

10 DCCE2006/3471/F - CONVERT EXISTING HOUSE PRESENTLY DIVIDED INTO THREE FLATS TO SIX FLATS AT NEWCOURT PARK WITH CHANDOS HOUSE, LUGWARDINE, HEREFORD, HR1 4DP**For: Ms. E. Seymour & Ms. S. Hickie per J.E. Smith,
Parkwest, Longworth, Bartestree, Hereford. HR1 4DF****Date Received: 30th October, 2006****Ward: Hagley****Grid Ref: 54228, 41185****Expiry Date: 25th December, 2006**

Local Member: Councillor R.M. Wilson

1. Site Description and Proposal

- 1.1 The site is accessed via a tarmac drive off the A438, just north of Lugwardine bridge around 1/2 kilometre west of Lugwardine village. Newcourt Park is a manor house which sits in a prominent and elevated position and is Grade II* listed. The property dates from the early 18th Century and was remodelled in a gothic style in 1809 with an earlier timber framed core and provides accommodation on three floors. Immediately to the north and attached to the principle dwelling are a range of former agricultural buildings which have now been converted to residential use and generally are occupied independently of the property. As well as being Grade II* listed the surrounding grounds are registered as a historic park and garden with all of the mature trees being protected by individual or group tree preservation orders.
- 1.2 Planning permission is sought for the sub-division of the existing original listed building to create six separate self-contained flats comprising one one-bedroom, four two-bedroom and one three-bedroom properties. A new parking area is proposed within the immediate curtilage east of the listed building and a new section of driveway running north from the existing access drive is also proposed to provide access via unclassified road 72416 (Cotts Lane).

2. Policies

- 2.1 PPG15 – Planning and the Historic Environment
- 2.2 Hereford Unitary Development Plan (Revised Deposit Draft)
- S1 – Sustainable Development
 - S2 – Development Requirements
 - S6 – Transport
 - S7 – Natural and Historic Heritage
 - DR1 – Design
 - DR3 – Movement
 - H16 – Car parking
 - H17 – Sub-division of Existing Housing
 - T8 – Road Hierarchy
 - LA4 – Protection of Historic Parks and Gardens
 - LA5 – Protection of Trees, Woodlands and Hedgerows

- HBA1 – Alterations and Extensions to Listed Buildings
- HBA4 – Setting of Listed Buildings

3. Planning History

CE2005/3534/F & CE2005/3535/L - Divide building into 8 flats - Application withdrawn 13.12.2005

CE2005/2577/U - Existing use of separate dwelling, Honeybear Cottage, Lugwardine (attached to Newcourt) - Approved 27.9.2005

CE2004/2805/F & CE2004/2806/L - Conversion of outbuildings to three-bedroomed cottage – Planning and listed building consent approved 13.1.2005

SH961077PF - Change of use of old stable building from storage use into ancillary accommodation - Approved 28.10.96

SH931089LA - Re-opening of blocked window into dining room, opening doorway from kitchen into same - Approved 4.10.93

SH930689LA - Minor alterations to outhouses to incorporate as additional rooms into dwelling - Approved 7.7.1993

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage - We do not wish to comment in detail but suggest the Council should satisfy themselves that compliance with building regulations is feasible before granting permission.
- 4.2 Hereford and Worcester Garden Trust - No comments received.

Internal Council Advice

- 4.3 Traffic Manager - The closure of the access onto the A438 near the bridge would be desirable and should be requested. However, with the provision of the alternative access and recent 30 mph speed restriction introduced from west of the bridge, I cannot insist on this on highway safety grounds. Recommend approval subject to condition requiring the visibility of the existing access onto Cotts Lane to be improved.
- 4.4 Private Sector Housing - Some flats have egress from bedrooms into an area of higher fire risk i.e. living rooms.
- 4.5 Conservation Manager - This is a fine gothic mansion with an earlier timber framed core. It is most important and has some particularly fine rooms including the main reception hall and timber panelled bedroom on the first floor. Whilst acceptable in principle there are a number of changes that are required regarding the detail of the works such as the detail of the doors to be permanently closed and some of the noise insulation requirements.

