

Planning Report April 2022

Application Reference – 21/04590/FUL (Revised)

Address of Proposal - Homewood Park Hotel, Homewood, Hinton Charterhouse, Bath, Bath And North East Somerset, BA2 7TB

Proposal - Erection of rear, side and front extension to existing spa, 6no new guest suites, new meeting / events space, admin office and ancillary accommodation following demolition of existing stables, garage and other outbuildings. Provision of additional on-site car parking, soft landscaping and associated external works, drainage and services provision.

Type of Application - Full Application

Planning Constraints - Agric Land Class 3b,4,5, MOD Safeguarded Areas, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, SSSI - Impact Risk Zones

Related Property - Homewood Park Hotel, Homewood, Hinton Charterhouse, Bath, BA2 7TB.

Key Points –

- The volume calculation still appears to be based on the existing volumes rather than 'original' Pre 1948 volume. Therefore the 27.5% increase is in addition to the previous extensions which already exceed one third of the 'Original Volume'. The percentage increase calculated would also be far greater if based on the 'Original Volume' rather than the larger existing volume.
- The revised scheme does though attempt to address other concerns raised.
- The NE elevation of the stable conversion / extension, first floor balcony has been removed and the glazing reduced by two thirds.
- The proposed roof top garden above the Spa, has been removed.
- A Lighting and Visual Impact assessment, and Lighting calculation reports have been provided.
- The Landscape officer has no objection. Stating the design changes reduce light spill and visual impact, and the openness of the Greenbelt will not be adversely impacted.
- Details of a Bat and Swallow shelter that will be built have been added.
- Additional landscaping measures have been added, such as 7 trees to mask the view towards Little Mead.

Comments –

- The erosion of the green belt/openness might be the key reason to 'object' given the adjacency of the proposals to the southern settlement area. Key points re the openness question from the Context Planning document;

Whilst it is correct to note that the new buildings would be viewed against a backdrop of buildings and a row of trees, the visualisations do show that there will be a materially greater impact on the visual aspect of openness.

The possibility of picnics, glamping and seating taking place as part of the landscaped setting of the site. It can only reasonably be presumed, given this is the only area of space within the complex, that this space will be used for these purposes.

Recommendation –

Object on grounds of –

- Volume – The proposed extensions will considerably further extend the property beyond the one third of the 'original' volume guidance for what is more likely to be considered acceptable in the Green Belt. The extensions are therefore considered disproportionate and as such harmful to the Green Belt.

Other objections to be considered;

- Loss of amenities to Freshford residents – In terms of visual impact, light pollution, noise, and privacy.
- Harm to the AONB and local ecology – Due to inappropriate design, high visibility from the surrounding area, and light pollution.
- Highways safety – The expansion of the Hotel will put added pressure on the A36 turning on to Abbey Lane.

Address of Proposal - Clachan , Freshford Lane, Freshford, Bath, Bath And North East Somerset, BA2 7UR

Proposal - Erection of a two-storey side extension and single storey rear extension.

Type of Application- Full Application

Planning Constraints- Agric Land Class 1,2,3a, Colerne Airfield Buffer, Housing Development Boundary, MOD Safeguarded Areas, Neighbourhood Plan, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE2 AONB, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones

Key Points –

- The property is not listed and outside the conservation area.
- No history of previous extensions.
- The property is in poor condition, so would benefit from modernisation.
- No volume calculation is provided but an increase in floor area of 44% is given. Estimated volume increase looks well in excess of one third, perhaps around 50%.
- The other half of the semi has already been extended significantly.

Comments –

- Although the extension appears to be well over the SPD one third guidance of what is more likely to be acceptable, the impact of the additions in size might be considered acceptable in this case. However, the proposed use of this additional space is to provide two more bedrooms. Converting the 2 bed into a 4 bedroom property.

Conversion to a 4 bedroom property will result in more parking space being required but the property currently has only one parking space and no more are proposed. The result is likely to more on street parking, which is already in short supply.

- The Freshford and Limpley Stoke Neighbourhood Plan – Planning and Development Policy states;

Car Parking: any development, whether for extensions or new housing, must provide for sufficient off-road car parking to avoid worsening on-road parking and congestion.

Recommendation –

- Object due to insufficient provision of parking for the proposed addition of two bedrooms, resulting in worsening of on-road parking. This does not comply with our Neighbourhood Plan Planning and Development Policy.