

DELEGATED DECISION REPORT

SMD/2021/0836 (FULL APPLICATION) AND 0835 (LBC APPLICATION) Valid 17/12/2021	ASH HALL NURSING HOME ASH BANK ROAD WERRINGTON	PROPOSED SINGLE STOREY EXTENSION TO REAR TO FORM STORE (FULL - MINOR)
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MAIN ISSUES

- The Impact on a listed building including its setting
- The impact on the character and appearance of the area
- Impact on residential amenity
- Highway safety

DESCRIPTION OF SITE

The application site lies on the northern edge of Werrington just within the development boundary. It comprises an elderly care home including a Grade II listed Victorian stone building (with Ashlar slate roof) with modern grey-render flat-roofed two-storey 1960s-style rear extension which is also included as being part of the listed building. It is accessed via a long driveway off Ash Bank Road (A52) to the south. Ash Grove, a residential cul-de-sac lies to the west. Open land within the Green Belt lies to the north and west side of the nursing home site.

PROPOSAL

A Listed Building Consent application (SMD/2021/0835) and a full planning application (SMD/2021/0836) have been submitted for a single-storey store extension to the modern rear extension to the nursing home, and would be added to the east elevation of the extension on existing hardstanding and would have external access doors and would not be integrated with the internal layout of the extension. This would have floor dimensions of 4.5 x 3.7 metres and a max height of 3.8 metres and would have matching render finishing materials and a mono-pitch/lean-to roof with tiles.

A Heritage Statement has been submitted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

DC1 Design Considerations

DC2 Historic Environment

National Planning Policy Framework (NPPF)

Section 12 (Design) and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There have been many previous applications at the site but none relevant to this proposal.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/1/2022

Neighbour consultation period ends: 26/1/2022

Press Advert: 12.1.22

Public Comments

None.

Parish Council Comments

None.

OFFICER COMMENTS

The store would be attached to the modern extension at the rear rather than the old traditional Victorian building which has character. The modern extension is harmful to the character and appearance of the old part of the listed building so any further extension to this would potentially lead to even further harm by detracting from the dominance of the old part. However, the proposed store is a relatively very small addition in relation to the modern extension and of much lesser height and recessed considerably behind the primary front elevation of the modern extension and on the opposite end to where the old part is located. It would be entirely against the side elevation of the modern extension and up against the boiler room projection and at the end of the building facing modern housing development and tucked away in the gap in between the side of the building and the rear boundary shared with the residential cul-de-sac to the east. It would have matching grey render finish and a shallow mono-pitch roof with grey tiles to blend into the modern extension and reduce its prominence so that it avoids competing with and detracting from both the modern and old parts of the overall building. Its siting is such that it would not be interrupting any line of sight of the old characterful part of the building which had led to it being listed. It would not even be visible from the houses to the east as it is the side elevations of those houses that face the nursing home premises and boundary fencing along Ash Grove prevent views of the proposed extension from this road.

As the proposal provides a store and is not linked to any expansion of the nursing home business, there would be no impact on vehicle movements and therefore no impact on highway safety.

CONCLUSION / PLANNING BALANCE

Given that the addition is to a large modern extension to the rear of the building and is visual separate from the original part of the house, the proposal would not harm the listed building, it's significance or its setting and would not cause any overall detriment to the visual and residential amenities of the area. The proposal would therefore comply with the Council's Local Plan (adopted September 2020) and is in line with the government planning guidance contained in the National Planning Policy Framework (NPPF). Therefore both full planning permission and listed building consent can be granted for the proposal.

OFFICER RECOMMENDATION : APPROVE FULL AND LBC APPLICATIONS

Case Officer: Chris Johnston

Recommendation Date: 11.2.22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council