

APP 03

Application Number: 12/02672/FUL

Other

Internal refurbishment of Lakeview One Wing, removal of existing rear terrace, erection of single storey rear extension to form terrace at ground level and Community Outreach Hub at lower ground level linked to existing Day Centre

AT Hospice of Our Lady And St John, Milton Road, Willen

FOR Mr Paul Hinson

Target: 21st February 2013

Ward: Linford South

Parish: Campbell Park Parish Council

Report Author/Case Officer: Miss Sakina Dossaji

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Head of Team: Alex Harrison

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The Hospice building was originally the Manor Farmhouse, an 18th and 19th Century Grade II Listed Building, the building has had a series of alterations and extensions over time to facilitate its use as a hospice. The proposal would be viewed from public areas and is within the Conservation Area of Willen. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.2 The Proposal

The current application seeks planning consent to remove the existing terrace area and erect a single storey extension to the rear elevation of the building to form a new terrace area at lower ground level. Details of the proposal as described above can be seen in the plans appended to this report.

It should be noted that an accompanying application for Listed Building Consent 12/02673/LBC for the proposed development has been granted on 21.03.2013.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework March 2012

Section 7: Requiring Good Design

Section 12: Conserving and Enhancing the Historic Environment

2.2 Local Policy

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development Proposals on Locality;

D2 – Design of Buildings;

HE4 – Extension or Alteration of a Listed Building

HE5 – Development Affecting the Setting of a Listed Building

HE6 – Conservation Areas

T15 – Parking Provision.

Supplementary Planning Guidance

Parking Standards for Milton Keynes 2005 (Amended 2009)

3.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

- 3.1
1. The impact of the proposal on the character and appearance of the area; the proposed extension will not project any further than the existing building line of the rear elevation. The redevelopment of the existing terrace area will retain access to outdoor space and maintain the open landscaped gardens
 2. The impact of the proposal on parking provision; the proposal does not increase the parking requirements for the Hospice.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted subject to the conditions set out at the end of this report.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

5.1 Character and Appearance of the Local Area

The application site is situated within a rural setting at the end of Milton Road and can be viewed from Willen Lake and the adjacent public footpath. Although the Hospice is set back from the public foot path and Milton Road it is considered to be prominent within the public realm. The proposed lower level extension would link to the existing Day Hospice area and does not project any further than the existing building line of the rear elevation. Furthermore, the height of the extension will be set lower than the existing roof line and will therefore appear subservient to the existing built form of the building.

- 5.2 Due to the natural slope of the site and the variation in levels, the proposed alterations do not appear overly dominant. The new lower level extension which links to the existing Day Hospice by raising the ground terrace level above sets well into the existing rear elevation and terrace area. It is therefore considered that the proposed alterations would not infringe on the setting of the listed buildings and character of the area.
- 5.3 The applicant has indicated that the materials to be used would be sympathetic to the existing fabric of the building to reflect the character of the building. In order to preserve the setting of the listed principal building a condition has been included as part of the planning consent to ensure materials used match the existing external finishes of the building.
- 5.4 The applicant has also indicated that the landscaping of the gardens will be retained and any planting removed will be replanted. For these reasons it is considered that the proposed development is not of significant harm to the character and appearance of the area.
- 5.5 Parking
The proposed development will involve the reduction of five bedrooms in order to accommodate for shared bathroom/ensuite facilities and therefore the proposed number of bedrooms for the site is 15. It should be noted that the extension and alterations to the outdoor terraces is not considered to increase the overall capacity of the Hospice and under the current parking standards the proposal therefore does not increase parking requirements for the site.
- 5.6 The Hospice has 3 car parks and a total of 60 car parking spaces on site for staff and visitors. It should be acknowledged that the current Parking Standards for residential institutions (C2 Class) is 1 space per bedroom. According to these requirements the Hospice significantly exceeds the minimum standards for on plot parking spaces. As the proposed development reduces its bedroom capacity to 15 and therefore provides in excess of 45 additional parking spaces, an increase in parking provision as a result of the current proposed development is not required on the site.
- 5.7 Although the current and historic issues of overspill parking on Milton Road are not changed by the proposed development, concerns have been raised by local residents about the ongoing issues of increased traffic. Residents are concerned by the increasing number of cars parking along Milton Road which has caused difficulty for larger vehicles to pass through. Many of the neighbouring dwellings have been blocked in and have had cars parked on their driveways. From discussions with the applicant, the Hospice are considering alternative on-plot parking to reduce the impact on Milton Road and neighbouring amenity to address parking issues. The Council's Highways Officer discusses these issues in further detail in Section A3.4 at the end of this report. However, this is identified as a separate issue which is not considered to be a direct impact caused from the current application. Therefore is considered that these issues would not amount to a sustainable reason for refusal on parking grounds.