A Tree Preservation Order also protects the trees within the grounds and therefore a full tree survey is required to ensure the car park would not be detrimental to the

important trees, the surface material for this car park should also be agreed so as not to be detrimental to the setting of the listed building.

4.6 Landscape Officer - comments are awaited.

5. Representations

5.1 Lugwardine Parish Council - We have no concerns about the alterations to the house. However, we are concerned about the proposed access and its affect on the neighbouring properties.

5.2 Three letters of objection have been received from Mr Bamford, New Court Farm, Cotts Lane, Lugwardine, Mr Harrison, Three Penny Bit Cottage, Lugwardine and Mrs Gallagher of Candleshoe, Lugwardine. The main points raised are:

- Extra traffic using existing access onto Ledbury Road is a concern.
- The existing access is already overused and very dangerous
- We object to any increase traffic using the existing drive. As a new access is proposed the existing drive must be block off, if the existing drive is not blocked off there will be no way of controlling traffic using the existing drive and which will put myself and my family in greater danger than is now the case.
- I am the owner of the access road presently providing access to Newcourt and I have no intention of agreeing to any change to the access or the planting of any further trees on my land.
- The existing property is only occupied as two rather than three residences.
- If permitted, passing bays are required on the existing access drive.

5.2 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 This application is accompanied by an application for Listed Building Consent reference CE2006/3473/L relating to the physical alterations to the Listed Building. However, as no objections have been received to the works to the Listed Building this report only relates to the planning application and specifically the access arrangements.

6.2 With regards to the works to the Listed Building, these are relatively minor as the existing layout of the property is such that it can be sub-divided within minimal alterations to the fabric of the building. Where alterations are proposed such as closure of existing openings, existing doors including doorframes and architraves are to be retained to ensure that the appearance, character and integrity of the building is safeguarded. Minor alterations and further information is required to address the concerns of the Conservation Officer. The applicant's have agreed to the necessary alterations and further information and amended plans are awaited at the time of writing.

6.3 It is proposed that the development will be served by the existing access north of Lugwardine Bridge with proposals to create a second access off Cotts Lane entailing the construction of a new section of driveway. Concerns expressed by objectors relate to the possible intensification of the use of the existing access. It is acknowledged by the Traffic Manager that visibility from the existing access is substandard and therefore any increase in its use is of concern. However, the Traffic Manager does not consider

that the impact of additional traffic is so significant as to warrant closure of the existing access. This conclusion has been drawn having regard to the recent introduction of the 30 mph speed limit through Lugwardine and Bartestree and also the proposed creation of the new access onto Cotts Lane. The result of which is that the amount of traffic using the existing access is likely to be reduced as some traffic will be displaced to the new access particularly that travelling in an easterly direction. Notwithstanding this, the suggestion has been made to the applicant but they are not in a position to agree to the closure of the access principally as they do not own the access road and there are other third party interests who have vehicular access rights. Furthermore, the owner of the access road has also confirmed in writing that he would not be prepared for the access to be closed.

- 6.4 Therefore, as the Traffic Manager does not object on highway safety grounds, the proposal is considered acceptable subject to the concerns of the Conservation Manager being satisfied with the submission of additional details and amended plans.

RECOMMENDATION

Subject to receipt of suitably amended plans and additional information addressing the concerns of the Conservation Manager the Officers named in the scheme of delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by Officers.

1. **A01 (Time limit for commencement (full permission)).**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. **Details of the specification for the new access driveway shall be submitted for the approval in writing of the local planning authority prior to the commencement of the development hereby permitted. The proposed new access/driveway shall be constructed in accordance with the approved specification and made available for use prior to commencement of any other development.**

Reason: In the interests of highway safety.

3. **H13 (Access, turning area and parking).**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

4. **H03 (Visibility splays).**

Reason: In the interests of highway safety.

5. **G16 (Protection of trees covered by a Tree Preservation Order).**

Reason: To ensure the proper care and maintenance of the trees.

