

MICHAEL KEYSE
ARCHITECTURAL CONSULTANT

SAWPITS, GREAT DOWARD, SYMONDS YAT, ROSS-ON-WYE, HEREFORDSHIRE HR9 6BP
TELEPHONE: 01600-890554 FAX: 01600-891110
michael.keyse@tesco.net

Design and Access Statement
Dovecot, Car Home Llangarron
Removal of Condition Three of Planning Permission
DCSE2009-0422-F SE09/1272/F

The above planning permission approves the provision of two small extensions to the existing Car Home that is currently registered for 15 residents. The extensions consist of a simple sun room extension to the Dining area and a link area extension formed largely between existing walls. On the ground floor the link area would provide one additional Bedroom and a small additional dayroom. On the first floor an office would be formed within the new roof space. Both extensions are of a relatively small scale and only add one bed space increasing the number of residents to sixteen.

Previously planning permission has been granted under code DCSE 2008-0968-F for the provision of six additional Bedrooms with a new sitting room.

Condition three of approval DCSE 2009-0422-F is as follows:-

"This permission shall be implemented only in lieu of, and not in addition to, the planning permission DCSE 2008-0968-F dated 2nd June 2008"

Reason: To prevent over development of the site so as to ensure the development complies with the requirements of Policies DR1, DR2 and CF7.

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL	
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The Council has granted planning permission for both proposals therefore the principle of extensions to the Care Home is supported together with the form design and external materials proposed.

The first approval allows six additional bedrooms on the site and the second approval adds one extra bedroom.

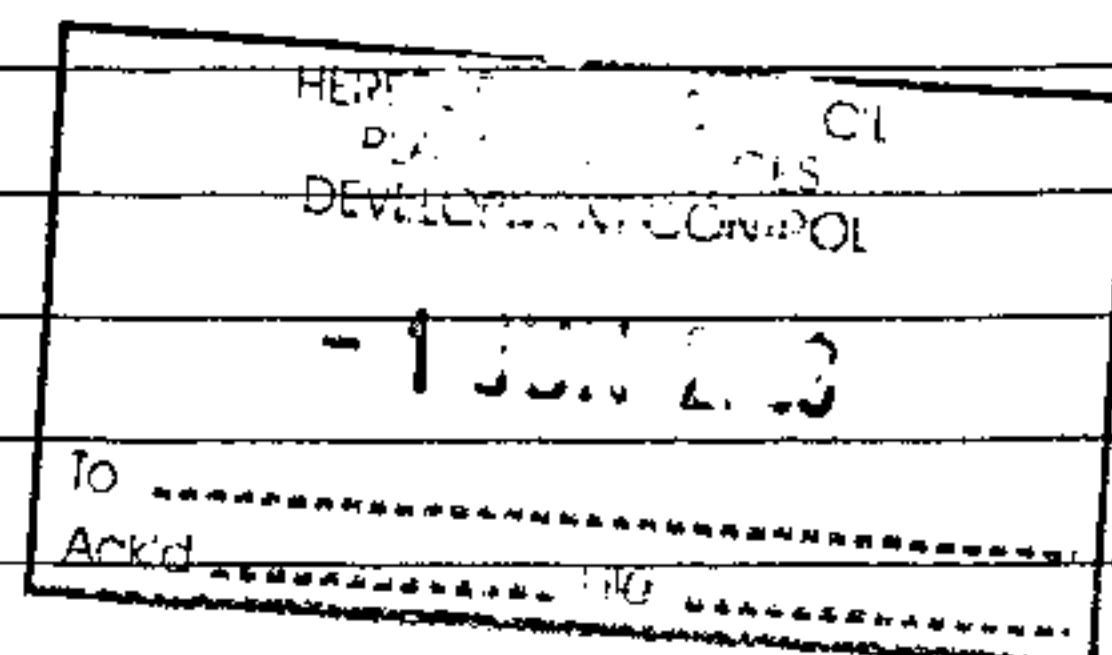
Condition three considers that this one additional Bedroom would lead to over development of the site. SE09/1272/F

The enclosed Block Plan indicates the layout of the site with the extensions hatched.

The link area extension is an infill between existing walls and does not project beyond the front of the existing Building. The whole of the front area of the site being a depth of over 20m from the road remains to provide vehicular access, parking and garden areas.

The sun room extension is a small single storey extension largely glazed and located over an existing paved terrace area. The sun room extension does not have a significant impact on the rear garden amenity space for the residents.

The provision of one additional Bedroom will not add significantly to traffic, noise or other activity on the site. The sun room and the new Day Room in the Link area extension will add facilities for the residents and the new office space will ensure the opportunity for the continued sound administration of the Care Home.



Access.

As previously noted the existing vehicular and pedestrian access to the property will not be affected by the proposal.

Conclusion.

Attached is a statement prepared by the applicants outlining their position and providing background information on the Cave Home.

SE09/1272/F

For the reasons previously indicated I do not consider that the implementation of both planning approvals would result in over development of the site. Obviously any site can be overdeveloped and the applicants would be content to agree to no further development of the site once the total number of residents is raised to twenty two to retain the pleasant character of the Home and to avoid the institutional nature of a larger unit.

M Keyse May 2009