6.0 CONDITIONS

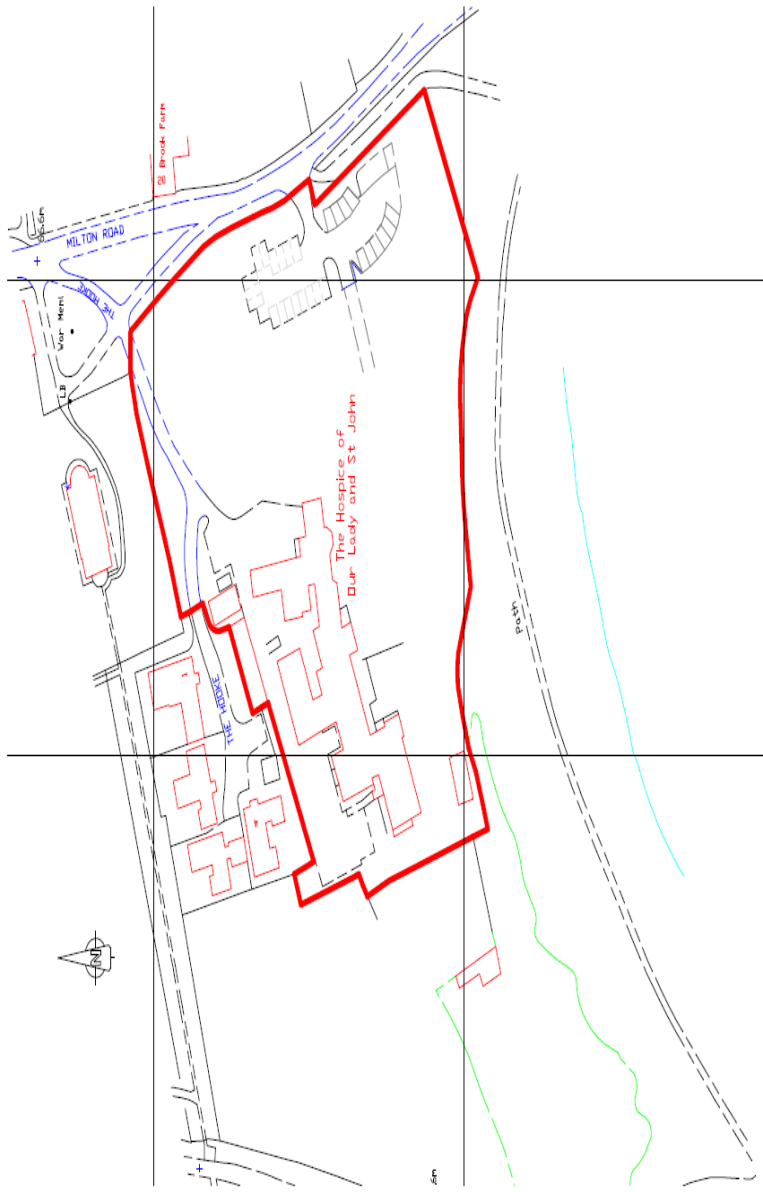
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

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

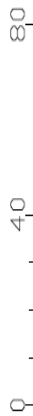
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004. (D11)

2. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match exactly those of the existing building unless otherwise agreed in writing by the Local Planning Authority.(M01)

Reason: To ensure that the development does not detract from the appearance of the locality.