Informatives

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

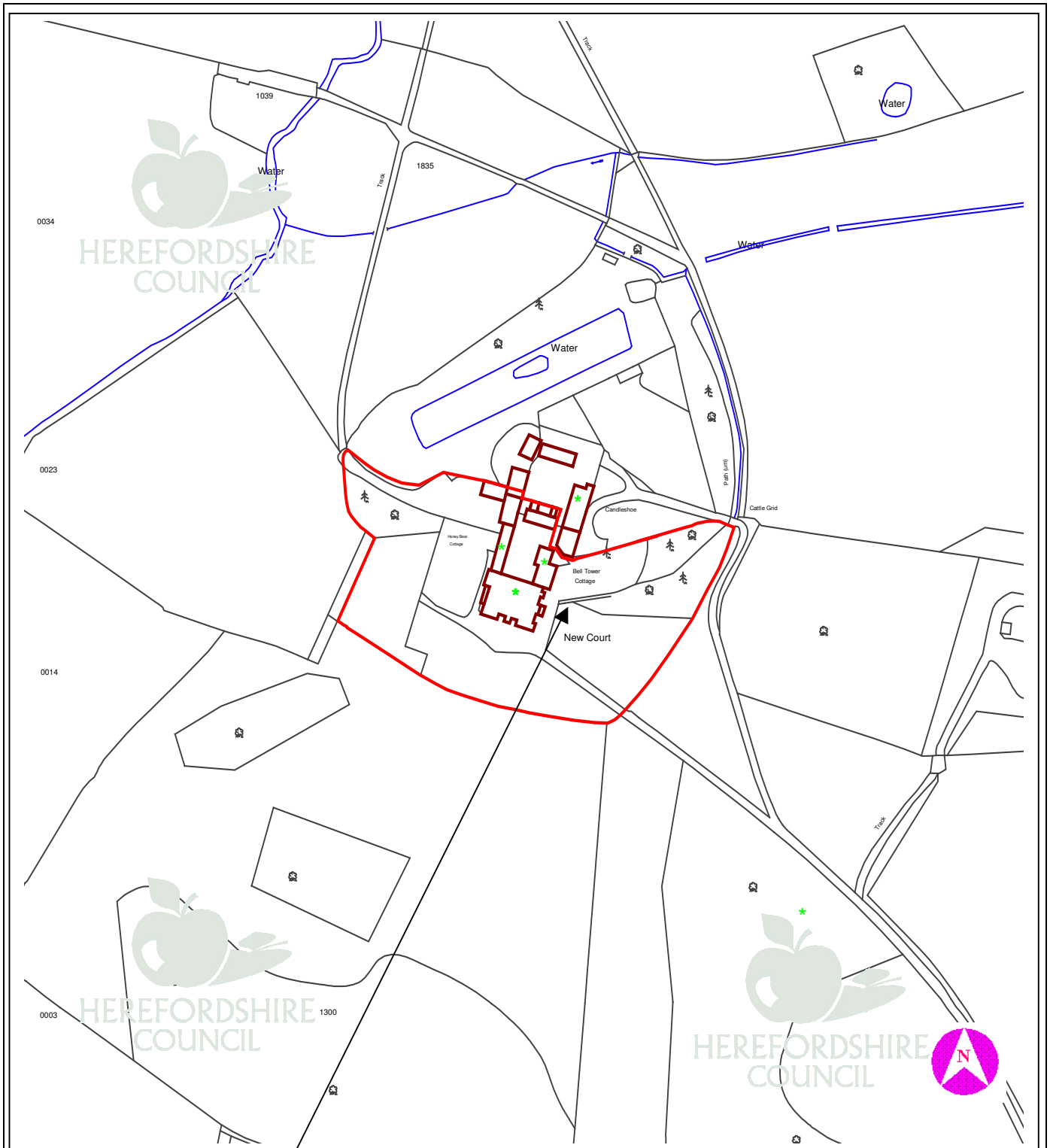
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/3471/F

SCALE : 1 : 2500

SITE ADDRESS : Newcourt Park with Chandos House, Lugwardine, Hereford, HR1 4DP

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