
15/00596/LBC**ASHINGDON HALL, CHURCH ROAD, ASHINGDON****DEMOLISH EXISTING OUT BUILDINGS AND CONSTRUCT
SINGLE STOREY EXTENSION TO CREATE 15-BEDROOM
DEMENTIA UNIT**APPLICANT: **MAVIS WOOD LTD**ZONING: **METROPOLITAN GREEN BELT, RESIDENTIAL**PARISH: **ASHINGDON PARISH COUNCIL**WARD: **ASHINGDON AND CANEWDON****1 NOTES**

The Site and Location

- 1.1 This application is to the site of a Grade II Listed House situated at the junction made between Ashingdon and Church Roads. The house has been in use for a number of years as a care home for elderly persons and has been previously extended at two storey level at the rear.
- 1.2 The building directly fronts Church Road with a generous set back and side garden fronting onto Ashingdon Road. The site is irregular in shape narrowing in contrast to the wide street frontages immediately to the rear of the original building, but widening substantially to return behind Nos. 516 and 518 Ashingdon Road immediately to the north west.
- 1.3 The site has a vehicular access to the eastern side giving access to out buildings and a surfaced car parking area.
- 1.4 Three mature lime trees and a mature horse chestnut tree are sited to the boundary of the site with Ashingdon Road. These trees are the subject of Tree Preservation Order 41/83.

2 THE PROPOSAL

- 2.1 The proposal is for a single storey extension sited to the north east of Ashingdon Hall. It would be linked to the existing building and sited on land that mainly comprises the existing car park for the care home, but that also contains two large single storey out buildings that have previously been used as stables, storage and ancillary office accommodation.

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- 2.2 These buildings would be demolished to make way for the proposed 15-bedroom dementia unit. The proposed building would extend past the existing car park and slightly protrude into a field behind the existing care home. This land is in the ownership of the applicant. The proposed building would be a quadrangle with a courtyard in the centre. The bedrooms, office and sensory room within the proposed building would have access onto the inner courtyard from which they could access the garden and lounge and dining area.
- 2.3 The design of the building results in the scale being broken down as the bedrooms would each have a simple pitched roof (4.729m in height) and would be joined to the next by a lower element which would be the bathrooms (4 metres in height).
- 2.4 The proposed extension would use traditional materials in keeping with those found on Ashingdon Hall. Red clay tiles are proposed to the roof, external walls to the rooms would have red brick plinths with larch cladding above. The external walls to the bathroom units would be red brick with Flemish bond, and the rainwater goods would be powder coated black aluminium.
- 2.5 The extensive side gardens visible to Ashingdon Road and the historic part of the building would be retained.
- 2.6 The application follows application 14/00233/OUT to demolish garages, stables and out buildings and construct single storey extension to provide 18 bedrooms for dementia patients, which was refused for reasons set out in the planning history below.
- 2.7 The application is subject to a tandem application for full planning permission to demolish existing out buildings and construct single storey extension to create 15-bedroom dementia unit (15/00595/FUL).

3 PLANNING HISTORY

- 3.1 ROC/649/77 and LB/7/77 Add ground floor extension to form utility and breakfast room and internal alterations to first floor comprising box room to bathroom and fourth bedroom to include shower. Permission granted 25 July 1977.
- 3.2 ROC/1175/79 Demolish existing buildings and erect store and domestic garage. Permission granted 25 July 1980.
- 3.3 EU/1/80 For existing stables to let to private individuals. No decision.
- 3.4 ROC/634/83 Change use from residential to home for elderly persons. Permission granted 11 November 1983.
- 3.5 LB/ROC/22/83 Alterations to existing residential dwelling to form home for elderly persons. Permission granted 11 November 1983.

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- 3.6 ROC/375/84/LB Change first floor store to bedroom and ancillary works. Permission granted 21 July 1984.
- 3.7 ROC/100/86 and ROC/101/86/LB Add two storey rear extension. Permission refused 11 April 1986.
- 3.8 ROC/433/86 and ROC/432/86/LB Add two storey rear extension. Permissions granted 25 July 1986.
- 3.9 01/105/COU and 01/104/LBC Change of use of a residential care home for the elderly to two private dwellings. Permission granted 10 April 2001. These permissions lapsed on 9 April 2006.
- 3.10 04/0545/COU Change of use from residential care home for the elderly to a rehabilitation centre providing residential accommodation and care for people in need of care. Permission refused 27 July 2004. Appeal dismissed 7 October 2004.
- 3.11 13/00030/OUT. Single storey pitched roofed extension to provide 10 No. additional bedrooms, day room and courtyard seating areas. Permission refused 25 April 2013.
- 3.12 14/00233/OUT. Demolish garages, stables and out buildings and construct single storey extension to provide 18 bedrooms for dementia patients. Refused for the following reasons:-
1. The saved Rochford District Replacement Local Plan (2006) shows that part of the site to which the extension is proposed to be within the Metropolitan Green Belt. The proposal is considered to be an extension disproportionate in size to the original building Ashingdon Hall and disproportionate in size to the two out buildings to be replaced. The proposal would therefore constitute inappropriate development within the Green Belt that would, if allowed, result in a substantial encroachment of the envelope of buildings on the site into the Green Belt detrimental to the open character of the locality and proving detrimental to the visual amenity afforded to that part of the Green Belt in which the site is partly situated.
 2. The proposal, by way of the extensive footprint of the extension proposed, would be disproportionately large in comparison to the original Listed Building, Ashingdon Hall, that would, if allowed, result in the original Listed Building becoming a minor element in the resulting large complex to the detriment of the character of the Listed Building.

