

6 DCNC2006/2953/O - SITE FOR THE ERECTION OF A DETACHED DWELLING AT 78 CASTLEFIELDS, LEOMINSTER, HEREFORDSHIRE, HR6 8BJ**For: Mr S W Lloyd at same address****Date Received:**
13th September 2006**Ward:**
Leominster South**Grid Ref:**
49814, 58520**Expiry Date:**
8th November 2006

Local Members: Councillors R Burke & J P Thomas

This application was deferred at the last meeting for a site inspection by Members of the Northern Area Planning Sub-Committee.

1. Site Description and Proposal

- 1.1 The site is located in a designated residential area of Leominster, in the garden of 78 Castlefields. The proposal is for outline planning permission for a single residential detached dwelling to the north side of the existing property. All matters are reserved for future consideration. A detached garage measuring 3.2 x 8.2 metres currently sits on the plot.
- 1.2 The site is situated opposite the junction between Castlefields and John Abel Close. There is a well used footpath that runs between the boundary of 78 Castlefields and 17 John Abel Close.

2. Policies**2.1 Herefordshire Unitary Development Plan**

Policy S1 - Sustainable development
S2 - Development requirements
DR2 - Land use and activity
H1 - Housing and the market towns: settlement boundaries and established residential areas
H9 - Affordable housing.
H13 - Sustainable residential design
H16 - Car parking
H16 - Car parking

2.2 Leominster District Local Plan

A1 - Managing the districts assets and resources
A2(A) - Settlement hierarchy
A24 - Scale and character of development
A52 - Primarily residential area
A54 - Protection of residential amenity
A55 - Design and layout of housing development
A70 - Accomodating traffic from development

2.3 Central Government Advice

Planning Policy Statement 1 - Delivering sustainable development
Planning Policy Guidance 3 - Housing

3. Planning History

NC2006/2366/0 - Site for the erection of a detached dwelling - withdrawn.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water - advise that the proposed development would overload the existing public sewerage system. Improvements are planned for completion by April 2008. We consider any development prior to this date to be premature and, therefore, object to the proposals, unless appropriate conditions can be attached to prevent occupation prior to the completion of these essential works

Internal Council Advice

- 4.2 Traffic Manager - Some reservations about sufficient space for the proposals to work, though not enough to strongly recommend refusal.

5. Representations

- 5.1 Leominster Town Council - recommend refusal for reasons of overdevelopment, inappropriate site and infilling.
- 5.2 The occupants of 80 Castlefields, 86 Castlefields and 17 John Abel Close object to the proposed development on the following grounds -
- 1) Impact of a dwelling on amenity and privacy of surrounding dwellings.
 - 2) Any dwelling will cause a loss of daylight to both properties.
 - 3) Concerns about parking arrangement given the two caravans, trailer and boat, which are frequently situated on the driveway of 78 Castlefields.
 - 4) Impact to pedestrians using the path that runs between the application site and 17 John Abel Close.
- 5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 This application is for outline consent only and, as such, the principle of development on the site is the primary consideration. Policy A2(A) of the Leominster District Local Plan and policy H2 of the Hereford Unitary Development Plan permit small scale development within the defined settlement boundaries as long as it is in accordance with policies seeking to secure an appropriate design and layout. The site is clearly within Leominster's primary residential area and, as such, the principal of residential development on the site for one dwelling is considered acceptable.
- 6.2 The neighbours comments regarding parking arrangements and access are noted, along with the Traffic Manager's concerns regarding insufficient space for the proposal to work.

However, if the principle of development is acceptable, then the details of access and parking would reasonably be dealt with at a subsequent reserved matters stage.

6.3 78 Castlefields benefits from a reasonably sized garden which is capable of subdivision and it would appear that, with the removal of the detached garage, there would be sufficient space within the curtilage to accommodate a second dwelling.

