

Deadline	29 th July 2010		
Application Number:	S/2010/0810		
Site Address:	MILFORD HOUSE NURSING HOME SALISBURY SP1 1NJ		
Proposal:	SINGLE STOREY EXTENSION TO PROVIDE 12 ADDITIONAL BEDROOMS AND ASSOCIATED FACILITIES		
Applicant/ Agent:	MR RICHARD WOODCOCK		
Parish:	LAVERSTOCKLAV/FORD/OLDSAR		
Grid Reference:	415904.1 129548.6		
Type of Application:	LBC		
Conservation Area:		LB Grade:	II
Case Officer:	Mrs J Wallace	Contact Number:	01722 434687

Application Number	S/2010/0810/LB
Proposed Development	Single storey extension to provide 12 additional bedrooms and associated facilities
Officer Report	

Reason for the application being considered by Committee
Councillor McLennan has requested that this item be determined by Committee due to:
Environmental/highway impact

1. Purpose of Report
To consider the above application and to recommend that planning permission be GRANTED subject to conditions
Neighbourhood Responses
No letters or emails of comments/support/objection have been received
Parish Council Response
Object
2. Main Issues
The main issues to consider are :
Impact on the character of the listed building

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3. Site Description

The site is currently occupied by the Milford House Nursing Home, a much extended listed building with two accesses on to Milford Mill Road. Car parking is provided from both accesses. Milford Mill Road is a narrow road linking Salisbury with the Peters Finger area.

4. Planning History

83/1200	Conversion of ground floor into living accommodation (one residential unit) & demolition of store shed & erection of second garage	AC	21.11.83
84/80	Erection of 2 double garages & car port with dustbin holding area	AC	20.02.84
85/1043	Change of use to old peoples home/residential nursing home	AC	30.09.85
86/334	Extension to form sitting room, bedroom & double garage (existing garages demolished)	AC	29.04.86
87/375	Alterations & extension to provide nursing home	AC	15.09.87
87/376LB	Alterations & extension to provide nursing home	AC	15.09.87
88/937	O/L 24 bedroomed nursing home for young disabled	AC	12.02.90
92/438	Approval of matters reserved - alterations & extensions to provide an additional 24 beds for existing nursing home	AC	15.07.92
92/439LB	Alterations & extensions to provide an additional 24 beds for existing nursing home & demolition of small part of building	AC	07.08.92
92/1374LB	Alterations to entrance hall & lounge	AC	09.11.92
92/1633 & 92/1634LB	Approval of reserved matters – revised design, alterations & extensions to provide additional 26 beds for nursing home with construction of new access & alteration to existing access	WD	14.12.92
93/1120	Conversion of armoury into office	AC	05.10.93
95/592	Demolition of existing flats and garage and erection of a ten bedroom extension to the existing nursing home	AC	29.06.95
95/593LB	Linking of new nursing wing to existing conservatory in the listed building (the new site will occupy a site currently outside the bounds of the listed building)	AC	23.03.95

02/298LB	Alterations to three first floor bedrooms and insertion of wheelchair lift.	AC	21.03.02
02/1564LB	Alterations to 3 first floor bedrooms and insertion of a wheelchair lift	AC	18.09.02
09/1345	Single Storey Extension To Provide 12 Additional Bedrooms And Associated Facilities	WD	09.10.09
09/1346LB	Single Storey Extension To Provide 12 Additional Bedrooms And Associated Facilities	WD	09.10.09

5. The Proposal

It is proposed to erect at the rear of the existing building a single storey extension to provide 12 additional bedrooms. Additional car parking will be provided adjacent to the front entrance to the Manor and associated facilities

6. Planning Policy

The following policies are considered relevant to this proposal

G1 & G2	General criteria for development
D3	Design criteria for extensions
CN3 and CN5	Listed buildings and their setting
PPS5	Planning for the historic environment

7. Consultations

Parish Council
Object

The site is overdeveloped. The last application on this site was granted with the proviso that it would be the last extension asked for.

Many of the normal planning rules are waived when nursing homes are considered in particular Highways issues, the infrastructure is inadequate to cope with the increased traffic that will result from approval of this application

Site access is too narrow and visibility from access insufficient

Health and safety concerns

No footpath along the narrow road. Dangerous for staff or any others to walk to the site.

