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<b>APPLICATION NO.</b>	<b>P09/W0243</b>
<b>APPLICATION TYPE</b>	FULL PLANNING PERMISSION
<b>REGISTERED</b>	25.05.09
<b>PARISH</b>	CHOLSEY
<b>WARD MEMBER(S)</b>	Ms F Aska Mrs P Dawe
<b>APPLICANT</b>	Mr H Surdhar
<b>SITE</b>	Winterbrook Nursing Home, 18 Winterbrook, Cholsey
<b>PROPOSAL</b>	Rear single storey and side two storey extensions to provide additional residential accommodation with side single storey extension. Alterations to parking area.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	460464/188309
<b>OFFICER</b>	Miss G Napier

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1.0 **INTRODUCTION**

- 1.1 This application has been referred to the Planning Committee because the officer recommendation conflicts with that of Cholsey Parish Council.

2.0 **PROPOSAL**

- 2.1 The application site is shown on the OS plan **attached** at Appendix 1.
- 2.2 The site lies to the south of Wallingford on the Reading Road and is surrounded by large detached dwellings in substantial plots. The property is well established as a residential nursing home with the planning history of the site indicating that the use started in 1989 when a change of use to a residential nursing home was granted planning permission.
- 2.3 The original building has been extended in the past and there is an extant and unimplemented planning permission on the site (P04/W1043) for the erection of a single storey rear extension, first floor side extension and two storey side extension with alterations to the access. This application sought to make changes to earlier permissions from both 2000 and 2003.
- 2.4 The current application proposes some changes to the 2004 permission including a slightly larger rear extension, larger two storey side extension and rather than the first floor extension on the south elevation a ground floor 'infill' extension is now proposed. The alterations to the access are no longer proposed but the car park area is to be extended.
- 2.5 The proposal is to increase resident capacity from 19 bedrooms to 35 bedrooms with associated lounge and dining facilities.
- 2.6 A copy of the submitted plans is **attached** at Appendix 2 along with the applicant's design and access statement.

3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 **Cholsey Parish Council**

- Recommends refusal. Over development of the site.

**OCC Local Highways Authority**

- No objection. The proposal would not have any significant effects upon the local highway network.
- The proposal includes an appropriate level of parking and access to the highway utilises an existing access which has an appropriate geometry and visibility.
- Nursing homes generate a relatively low level of trip generation and demand for parking
- Bus stops are available adjacent to the site and shops, services and other facilities are available at Wallingford Town Centre, which is within walking distance.
- Recommends condition: Parking as plan

**Neighbour Representation**

- X1 - Objection. The plans do not clearly reflect how close the rear extension would be to The Cedars.
- Recently blocked drains at the Nursing Home caused blocked drains at The Cedars.
- The proximity of the rear extension to the boundary will cause additional light and noise pollution to The Cedars.
- The proximity of the extension to The Cedars raises concerns over privacy, security and fire risk.
- Concerns over impact on the surrounding area during the construction works.
- The boundary fence between the Nursing Home and The Cedars has not been adequately maintained and should be repaired
- The following points need to be addressed:
  - the developer should pay for an independent surveyor to act on behalf of The Cedars,
  - the plans should be updated to clearly show The Cedars and all surrounding properties,
  - a clear explanation of how close the rear extension will be to The Cedars and how high it will be above the boundary fence,
  - consider an alternative location for the rear extension,
  - any consequential damage to the neighbouring property should be made good to a high standard,
  - assessment of current condition of the boundary fence and assurances that it will be maintained in the future.

**Monson Drainage**

- No objection. Recommends condition requesting surface water drainage details.

4.0 **RELEVANT PLANNING HISTORY**

4.1 **P04/W1043.** Erection of single storey rear extension, first floor side extension and two storey extension to the other side elevation along with alterations to the existing access. Planning Permission on 09 November 2004.

**P03/W1087.** Erection of single storey detached building for staff accommodation and ancillary use. Planning Permission on 17 February 2004.

**P00/W0096.** Extension to existing nursing home. (As amended by plans received on 29 March 2000 and as amplified by plans accompanying letter received on 18 April 2000 all from the Agent). Planning Permission on 08 May 2000.

**P94/W0167.** Extension to provide additional bedrooms and amenity space to existing nursing home. Provision of additional car parking spaces. Planning Permission on 06 May 1994.

**P93/W0549.** Extension to nursing home to provide additional amenity space and additional bedrooms. Ref. of Planning Perm on 15 December 1993.

**P89/W0406.** Revised application to previously approved extension and conversion of existing house into residential home. Access. Planning Permission on 12 July 1989.