6.4 The objections raised are noted but are not considered sufficient to warrant the refusal of the application. The reserved matters application would consider the siting, design, access and external appearance of the proposed dwelling and the concerns raised can be addressed through careful design and the imposition of appropriate conditions.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 - A02 (Time limit for submission of reserved matters (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2 - A03 (Time limit for commencement (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3 - A04 (Approval of reserved matters)

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

Informative:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

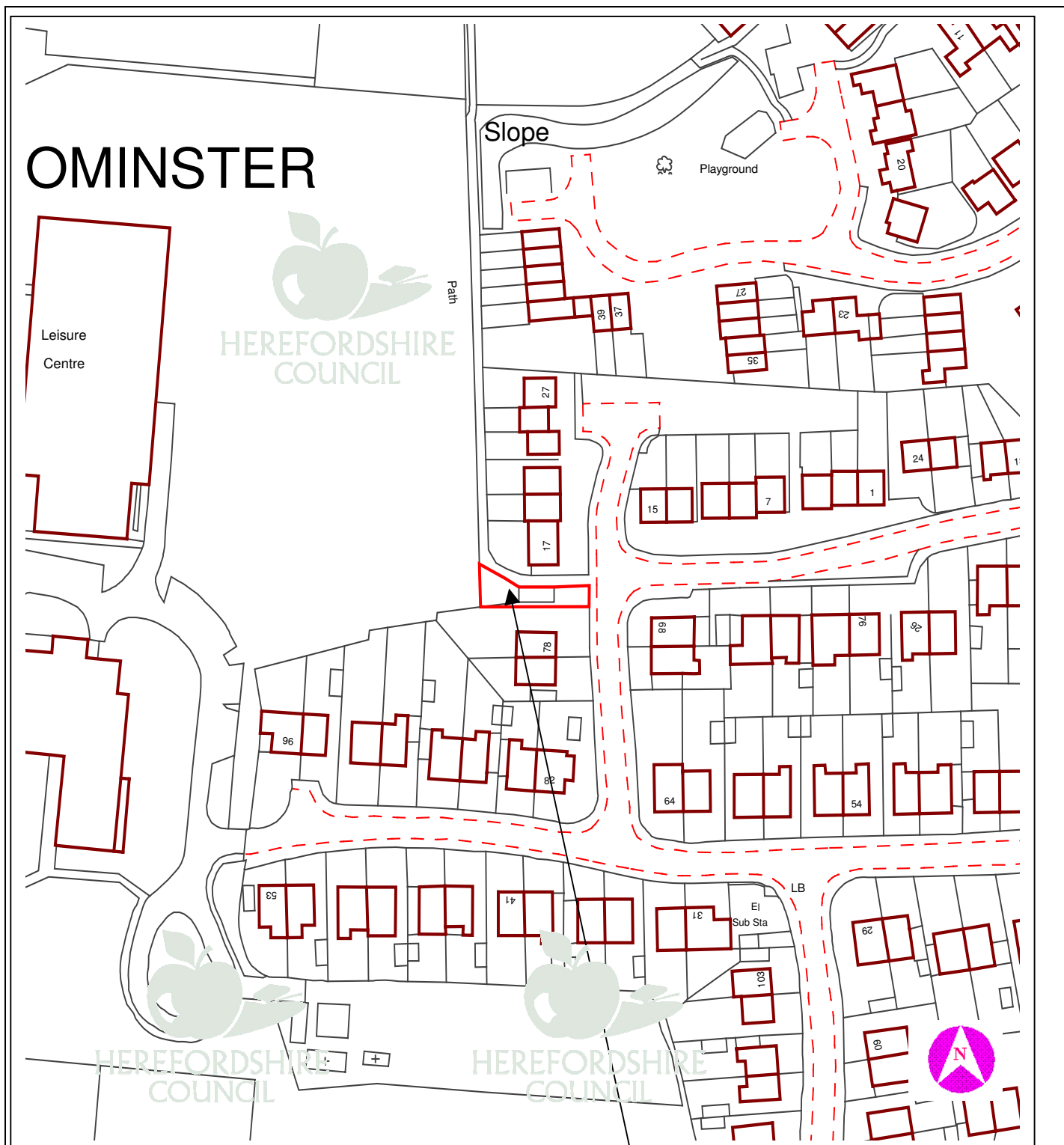
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/2953/O

SCALE : 1 : 1250

SITE ADDRESS : 78 Castlefields, Leominster, Herefordshire, HR6 8BJ

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