

15/00595/FUL**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**

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List No. 1326 requiring notification of referrals to the Assistant Director, Planning Services by 1.00 pm on Wednesday, 23 March 2016 with any applications being referred to this meeting of the Committee. The item was referred by Cllrs Mrs H L A Glynn and I H Ward on the grounds that the proposal would be a logical addition due to the existing care home facilities at Ashingdon Hall and, coupled with the demand for residential dementia care in the area, would represent exceptional circumstances in order to justify development within the Green Belt.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

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. 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.

- 1.2 The site has a vehicular access to the eastern side giving access to out buildings and a surfaced car parking area.
- 1.3 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. These buildings would be demolished to make way for the proposed 15-bedroom dementia unit.
- 2.2 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 rain water 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 A tandem application has been submitted for Listed Building Consent, application number 15/00596/LBC and which remains pending.

3 PLANNING HISTORY (SINCE THE 1990S)

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- 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 on 25 July 1977.
 - 3.2 ROC/1175/79 Demolish existing buildings and erect store and domestic garage. Permission granted on 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.
 - 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 Ashington 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

The Green Belt

- 4.1 The existing building is located mostly within the area allocated existing residential development in the Council's saved Local Plan (2006). The boundary with the Metropolitan Green Belt cuts through the site to the rear of the existing building from a point between the corner of the rear garden to No. 516 Ashington Road south to a point midway along the rear boundary of the adjoining dwelling "Chekessia," which fronts Church Road. Almost all of the extension proposed would be located at the back and side of the site and within the Green Belt.
- 4.2 The provision of extensions to existing buildings within the residential allocation is generally acceptable, subject to detailed considerations including the effects upon heritage assets such as buildings listed for their historic and architectural importance.
- 4.3 The extension of a building in the Green Belt is acceptable provided that it would not result in a disproportionate addition over and above the size of the original building. In this case the original building was substantially extended in the 1980s but that addition did not encroach into the Green Belt.
- 4.4 The proposal previously refused was refused on the grounds that it would represent more than doubling of the original ground floor building as extended and mostly within the Green Belt.
- 4.5 The current application, whilst showing a revised floor plan, has failed to address the concern relating to this reason for refusal. The majority of the extension proposed would fall within the Green Belt, and whilst the Council would support development of this type, it would nonetheless still be considered inappropriate in this location.
- 4.6 However, account must also be taken of the group of out buildings to be removed.

- 4.7 The out buildings are in two blocks with an overall outside dimension, allowing for the space between, having an overall depth into the Green Belt of 12.6m and overall width of 20m. The out buildings would have floor areas of 92 square metres and 86 square metres respectively. The out buildings are more or less in line with the northern most projection of the main building.
- 4.8 The proposed extension would have an overall outside dimension of 27.95m depth into the Green Belt and overall width of 32.255m. The proposed extension would have a footprint of some 865 square metres. The proposed extension would extend 22.38m north from the northern most building projection of the main building.
- 4.9 Clearly the proposed extension rather than compare to the size of the out buildings to be demolished, would instead represent a substantial encroachment of the envelope of buildings into the Green Belt and a disproportionate addition to the existing building, similarly to the previous extension. As a result the proposed extension would be harmful to the openness of the locality and that part of the Green Belt in which the site is situated contrary to paragraph 89 of the National Planning Policy Framework. The previous reason for refusal on this ground would therefore be carried forward.
- 4.10 Policy DM11 to the Council's Development Management Plan 2014, amongst other things, seeks to support existing businesses located in the Green Belt provided such extensions would not result in a disproportionate addition in floor space over that of the original building. The substantial increase in floor space proposed would result in a development which would be contrary to Policy DM11.

Listed Building Issues

- 4.11 The response from the County Council's Historic Buildings Specialist Adviser states that the current twentieth century extension to the hall, coupled with the twentieth century housing development located to the north and the east, has meant that much of the historic setting has been eroded. 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 area of the site to be developed.
- 4.12 It is concluded that 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. The design of the proposed extension is considered favourable, in so far as it is single storey and low impact, and through the alteration in ridge height and building line breaks the body of the building into less visually intrusive sections.

