evidence indicating that there was a Roman settlement in the area has been known for some time with such examples being found when works have been carried out.

Policy CON11 states that there will be presumption in favour of physically preserving nationally important archaeological remains. It is necessary to ensure that during the carrying out of works in connection with the proposed development that any finds are properly recorded with an appropriate archaeological watching brief to be maintained during the period of construction.

**6.6 v) Whether the development adversely affects parking, access and highway visibility.**

The site has an existing access on to the A329 and within the grounds ample areas for the parking of vehicles. An increase in the number of beds by an additional two will have no material impact in terms of traffic movements or pressure for additional parking provision on the site.

**7.0 CONCLUSION**

7.1 The proposed extensions are considered by officers as being in keeping with the character of the building, the site and the surroundings and in conjunction with the attached conditions relating to the foul drainage and archaeology the proposal is acceptable. The application is recommended for approval.

**8.0 RECOMMENDATION**

8.1 **That planning permission be granted subject to the following conditions;**

1. **Commencement three years.**
2. **Matching materials.**
3. **Details of foul water drainage system to be submitted and approved.**
4. **Archaeological watching brief to be carried out.**

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