**P89/W0022.** Extension and conversion of existing house into residential home. Planning Permission on 08 February 1989.

## 5.0 **POLICY & GUIDANCE**

### 5.1 Adopted SOLP Policies

CF2: Provision of community facilities and services

G2: Protection and enhancement of the environment

G6: Promoting good design

D6: Design against crime

## 6.0 **PLANNING CONSIDERATIONS**

- 6.1
- Impact of the proposed extensions on the character and appearance of the existing building and the street scene
  - Impact on neighbours
  - Highway implications

6.2 **Impact on the character of the area.** A smaller two storey extension on the northern side was considered acceptable in 2004 and the site circumstances have not materially changed. The roof of the proposed extension has a parallel pitch and is hipped in order to reduce its bulk. It would be set back from the road by some 28 metres and your officers consider that it is in keeping with the scale of the existing property which has a substantial triple gabled frontage.

6.3 The single storey development to the rear of the main building will not be visible from Wallingford Road and indeed, due to the depth of the plot and the screening effects of boundary vegetation, as well as the fact that it would be screened behind the two storey extension, this part of the site is not readily visible from any public land. The extension to the southern elevation will also be largely screened from public views along Wallingford Road due to its single storey nature and to the wall and hedge which mark the front boundary of the site.

6.4 Behind the roof slope of the two single storey extensions it is proposed to have an area of flat roof. The provision of flat roofs is generally to be discouraged. However, in this case it is considered that the provision of a flat roof would be acceptable. Firstly, the element comprising the flat roof would be screened by the fake pitch and secondly, a flat roof would enable the roof line of the building to be kept as low as possible to ensure that its bulk and massing would not be further increased and to limit the impact of the extensions on the amenities of the occupants of neighbouring properties.

- 6.5 The extended building would not fill the whole site and open spaces would remain between the property and the site boundaries. The property is located in a large plot and it is capable of accommodating the proposed development.
- 6.6 Your officers therefore consider that the proposed extensions would not have a detrimental impact on the character of the street scene in accordance with Policy G2 of the adopted South Oxfordshire Local Plan.
- 6.7 The two storey extension would be located at a minimum distance of some 5.5 metres from the shared boundary with Oakwood House which is set further back in its plot than The Nursing Home. An existing single storey outbuilding which lies on the boundary with Oakwood House is to be demolished as part of the proposal. There are existing first floor windows within the side (north) elevation of the property and as such, the windows in the rear of the two storey extension are not considered to have a material impact on the levels of privacy currently enjoyed by the occupants of Oakwood House.
- 6.8 The proposed single storey side extension would not project any closer to the boundary with No.4 Bartlett Close than the existing building and having regard to its single storey nature and to the distance between the two properties your officers consider that the proposal will not have a detrimental impact on the amenities of the occupants of the neighbouring property.
- 6.9 The rear extension would project to within 4 metres of the boundary with The Cedars although there would be a distance of some 18 metres between the extension and the neighbouring dwelling. The extension is slightly larger than that which was approved under the 2004 application but the distance between the two properties will remain the same with the additional footprint extending away from The Cedars towards the northern boundary of the site. The 2004 permission could still be implemented and the material impact of the current proposal on the amenities of the occupants of The Cedars would be no different and is considered acceptable.
- 6.10 In order to mitigate the impact on the amenities of the occupants of neighbouring properties, it is considered that a condition should be attached to any planning permission, restricting the hours of operation during the construction period.
- 6.11 Your officers therefore consider that the proposed extensions would not have a detrimental impact on the amenities of the occupants of neighbouring properties in accordance with Policy CF2 of the Local Plan.
- 6.12 **Highway Implications.** The Highway Officer has advised that the proposal would not have any significant effects upon the local highway network. The proposal includes an appropriate level of parking and the vision splays at the junction between the existing access and Wallingford Road are acceptable. The proposal therefore accords with Policy CF2 of the adopted South Oxfordshire Local Plan.
- 7.0 **CONCLUSION**
- 7.1 The scheme will provide additional residential care home accommodation for which there is a need in the district. The proposal is not considered to cause any significant harm to the street scene, the amenity of nearby neighbours or highway safety and it is therefore recommended that planning permission is granted subject to appropriate conditions.

**8.0 RECOMMENDATION**

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

- 1. Commencement within 3 years**
- 2. Matching materials (walls and roof)**
- 3. Parking as plan**
- 4. Tree protection (T1 and T4)**
- 5. Surface water drainage details**
- 6. Hours of operation – construction and demolition**

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