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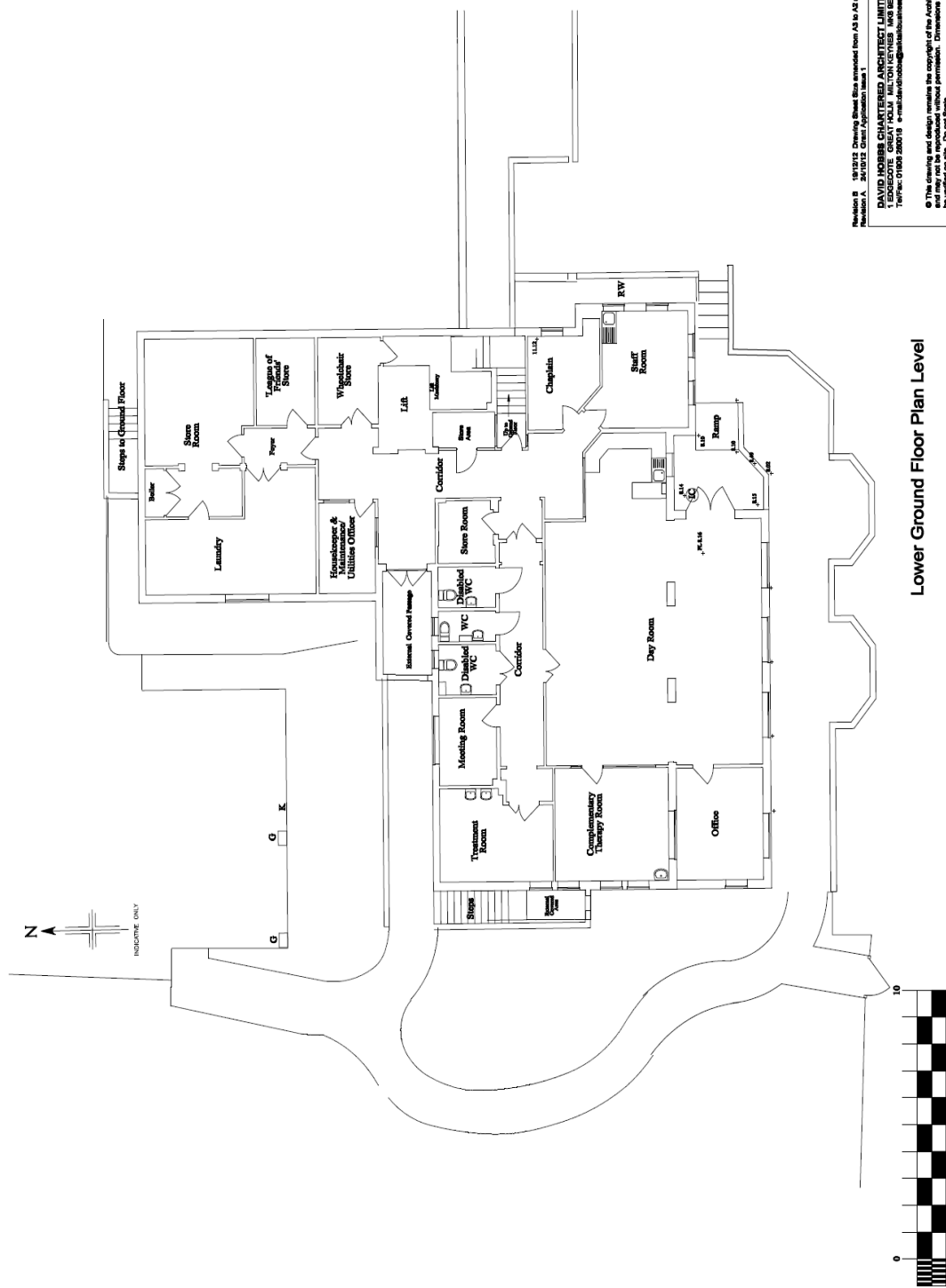


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PROJECT:
 WILLEN HOSPICE, MANOR FARM, MILTON
 ROAD, WILLEN VILLAGE, MILTON KEYNES,
 MK15 9AS

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TITLE:
 SITE LOCATION PLAN FOR WILLEN HOSPICE.
DATE: DECEMBER 2012 **SCALE:** 1:1250@A4
DRAWING NO.: 1209/01



