

**11 DCNW2006/3850/F - REPLACEMENT DWELLING AND GARAGE AT PINECROFT, WEST STREET, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE, HR6 9DU****For: Mr J Purslow per Mr S Hayes, Oak House,  
62 Shrub Lane, Burwash, East Sussex, TN19 7EB****Date Received:**  
6th December 2006**Ward:**  
Pembridge &  
Lyonshall with Titley**Grid Ref:**  
38900, 58191**Expiry Date:**  
31st January 2007

Local Member: Councillor RJ Phillips

**1. Site Description and Proposal**

- 1.1 The site for the proposed development is located within the Settlement's development boundary, to the rear of a two-storey dwelling known as Llandilo House, off West Street's northern side.
- 1.2 Presently on the application site, is a 'dormer type' bungalow, known as Pinecroft, this is of no historic merit in relationship to the Settlement's Conservation Area. Pinecroft is constructed externally of render and brick under a tiled roof. To the south east of the application site is a pair of detached single bay garages. The dwelling has a large domestic curtilage mostly consisting of informal lawn and shrub and tree borders.
- 1.3 The site is surrounded by agricultural farmland to the rear and sides. Adjacent to the southern boundary are other residential units situated in a linear fashion alongside West Street. These properties are mostly timber-framed and are of group value in relationship to the Conservation Area as well as some being of listed status. Llandilo House is of no historic merit in relationship to the Conservation Area, and is located directly south of the application site.
- 1.4 The application proposes demolition of the existing detached dwelling and garages on site and its replacement with a two-storey detached dwelling and double garage. It is proposed to construct the development externally of brick under slate roofs.

**2. Policies****2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

S1 – Sustainable Development  
S2 – Development Requirements  
DR1 – Design  
DR2 – Land Use and Activity  
DR3 – Movement  
DR4 – Environment  
H4 – Main Villages – Settlement Boundaries

H14 – Re-using previously Developed Land and Buildings  
LA3 – Setting of Listed Buildings  
HBA6 – New Development within Conservation Areas  
HBA9 – Protection of Open Areas and Green Spaces

## 2.2 Leominster District Local Plan

A1 – Managing the District's Assets and Resources  
A2(C) – Settlement Hierarchy  
A18 – Listed Buildings and their Settings  
A21 – Development within Conservation Areas  
A23 – Creating Identity and an Attractive Built Environment  
A24 – Scale and Character of Development  
A54 – Protection of Residential Amenity  
A55 – Design and Layout of Housing Development

## 3. **Planning History**

- 3.1 DCNW2006/2591/F - Proposed replacement dwelling and garage - Refused of Planning Permission 11th September 2006.
- 3.2 DCNW2006/1351/F - Demolition of chalet bungalow and garage. Erection of two storey house and detached garage - Withdrawn 16th June 2006.

## 4. **Consultation Summary**

### Statutory Consultations

- 4.1 Welsh Water - No response

### Internal Council Advice

- 4.2 Archaeology Manager - No objection to the proposed development subject to inclusion of a standard condition with regards to archaeological mitigation to any approval notice subsequently issued.
- 4.3 Conservation Manager - Response concludes by stating:-  
'The new building will have a more of an impact on the Conservation Area and this impact will be more assertive than the existing building, which it is to replace. It follows therefore that the impact will cause greater harm, which will in my view neither preserves or enhances the character, appearance and setting of the Conservation Area. This is contrary to the Policies within the emerging UDP, (Policy HBA6) statutory requirements and advice in PPG15 and PPS1. The presumption therefore has to be one of refusal.

Whereas I consider the principle of development here is wrong, historic precedence for a dwelling exists. I am of the view that a scheme could be prepared which ameliorates the harmful impact of the existing development by a development that has significantly less visual impact on the street frontage. This requires an imaginative scheme of quality carefully dovetailed into the site, possibly single storey or split-level.

- 4.4 Landscape Manager – Recommends that the application be refused due to the impact of the proposed development on the surrounding Conservation Area.

## 5. **Representations**

5.1 Pembridge Parish Council approves the re-submitted application, whilst still having some concerns regarding the effect that the buildings mass will have on the locality, and in this respect would request that sympathetic planting be incorporated, which would soften the effect on the proposed dwellings immediate surroundings.

5.2 Two letters of objection/comment have been received from members of the public:-

- Mrs J I Price, Llandilo House, Pembridge
- Ms G Dutton-Scholler, Swan House, West Street, Pembridge (raises comments but does not object)

The objections/comments raised can be summarised as follows:-

- House too large and modern for area and out of character with surrounding area.
- Impact of proposed dwelling and its rear balcony on surrounding area and footpath.
- Impact of increased vehicular traffic using the site.
- Proposal represents a dwelling that is not affordable to the surrounding area.

