

Application Number:	P/LBC/2021/03001
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Cerne Abbas Care Centre Cerne Abbas Dorset DT2 7AL
Proposal:	Alterations for extension to rear & associated works to provide 20no extra care accommodation units
Applicant name:	Avatara Inc Limited
Case Officer:	Verity Murphy
Ward Member(s):	Cllr Haynes

1.0 This application is associated with application P/FUL/2021/03000 which has been referred to Committee for a decision

2.0 Summary of recommendation:

Grant subject to conditions

3.0 Reason for the recommendation: as set out in paras 15.0 at 17.0 at the end of this report

- The proposal will result in no harm to Cerne Abbas Care Centre (Grade II Listed)

4.0 Key issues

Issue	Conclusion
Impact on Listed Building	Proposal will result in no harm

5.0 Description of Site

The application site is situated to the North of Cerne Abbas Village on the western side of the A352. Access to the site is afforded via Acreman Street and is located within the northern corner of the site and is adjoined by a farm track (PRoW S13/34).

Casterbridge Manor Care Home is situated on the site and is a Grade II listed building. Casterbridge Manor is a former Union Workhouse constructed in the 1830s; it is a substantial and predominately 3 storey building fronting onto Acreman Street with outbuildings, parking and gardens to the rear (west). The building layout was originally a cross plan, but has been enclosed and extended over the years, but does still present an overall uniform appearance. The building is currently in use as a care home.

The application site is located approximately 250m north of the settlement boundary of the rural village of Cerne Abbas and is located within the Dorset Area of Outstanding Natural Beauty (AONB). The site is located within the open countryside between two prominent

hills: Weam Common Hill to the west of the site and Giant's Hill to the east on the far bank of the River Cerne. The site is within 500m of two Scheduled Monuments: Cerne Abbey and The Giant. The building's prominent location means that it not only forms a gateway into Cerne Abbas, but it also features in long views from both Giant's Hill to the east and from the south west on Rowden Hill and along the valley floor; the latter is best appreciated from Sydling Road on the approach to Cerne Abbas

The site is rectangular and formed by an area of parking and gardens with grassland to the west. It is contained by native hedgerows to the north, west and south and the rear of Casterbridge Manor to the east. To the south is a partly enclosed garden area for use by the residents of Casterbridge Manor with occasional ornamental and fruit trees. The western half of the site is informal grassland. The proposed development area is approximately 110m west to east and 40m south to north. The boundaries to the west, north and south are defined by dense and tall native mixed hedgerows with occasional small trees. This vegetation provides a relatively high degree of screening into and across the site in the nearby lower-level landscape. Occasional partial views into the development site are possible from the more distant and elevated chalk ridges and hills to the west and east.

6.0 Description of Development

Construction of a two-storey extension to the rear of the current building, with glazed links separating green-roofed blocks from each other and from the main building. The works would provide 20 No extra care units in total. The works would also involve minor alterations to the rear of the current building and associated landscaping and parking.

7.0 Relevant Planning History

1/E/88/000398 and 000399 - Conversion of former union workhouse, now comprising 5 flats and incidental domestic purposes, to 10 flats and erect extensions, construct car parking area and improve vehicular access. Granted - August 1988

1/E/89/000718 and 000719- Erect extensions & make alterations to convert to residential nursing home and install LPG tank. Granted- December 1989.

1/E/90/000446 and 000447 - Erect extensions, & make alterations to convert to Residential Nursing home including close care units. Granted November 1990.

1/E/91/000306 and 000308 - Erect extension. Granted July 1991.

1/E/93/000125 and 000126 - Erect extension to rear. Granted May 1993.

WD/D/15/1382 and 15/1095- Provision of first floor to the atrium. Replacement of conservatory to rear courtyard & formation of a link between the southern single storey ranges (Retrospective). Granted September 2015.

8.0 List of Constraints

Grade: II Listed Building: GIANT VIEW List Entry: 1119469.0;

Landscape Character Area ; Chalk Valley and Downland; Cerne and Sydling Valley

Type: Neighbourhood Area; Name: Cerne Valley; Status Designated 04/02/2013;

Type: Neighbourhood Plan - Made; Name: Cerne Valley NP; Status Adopted 08/01/2015;

Wessex Water: High Risk of Foul Sewer Inundation

PDC Poole Dissolve Area

NE - AONB: Dorset;

NE - SSSI impact risk zone;

NE - SSSI (400m buffer): Giant Hill;

NE - SSSI: Hog Cliff ;

NE - SSSI: Court Farm, Sydling ;

NE - SSSI: Black Hill Down ;

NE - SSSI: Sydling Valley Downs ;

NE - SSSI: Giant Hill ;

NE - SSSI: Batcombe Down ;

EA - Poole Harbour Catchment Area

EA - Groundwater Source Protection Zone

Grade II listed building (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990.