Relationship to Adjoining Dwelling

- 4.13 The site neighbours a detached bungalow at No. 516 Ashingdon Road. That bungalow is to a rectangular shaped plot with an attached garage on the boundary near to the main dwelling.
- 4.14 The current application would retain the side garden area alongside this neighbouring bungalow but would extend towards the end of the garden at a pinch point of some 4.5m in width to the farthest point from the bungalow. This part of the extension would be of pitched roofed design showing overall ridge heights of 4m and 4.7m, marginally higher than the ridge heights proposed in the previous application. The current application shows that the size of the extension would no longer be in close proximity or following the side boundary and as such, no longer dominating and shading the neighbouring bungalow as was the case in the previous application. The current application would be sited a considerable distance away from the neighbouring bungalow and would be single storey in design, which therefore overcomes the previous reasons for refusal on this issue.

Parking Considerations

- 4.15 Standard C2 requires a maximum provision of 1 No. car parking space for each full time equivalent staff member and in addition 1 No. visitor space for every three bed spaces.
- 4.16 The proposal would provide fifteen bed spaces and eighteen bed spaces already exist. The application details state that the number of part time staff would increase from 8 to 24. The previous application did not acknowledge any increase in staff.
- 4.17 The statement submitted shows that there are currently 12 part time members of staff at the care home and a further 16 would be required for the proposed dementia unit. On the basis of the Council's currently adopted standard a maximum of 11 spaces would be required for visitors. In addition there would need to be space for staff. The application states that whilst there would be an increase, there would be a maximum of 10 members of staff working in the existing and proposed part at any one time. This would result in a total maximum number of 21 car parking spaces being required. Thirteen spaces are proposed.
- 4.18 The location fronts a main road and regular bus service with good connections with both Rochford and Hockley rail stations. There is daytime overspill parking potentially available to the Council's nearby King Georges public open space until around 9.00 pm each evening. After this time, it is likely that there would be less need for visitor spaces on the site and staff working overnight shifts would be able to park on the site.
- 4.19 Taking account of the access to public transport and possible off street parking nearby, the provision of the 13 spaces shown would be adequate for

the site needs. No objection is raised by the County Highway Authority to the quantum of spaces shown.

5 REPRESENTATIONS

5.1 ASHINGDON PARISH COUNCIL: The Parish Council support the application, subject to the following conditions:-

1. More car parking is provided as part of the scheme.
2. A mirror be installed on the bend in Church Road to improve visibility during construction.
3. Church Road to be re-surfaced after the works have been completed.
4. Improvements are made to the drainage system.

5.2 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).

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

Recommendation: Full Condition

5.4 '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'.

5.5 ARBORICULTURAL OFFICER: The site is subject to TPO 41/83. There are further trees within the site that may be affected by development.

5.6 I would recommend the applicant supply an arboricultural impact assessment in accordance with British Standard 5837 (2012).

5.7 LONDON SOUTHEND AIRPORT: No safeguarding objections.

5.8 NEIGHBOUR CONSULTATION

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

5.10 Ashingdon Road: 516, 520, 524

5.11 Church Road: Chekessia, Robyn Ghyll, Rozal

- 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
- Dangerous vehicle movements during construction period
- Loss of beautiful open views from Ashingdon Hall
- Highway visibility
- Noise and disturbance to residents
- 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 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.

STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the basis of the reasons for refusal, which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development in line with the Council's pre-application advice service.



