**Statement to Planning Committee 07/04/2021**

**20/02818/LBA**

Cedar Park Care Centre, 27-28 Oldfield Road, Oldfield Park, Bath, Bath And North East Somerset, BA2 3NG

Internal and external alterations for the erection of a single and two storey extension to the south following demolition of the existing extension and link staircase, minor internal and external alterations to retained building, landscaping and minor amendments to existing access and parking (revised scheme)

***Against***

**The proposed extension due to its excessive scale, bulk, and massing, would cause harm to the architectural significance and setting of a pair of listed buildings, and would neither preserve nor enhance the character and appearance of the conservation area.**

Whilst of poor design, the Orchard Wing retains a visual separation from the villa in wider townscape views due to the low height and scale and recessed position of the existing single storey link.

The two storey link would impose on the visual prominence of the villa and would be conspicuous in mid-range public views. It would create an awkward visual challenge to the aesthetic dominance and detached, standalone character of the villa, with detriment to its special architectural and historic interest.

It would propose the visual intensification of development on a site that is of a historically lower density due to the building’s detached, set back position within “spacious gardens”, typical of other examples of Grade II villas along Oldfield Road.

The development would propose a significant increase in width and bulk along Oldfield Lane, resulting in a more imposing, dominant overlook over the narrow Oldfield Lane and the Non-Designated Heritage Asset Fern Cottage to the south. It would be highly visible within sloping mid-range views from the conservation area across King Edward Road and towards Monksdale Road, and from points such as the Monksdale Road cycle path bridge, due to its height, massing, and incongruous roof profile. This would result in visual detriment to a well-used south-western approach to the entrance of the conservation area.

**We maintain that this proposal constitutes overdevelopment of the site and would result in harm to the setting of the pair of listed buildings.**

The application proposes an increase of two bedrooms on the existing facilities, but a decrease in total capacity by four bedspaces. The possible retrofit of the existing buildings has not been explored within this application, as considered in the refused 2015 and 2017 schemes. Any public benefit is limited and does not outweigh or justify proposed harm to the listed buildings and the conservation area.

This Committee previously refused the 2017 scheme on this site in 2019, in which the Orchard Wing would be retained, on grounds of the proposed scale, design, and location of the extension was considered to result in the overdevelopment of the site to the detriment of the setting of the listed buildings and the conservation area, and created an overly dominant and unsympathetic relationship with the listed buildings.

**These reasons for refusal** remain applicable to the application before you today.

**This proposal would constitute harm to the significance and setting of a pair of listed buildings, and would neither preserve nor enhance the character and appearance of the conservation area in wider public views. This harm would not be outweighed by the limited public benefit.**