4 MATERIAL CONSIDERATIONS

- 4.1 Ashingdon Hall is a Grade II listed house on the junction between Ashingdon Road and Church Lane. The original timber framed house is likely to have been built in the 15th Century. A red brick house was built in the 17th/18th century with a new front being added in the early 19th century. The western end of the house has two Dutch gables, which give the house its unique character within the village. The roofs are tiled in red clay tiles.
- 4.2 A heritage and design statement has been submitted with the application. It is stated that the most important views of Ashingdon Hall are from the south and west. The southern view is of the front elevation with its balanced windows, elegant brick pilasters and porch structure. The view from the west is of the Dutch gables to the flank wall, which give the building its strong character.
- 4.3 The proposal in this application would connect to the existing 1980's extension, therefore leaving the historic parts of the building untouched. The proposal would be single storey therefore lessening the impact on the houses on Church Lane, and would sit below the height of the adjoining buildings and therefore not change the profile of the settlement as viewed from Canewdon Road to the north.
- 4.4 The materials proposed would be traditional and in keeping with the main Hall building.
- 4.5 The Historic Buildings Consultant has no objection to the application and recommends approval.
- 4.6 The current twentieth century extension to the Hall, coupled with the twentieth century housing development located to the north and east, has meant that much of the historic setting has been eroded, and the way in which it is experienced has been substantially altered. It also means that there is a substantial physical and visual separation between the historic core of the building and the proposed section of the site to be developed. This means in reality (despite how the submitted drawings show the site) that the Hall and new development will never be viewed together, and there is in fact no inter-visibility between the two. As such there will be very little, if any, impact on the architectural and historic character of the Listed Building or to its setting, beyond the development of a section of associated land.
- 4.7 The proposed design for the courtyard is good, in so far as it is single storey and low impact, and through the fact that the alteration of ridge height and building line breaks up the large body of building into less visually intrusive sections.
- 4.8 The buildings which are proposed for demolition are of twentieth century origin, and are currently in a poor state of repair. As such I have no objection to their removal.

5 REPRESENTATIONS

5.1 ECC ARCHAEOLOGICAL ADVICE: The proposed development lies within an area identified as the former extent of the historic settlement of Ashingdon, adjacent to Ashingdon Hall, which may have medieval origins, and within an area of archaeological potential (EHER 19959).

5.2 In view of this the following recommendation is made in line with the National Planning Policy Framework.

Recommendation: Full Condition

5.3 'No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority'.

5.4 NEIGHBOUR CONSULTATION

5.5 Five neighbour letters have been received in response to this application which in the main make the following points:-

5.6 Arnolds Way, 7

5.7 Ashingdon Road: 88, 516

5.8 Church Road: Brigdale, Robin Ghyll

- Site has two heritage assets, the Hall itself and the church. There has been limited assessment of both assets.
- No impact or heritage statement has been submitted.
- Scale of the building is too large.
- No consideration of the view coming up the hill from the school.
- No permission has been given to contractors to use the church's car parking facilities to access the rear of the building.
- Loss of beautiful open views from Ashingdon Hall.
- Highway visibility.
- Noise and disturbance to residents.
- Reduced light.

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- I frequently hear loud and distressing screams, shouts and other noises and I fear that these would increase considerably.
 - Concern about sewage problems.
 - Congestion on Church Road.
 - Over-development of all services, including visitor and staff car parking and deliveries, Impact on the listed building.
 - The property is already extended by over 50% of its footprint.
 - Overlooking
 - Noise
 - Lighting - lights left on and shine into our bedroom.
 - Balcony in direct view of 3 bedrooms.
 - Restricted view to other traffic in the road when entering and exiting.
 - Car parking along church road, blocking driveways already a problem.
 - Drainage problems.
 - Inefficient sewage pipes, blockages are frequent.
 - Inadequate parking.
 - Dangerous vehicle movements during construction period.
 - Loss of privacy.
 - Overbearing design, out of character and scale.
 - Loss of existing views for residents.
 - Once again, does this new application infringe on Green Belt and SSSI?
 - I note that others have commented on drainage, which must be taken into consideration and also the visual impact of this grand Hall.
 - Also, what care is going to be taken to ensure that residents are not allowed to wander into neighbouring property and possibly cause disturbance?