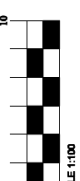
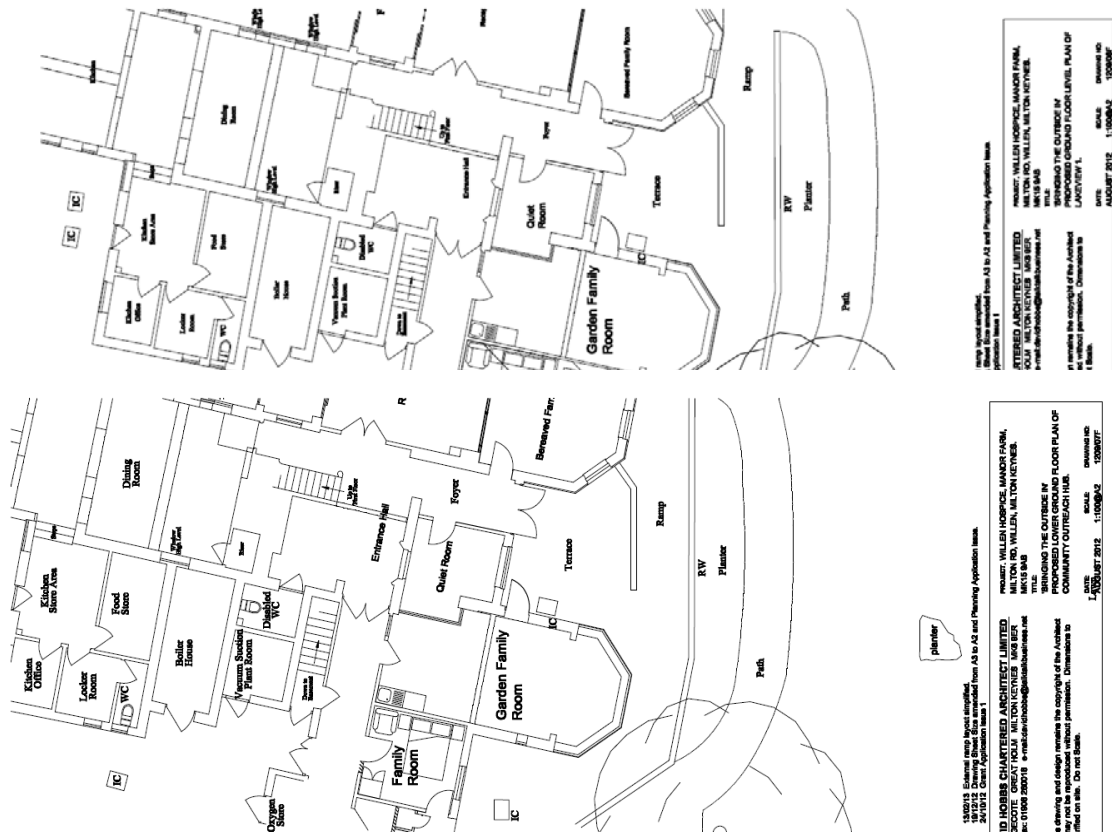
Lower Ground Floor Plan Level

Revision B 18/12/12 Drawing Sheet Size amended from A3 to A2 and Planning Application Issue.
 Revision A 26/12/12 Other Application Issue 1

PROJECT: WILLEN HORPICE, MANOR FARM,
 WILLEN, WILTON, WILTSHIRE, WILTSHIRE
 MK13 9AB
 TITLE: PROPOSING THE OUTLINE OF
 EXISTING LOWER GROUND FLOOR PLAN LEVEL
 OF DAY HORPICE

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 be used on site. 10/10/12

DATE: AUGUST 2012 SCALE: DRAWING NO: 10/08/12 DRAWN BY: 10/08/12



Revision F 15/02/19 External ramp level amended.
 Revision E 19/10/18 Drawing Sheet Size amended from A3 to A4 and Planning Application Issue.
 Revision D 15/02/18 Drawing Sheet Size amended from A3 to A4 and Planning Application Issue.
 Revision C 15/02/18 Drawing Sheet Size amended from A3 to A4 and Planning Application Issue.
 Revision B 15/02/18 Drawing Sheet Size amended from A3 to A4 and Planning Application Issue.
 Revision A 15/02/18 Drawing Sheet Size amended from A3 to A4 and Planning Application Issue.