Area of Outstanding Natural Beauty : (statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. DC Ward Member - Chalk Valleys Ward

- No comments received

2. DC - Conservation Officers

- Supportive of application, subject to conditions
- The proposal will result in no harm to the significance or setting of the Grade II listed Casterbridge Care Home (Giant's View).
- The proposed extension is situated to the rear of the building and connected to it (i.e. the rebuilt and altered former isolation block) by a single-storey glazed link corridor. The newbuild elements comprise various two-storey blocks arranged into a loose cruciform, such that awkward rigidity or slavish copying of the original building is avoided, but its form reflected. Cruciform elements are also subtly incorporated into the elevations with the structural elements forming the balconies. The blocks are generally joined with slightly lower links, enabling them to stand better as individual masses and therefore not monolithic.
- Materials are generally recessive and are appropriate and contextual and will provide a low-impact extension.

3. Cerne Abbas Parish Council

- Neither support nor object.
- Defer to listed building officer, but concerns the design and material would have detrimental effect on grade II listed building.

Representations received

Total - Objections	Total - No Objections	Total - Comments
0	0	0

Petitions Objecting	Petitions Supporting
0	0
0	0

10.0 Relevant Policies

West Dorset, Weymouth and Portland Local Plan (WDWLP)

ENV4 Heritage assets

Cerne Valley Neighbourhood Plan 2015

Policy 2 High Quality Design

National Planning Policy Framework (NPPF) 2021

1. Introduction
2. Achieving sustainable development
4. Decision making
16. Conserving and enhancing the historic environment

Other material considerations

- Cerne Abbas, Charminster, Sydling St Nicholas and Godmanstone Conservation Area Appraisal

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics

- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

13.0 Financial benefits

N/a

14.0 Climate Implications

N/a

15.0 Listed Building Assessment

Impact on Listed Building

Section 16 of the Planning (Listed Buildings and Conservation Areas Act 1990) requires the Council to have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses. The historic environment section of the Planning Practice Guidance provides some guidance for Local Planning Authority in considering the effects of proposals affecting heritage assets.

Paragraph 197 of the NPPF advises that in determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Cerne Abbas Care Home (Grade II Listed)

The building has undergone various alterations and extensions, the most notable being additional storeys to the wings and a rearward extension and rebuilding/enlarging of the former isolation wing. Though the space to the rear of the building remains undeveloped, the original garden has been lost to car parking and other external landscaping and surfacing. The key elements of its significance are its cruciform plan, with all its historical associations, and its deliberately isolated position within the parish. The latter is particularly appreciable in views of the building from the surrounding landscape.

The proposed extension is situated to the rear of the building and connected to it by a single-storey glazed link corridor. The newbuild elements comprise various two-storey blocks arranged into a loose cruciform, such that awkward rigidity or slavish copying of the original building is avoided, but its form reflected. Cruciform elements are also subtly incorporated into the elevations with the structural elements forming the balconies. The blocks are generally joined with slightly lower links, enabling them to stand better as individual masses and therefore not monolithic.

Like the design, the materials are generally recessive, comprising stone-clad ground floors and timber-cladding to the first floors, as well as green hipped roofs. Though these materials are generally not visible on the main building, they seem appropriate and contextual give the desire to provide a low-impact extension; to have proposed masonry and full hipped roofs would perhaps have extended the form of the historic building to the point where the significance and prominence of the original blocks were blurred. Taking the above into account, it is not considered that the extension will be detrimental to the building and we therefore consider that the proposals will result in no harm to the assets significance, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 part 16 of the NPPF and the historic environment section of the Planning Practice Guidance.

16.0 Conclusion

The proposed extension to Cerne Abbas Care Home will result in no harm to the listed building or its setting.

17.0 Recommendation

Grant subject to the following conditions:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The work hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Floor Plans Drawing 1819091 10 REV D

Site Location, Block and Site Plan Drawing 1819091 11 REV G

Proposed Elevations Drawing 1819091 12 REV C

Measured Floor Plans Drawing 7214/4

Proposed and Existing Levels, Indicative External Lighting Plan Drawing 1819091 14

Proposed Floor Plans Drawing 1819091 10 REV E

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to any works above damp-proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the works shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

4. Prior to works above damp proof course level, a sample panel of the proposed external facing material(s) measuring at least 1 metre by 2 metres, demonstrating the proposed coursing, mortar mix and pointing detail, shall be erected on site, and approved in writing by the Local Planning Authority. Thereafter, the works shall proceed in accordance with details of the sample panel as have been agreed and the sample panel shall remain on site until the external walls have been constructed to eaves height.

Reason: To ensure a satisfactory visual appearance of the development.