Noise of increased traffic would effect nearby property

It is appreciated that there is a need to build more facilities for dementia residents and it is not the Parish Council s wish to be obstructive in this objective. Therefore bearing in mind the above; Planning Committee should determine application.

Conservation
No objections

8. Publicity

The application was advertised by site notice/press notice/neighbour notification with an expiry date of 8 July 2010

No letters or e-mails of comment/support/objection have been received.

9. Planning Considerations.

9.1 Impact on the character of the listed building

Milford House is a listed grade II building dating from the 18th century. There have been substantial extensions to the original house and as the proposed dementia care unit is to the rear of an existing extension to the original building, the Conservation Officer does not consider that this proposal will have any impact upon the character of the Listed building or its setting

10. Conclusion

The proposed extension to provide dementia care would link with the existing Nursing Home and as the Conservation Officer considers that the proposal would have no impact upon the character and setting of the Listed Building, the proposal is considered to be in accordance with Local Plan policies CN3 and CN5 and national guidance as expressed in PPS5

Recommendation

It is recommended that planning permission is GRANTED for the following reasons:

The proposed extension to provide dementia care would link with the existing Nursing Home and as the Conservation Officer considers that the proposal would have no impact upon the character and setting of the Listed Building, the proposal is considered to be in accordance with the saved policies CN3 and CN5 of the Adopted Salisbury District Local Plan (June 2003) and national guidance as expressed in PPS5

And subject to the following conditions:

1.The works for which Listed Building consent is hereby granted shall be begun before the expiration of three years from the date of this permission

REASON To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2.Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any on-site works commence. The development shall thereafter be carried out in accordance with the approved details.

REASON To ensure that the external appearance of the building is satisfactory.
POLICY CN3, CN5 listed Buildings D3 Design criteria