DESIGNED BY: **STREETS ARCHITECTS LIMITED**
 101 MILLTON ROAD, MILLTON, MILTON KEYNES, MK14 6AB
 TEL: 01908 280018 • enquiries@streetsarchitects.com

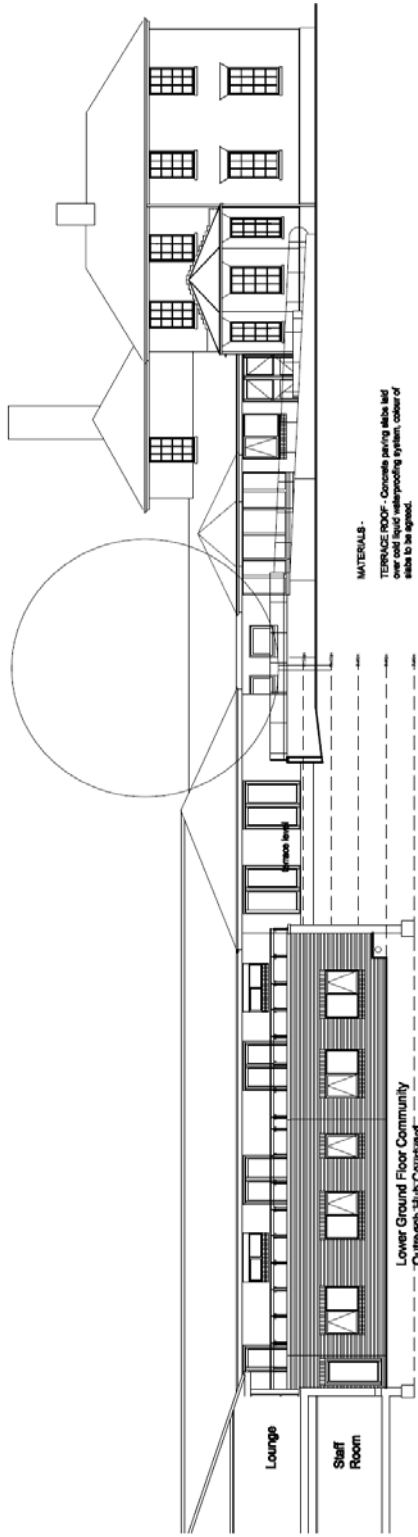
PROPOSED LOWER GROUND FLOOR PLAN OF
 COMMUNITY OUTREACH HUB.

DATE: 15/02/2019 SCALE: 1:100 DRAWN BY: [Signature]
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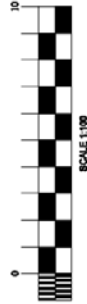
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Proposed South Elevation Through Lower Ground Floor Community Outreach Hub Courtyard.

- MATERIALS -**
- TERRACE ROOF -** Concrete paving slab laid over roof light waterproofing system, colour of finish to be agreed.
- TERRACE GUARDING -** Stainless steel stainless steel uprights with a balustrade rail of 100mm x 100mm.
- WALLS -** Facing brickwork with finished to be complementary / colour / type to be agreed.
- WINDOWS / DOORS -** Aluminium framed black window / door glazing system, colour to match existing frames to Day / Hoploc.
- EXTERNAL WORKS -** Lower Courtyard to be paved, colour and type to match existing external block paving to Day Courte patio area.
- BOUNDARY DETAILS -** To remain as existing.



Number: C 190219 External ramp layout amended.
 Revision: 1 19/10/2019 External ramp layout amended.
 Revision: 2 20/10/2019 External ramp layout amended.
 Revision: 3 20/10/2019 External ramp layout amended.
 Revision: 4 20/10/2019 External ramp layout amended.
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 Revision: 100 20/10/2019 External ramp layout amended.

Appendix to 12/02672/FUL

A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 06/01914/FUL

Refurbishment Of Day Hospice Service Areas And Single Storey Rear Extension To Existing Day Room
Permitted 02.01.2007

06/01915/LBC

Listed Building Consent For Refurbishment Of Day Centre Service Areas And Single Storey Rear Extension To Existing Day Room
Permitted 02.01.2007

09/02308/FUL

Single storey rear extension
Permitted 08.02.2010

09/02309/LBC

Listed Building Consent for demolition of bay projection and external wall to quiet room and single storey rear extension and various alterations
Permitted 08.02.2010

12/02673/LBC

Internal refurbishment of Lakeview One Wing, removal of existing rear terrace, erection of single storey rear extension to form terrace at ground level and Community Outreach Hub at lower ground level linked to existing Day Centre
Permitted 20.03.2013

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None.

