

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 170780

West Bank Residential Home, Walford Road, Ross-On-Wye, Herefordshire, HR9 5PQ

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**CASE OFFICER:** Miss Emily Reed  
**DATE OF SITE VISIT:** 06/04/2017

**Relevant Development** Herefordshire Local Plan – Core Strategy  
**Plan Policies:** Policies SD1, LD1, MT1, SC1

National Planning Policy Framework (NPPF)  
Chapters 4, 7, 11 and 12

Ross Town & Ross Rural NDP  
Not yet at a stage where it is afforded any weight

**Relevant Site History:** Several applications for extensions to the building but none directly relevant

#### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Transportation	X		X		
PROW	X		X		
Neighbour letter/ Site Notice	X	X			
Local Member	X	X			

#### PLANNING OFFICER'S APPRAISAL:

##### Site description and proposal:

West Bank is a large residential care home located on the corner of Kent Avenue and Walford Road in the centre of Ross-on-Wye. There have been several alterations to the building over the years, largely consisting of extensions to the rear.

This application seeks permission to alter 9 windows on the original building including two on the front elevation, one on either side elevation and five on the rear. Amended plans have been received to indicate that the architectural detailing on the front elevation will be retained as part of the proposal.

##### Representations:

An email was sent to Councillor Cutter on 23<sup>rd</sup> May 2017. To date no response has been received and therefore delegated authority assumed.

Constraints:

Area of Outstanding Natural Beauty  
Conservation Area

Appraisal:

With the application seeking alterations to a building that is utilised for social facility, policies SC1 and SD1 are applicable in the first instance.

Policy SC1 states that development proposals which protect, retain or enhance existing social and community infrastructure will be supported. Policy SD1 states proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, proportions and massing of surrounding development. The proposal should also safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.

With the application seeking permission to alter windows on the property from timber to uPVC, the building is to be upgraded and therefore support its retention as a care facility. As such, the proposal is found to be compliant with Policy SC1.

The introduction of uPVC windows can be detrimental to the character of the building, and while the building at the centre of this application is not listed, it does benefit from architectural detailing on the principal elevation. Concerns were raised by the case officer in relation to the removal of these details. However, amended plans have been received that indicate these are to be retained and the proposed windows will sit behind this architraving. On receipt of these details, and the proposed windows being white and of sash design and therefore in keeping with the existing, the proposal is found to be an acceptable way of improving the facility in a way that is not detrimental to the character of the building.

With the proposal replacing existing windows, new issues of overlooking as a result are not anticipated. Issues for the wider AONB and Conservation Area are also unlikely, particularly given the building being set back from the road.

Given the above, and the amended plans received, the proposal is found to be compliant with the relevant policies and therefore recommended for approval.

**RECOMMENDATION:**    **PERMIT** ☒    **REFUSE** ☐

**CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:**

*(please note any variations to standard conditions)*

- 1) C01
- 2) C07 – drawing numbers 4983/PP/01, 4983/PP/04 and 4983/PP/05 and drawing indicating window details all received 16 May 2017.

## Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Signed: ..... Dated: 30<sup>th</sup> May 2017

### TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed: ..... Dated: 30 May 2017.....