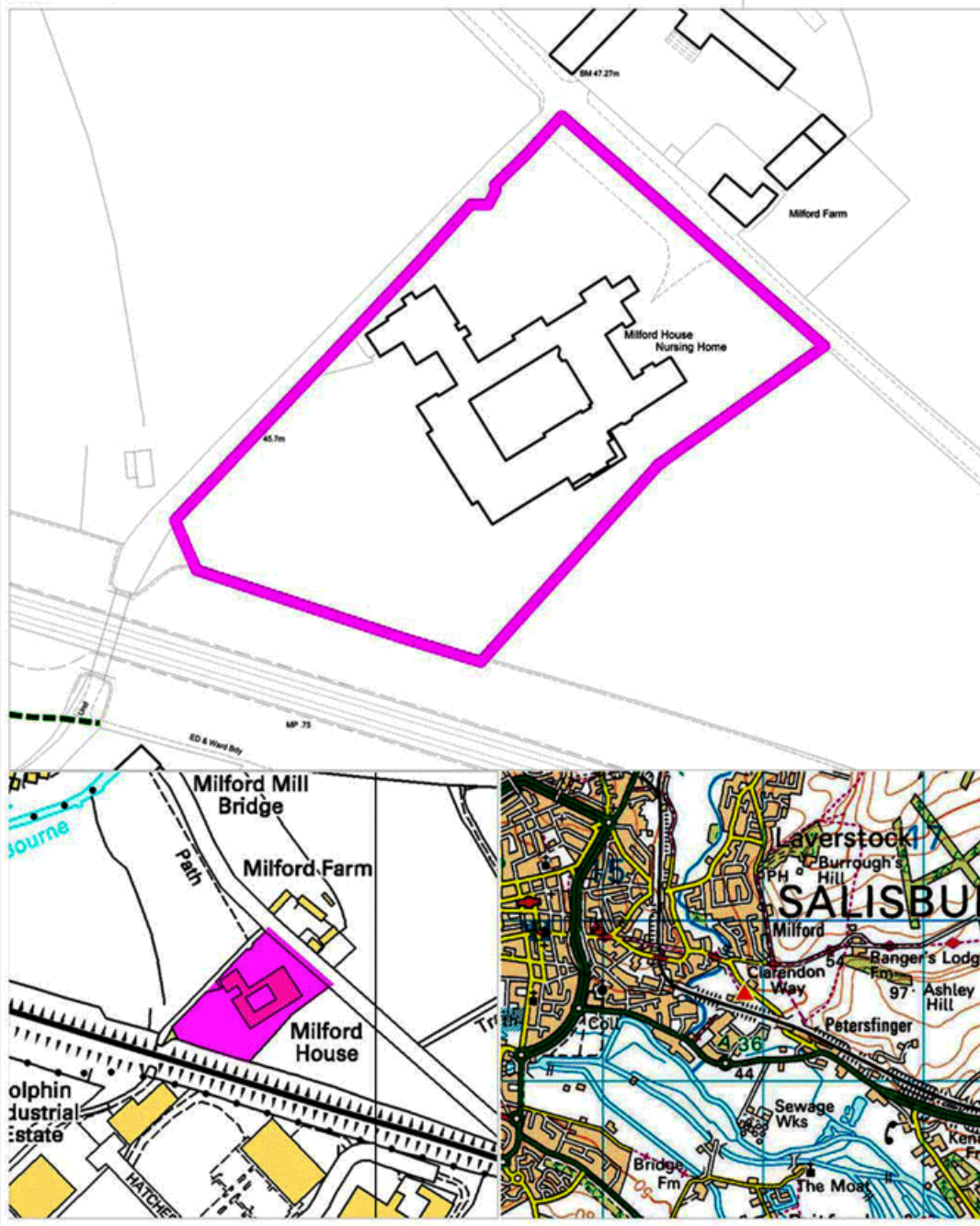
3 Drawing ref. no. 08/286(D) 001Rev A Location Plan received on 26.05 2010
Drawing ref. no. 08/286(D) 001Rev A Proposed site plan received on 26.05 2010
Drawing ref. no. 08/286(D) 003Rev A Proposed floor plan received on 26.05 2010
Drawing ref. no. 08/286(D) 004Rev B Proposed elevations received on 26.05.10
Drawing ref. no. 08/286(D) 005 Proposed site plan received on 26.05 2010
Archaeological evaluation ref CA Report 10017 dated February 2010
Design and Access statement received on 26 May 2010
Environmental Noise Survey Report 16446/PPG24_Rev A dated 24 May 2010
Heritage Statement received on 26 May 2010
Construction Method Statement received on 3 June 2010
Lighting assessment received on 26 May 2010
Sustainability statement received on 3 June 2010 Documents /plans
REASON For the avoidance of doubt

Appendices:	NONE.
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Background Documents Used in the Preparation of this Report:	Drawing ref. no. 08/286(D) 001Rev A Location Plan received on 26.05 2010 Drawing ref. no. 08/286(S) 001 Existing site plan received on 26.05 2010 Drawing ref. no. 08/286(S) 002Rev A Existing ground floor plan received on 26.05 2010 Drawing ref. no. 08/286(S) 003Rev A Existing first and second floor plan received on 26.05 2010 Drawing ref. no. 08/286(S) 004Rev A Existing elevations received on 26.05 2010 Drawing ref. no. 08/286(S) 005 Existing elevations received on 26.05 2010 Drawing ref. no. 08/286(S) 006 Existing elevations received on 26.05 2010 Drawing ref. no. 08/286(D) 001Rev A Proposed site plan received on 26.05 2010 Drawing ref. no. 08/286(D) 003Rev A Proposed floor plan received on 26.05 2010 Drawing ref. no. 08/286(D) 004Rev B Proposed elevations received on 26.05.10 Drawing ref. no. 08/286(D) 005 Proposed site plan received on 26.05 2010 Archaeological evaluation ref CA Report 10017 dated February 2010 Design and Access statement received on 26 May 2010 Environmental Noise Survey Report 16446/PPG24_Rev A dated 24 May 2010 Heritage Statement received on 26 May 2010 Construction Method Statement received on 3 June 2010 Lighting assessment received on 26 May 2010 Sustainability statement received on 3 June 2010
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S/2010/0809 & S/2010/0810



Wiltshire Council
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MILFORD HOUSE NURSING HOME

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