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

Comments

Officer Response

A3.1 Parish - Campbell Park

The Parish had no objections to this application.

Noted.

A3.2 Councils Archaeologist

'I have assessed the site against the known archaeological resource as contained in the MK Historic Environment Record (HER). In conclusion I am pleased to state that although it is within a Heritage Interest Area the proposed development itself is not regarded as being of significant potential archaeological impact. As such it is, in my view, unnecessary to conduct any pre-determination archaeological investigation nor do I wish to recommend an archaeological condition in respect of the site.'

Noted.

A3.3 Conservation And Archaeology

'I have concluded that there are insufficient grounds for a conservation based objection but ask that the following general issues are taken into consideration when determining the application:

Noted. See Paragraph 5.2. Policies HE4, HE5 and HE6 apply.

1. The setting of the listed principal building should not be encroached upon or further disrupted. I believe this can be achieved by conditioning materials (walls and roof in particular) and details (doors windows) to match the existing. I understand that the height of the proposed

scheme is not to exceed current roof heights'.

A3.4 Highways Development Control

Milton Road is a cul-de sac leading from Millington Gate in Willen subject a 30 mph speed limit. It serves an established residential area and also access to a local park, church and parking areas. There is a footway on the opposite side of the road to the hospital that leads down to dwellings at the end of the cul-de sac. Noted.

A3.5 The section of Milton Road from Smabridge Walk to the end of the road has the characteristics of a rural lane, with varying reducing widths from around 5m down to 4m in places.

On my site visit on 13 February there were a number of cars parked on Milton Road along the frontage of the Hospice which reduced the width of road available, although still wide enough for an emergency vehicle to pass the emergency vehicle would probably have to slow down to avoid a collision.

The Hospice has three car parks with two car parks close to the hospice. These were full on the day I visited which may explain the overspill car parking onto Milton Road.

From the information submitted by the applicant this application does not increase the parking requirements for the Hospice. The Hospice has formal parking provision for 60 cars for staff and visitors on site.

The current and historic issues of overspill parking on Milton Road are not changed by this application, although I understand that this has been raised by local residents in consultations. Residents have written direct to the Highways Traffic Management Team regarding this problem to request the introduction of parking restrictions. It is unlikely that these will be implemented at this time because of the rural location of Milton Road. Other measures are being considered.

I understand from discussions with the applicant that there may be changes in the organisation in future that would result in a reduction in staff based at the Hospice. However there could still be an issue with volunteers and visitors parking on Milton Road. The applicant has indicated in discussions that they are considering increasing their on-site car parking capacity to reduce the impact on Milton Road and minimise the parking issues with the residents on Milton road. This would be a much needed improvement and one that I would support in principle on any subsequent applications. However without any formal legal agreement in place there is no commitment from the applicant to carry out this work and I would recommend that this option is resolved as a matter of urgency.

A better long term solution may be to reduce the overall travel demands from the Hospice staff and volunteers through an effective travel plan with a travel co-ordinator appointed by the Hospice to work with staff and volunteers to resolve these issues. I recommend that this is implemented by the applicant whilst the other option of increased car parking is developed for any planning application.

Local Residents

The occupiers of the following properties were notified of the application:

- The Cottage 9 Milton Road Willen
- Lakeview 5 Scriven Court Willen
- 4 Scriven Court Willen Milton Keynes
- Rivendell Cottage 10 Milton Road Willen

6 representations were received highlighting on-street parking as a principal concern:

- 1 Access at the end of Milton Road is often obstructed due to increased parking along the road. Large vehicles such as delivery emergency vehicles cannot pass.
1. Access to the houses along Milton Road is often obstructed by parked vehicles blocking driveways.
2. The extra traffic has worn away the verge and led to drains being blocked by debris causing flooding at the end of the road.

Noted, see Paragraph 5.3. Policies T10 and T15 apply.