6 RECOMMENDATION

6.1 It is proposed that the Committee **RESOLVES**

That the application be approved, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) No development shall commence before details of all external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the building, in the interests of amenity.

- (3) No development shall commence before details showing the proposed windows and doors be submitted at a scale of 1:20 at A3 and approved in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the building, in the interests of amenity.

STATEMENT

The proposal is considered not to cause harm to the character and appearance of the Listed Building or to the desirability of preserving the Listed Building or its setting.



Christine Lyons
Assistant Director, Planning Services

Relevant Development Plan Policies and Proposals

National Planning Policy Framework 2012

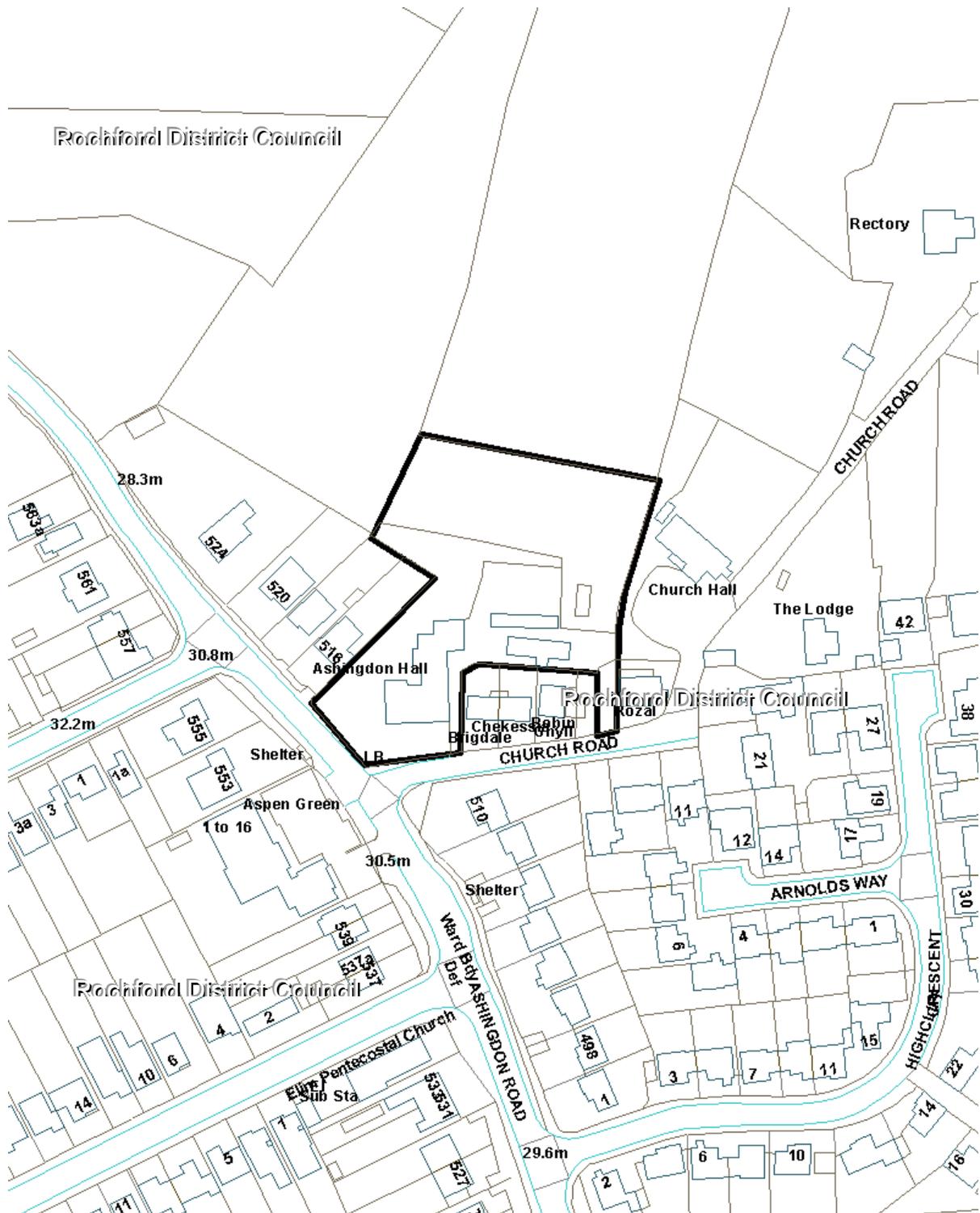
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15/00595/LBC



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