Christine Lyons
Assistant Director, Planning Services

Relevant Development Plan Policies and Proposals

Rochford District Council Local Development Framework Core Strategy Adopted Version (December 2011)

GB1, GB2, T8, CP1

Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010

C2

Rochford District Council Development Management Plan 2014

DM 11

National Planning Policy Framework

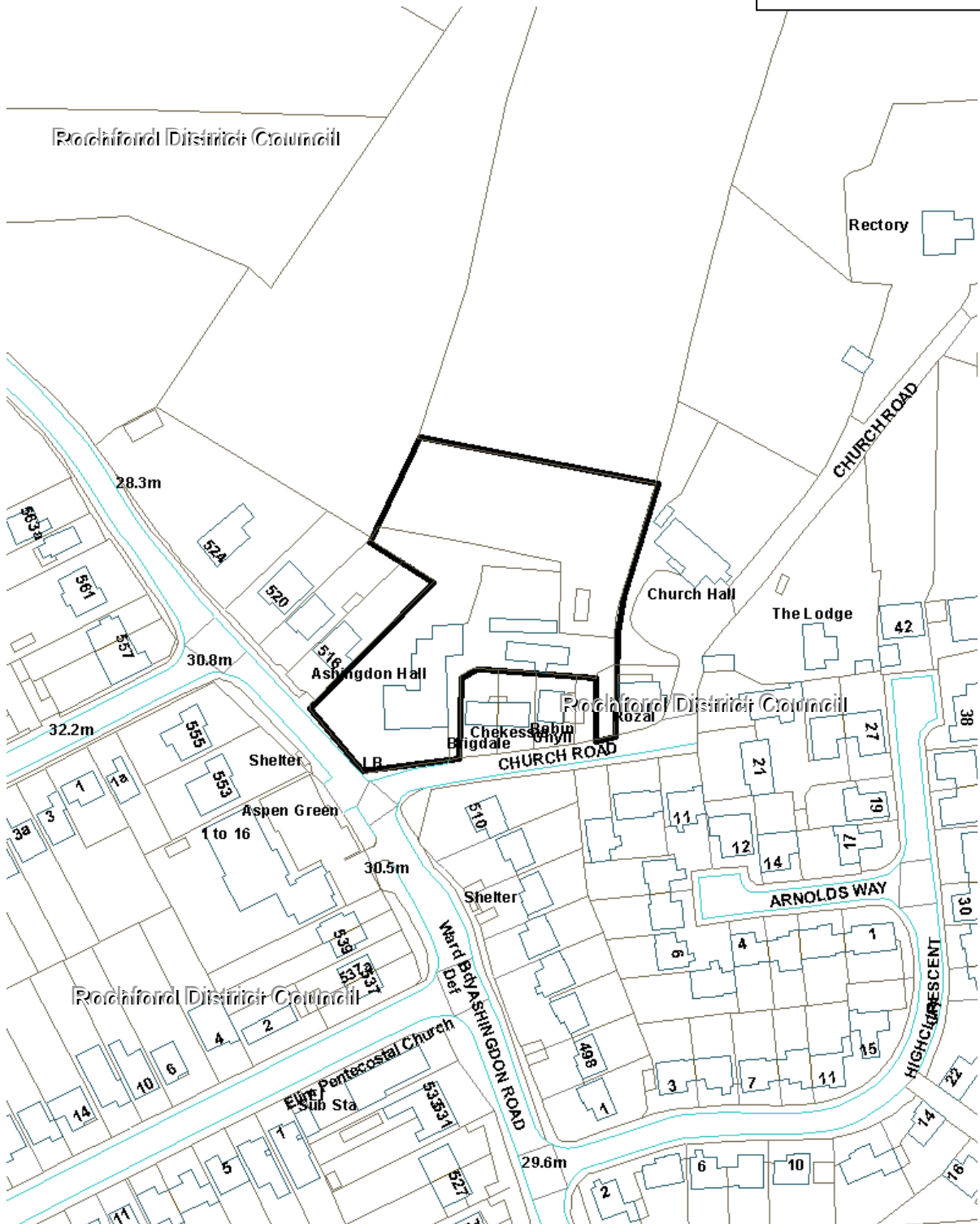
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