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 The main issue with regards to this application is the impact of the proposed development on the surrounding Conservation Area.

6.2 This application is the result of two previous applications the first withdrawn and the second refused planning permission. Both these applications were for a dwelling of a very large scale and mass that did not respect surrounding buildings built form, representing unsympathetic dominant development.

6.3 The applicants have re-submitted the latest proposal, subject to this application with represents a proposal for a two-storey four bedroomed dwelling much reduced in bulk and scale and of a more visually acceptable design in relationship to the surrounding area in which the site is located.

6.4 The Council's Conservation Manager raises concerns about the latest proposal in that it will have more of an impact on the Conservation Area than the existing building on site. The response also states that neither the existing or the proposed dwelling enhance or preserve the surrounding Conservation Area, although the response acknowledges the fact that the existing dwelling on site has significantly less visual impact on the street frontage. The Council's Landscape Manager has also responded to the application with a recommendation for refusal due to impact of the proposed development on the surrounding Conservation Area.

6.5 The site is not located alongside the main street but set back behind an existing two-storey dwelling that also does not enhance or preserve the surrounding Conservation Area being as it is a dwelling of the 1950's/60's era.

6.6 Members will have to assess whether the latest proposal is of so significant a detrimental impact as to warrant refusal to the application. The site backs onto farmland and the proposed dwelling will be partially visible from West Street by means of a gap between

Llandilo House and a dwelling known as Swan House, which is of considerable significance to the surrounding Conservation Area.

- 6.7 The site is within the settlement boundary and therefore as the proposal is to replace an existing dwelling on site of no specific architectural or historic merit, relevant local plan policy does not state that a replacement has to be of similar scale and size as would be the case if the site was in open countryside.
- 6.8 The proposed dwelling has an internal floor space of approximately 190 square metres, when measured externally. The existing dwelling on site approximately 150 square metres. Therefore not a hugely significant increase in floor space, as was the case with previous proposals for the site. It is considered that the latest proposal does not have any significant additional detrimental harm on the amenity and privacy of surrounding dwellings and the Council's Transportation Manager raises no objections to the proposal.

A letter of objection received from a member of the public raises concerns about a 'balcony', the latest proposal does not include a balcony, although previous applications for the site did so.

- 6.9 The construction materials for the proposed dwelling is brick under a natural slate roof. The Design and Access Statement submitted as part of the application emphasising how the proposed replacement dwelling will pay particular attention to achieving high levels of energy efficiency.

Llandilo House is also of external brick construction under a tiled roof. It is considered that a slate roof for the proposed subject to this application will be an improvement in that it will better integrate with the surrounding historic core which is mainly of slate roof construction.

#### Conclusion

- 6.10 This is a finely balanced proposal, in that it does not represent a proposal for a cottage style dwelling that is typical of the Pembridge Conservation Area. However the latest proposal is much reduced in size and scale to previous proposals, the application site is set back from the main street behind a dwelling that is also of no overriding significance to the surrounding Conservation Area. On opposite side of the street alongside the frontal elevation are other recently constructed dwellings that can also be considered not to enhance the surrounding Conservation Area in relationship to their scale and design. It is considered that the proposal does represent an improvement than that currently on site, and therefore meets the requirements to preserve or enhance the Conservation Area. The proposal subject to this application having no significant detrimental impact on the amenity and privacy of other residential units.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions:-**

- 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 - B01 (Samples of external materials )**

Reason: To ensure that the materials harmonise with the surroundings.

- 3 - C04 (Details of window sections, eaves, verges and barge boards )

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

- 4 - C05 (Details of external joinery finishes )

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

- 5 - C11 (Specification of guttering and downpipes )

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

- 6 - E16 (Removal of permitted development rights )

Reason: In the interests of the surrounding Conservation Area and landscape designation.

- 7- F16 (Restriction of hours during construction )

Reason: To protect the amenity of local residents.

- 8 - G04 (Landscaping scheme (general) )

Reason: In order to protect the visual amenities of the area.

- 9 - G05 (Implementation of landscaping scheme (general) )

Reason: In order to protect the visual amenities of the area.

- 10 - D01 (Site investigation - archaeology )

Reason: To ensure the archaeological interest of the site is recorded.

**Informatives:**

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

- 2 - N19 - Avoidance of doubt

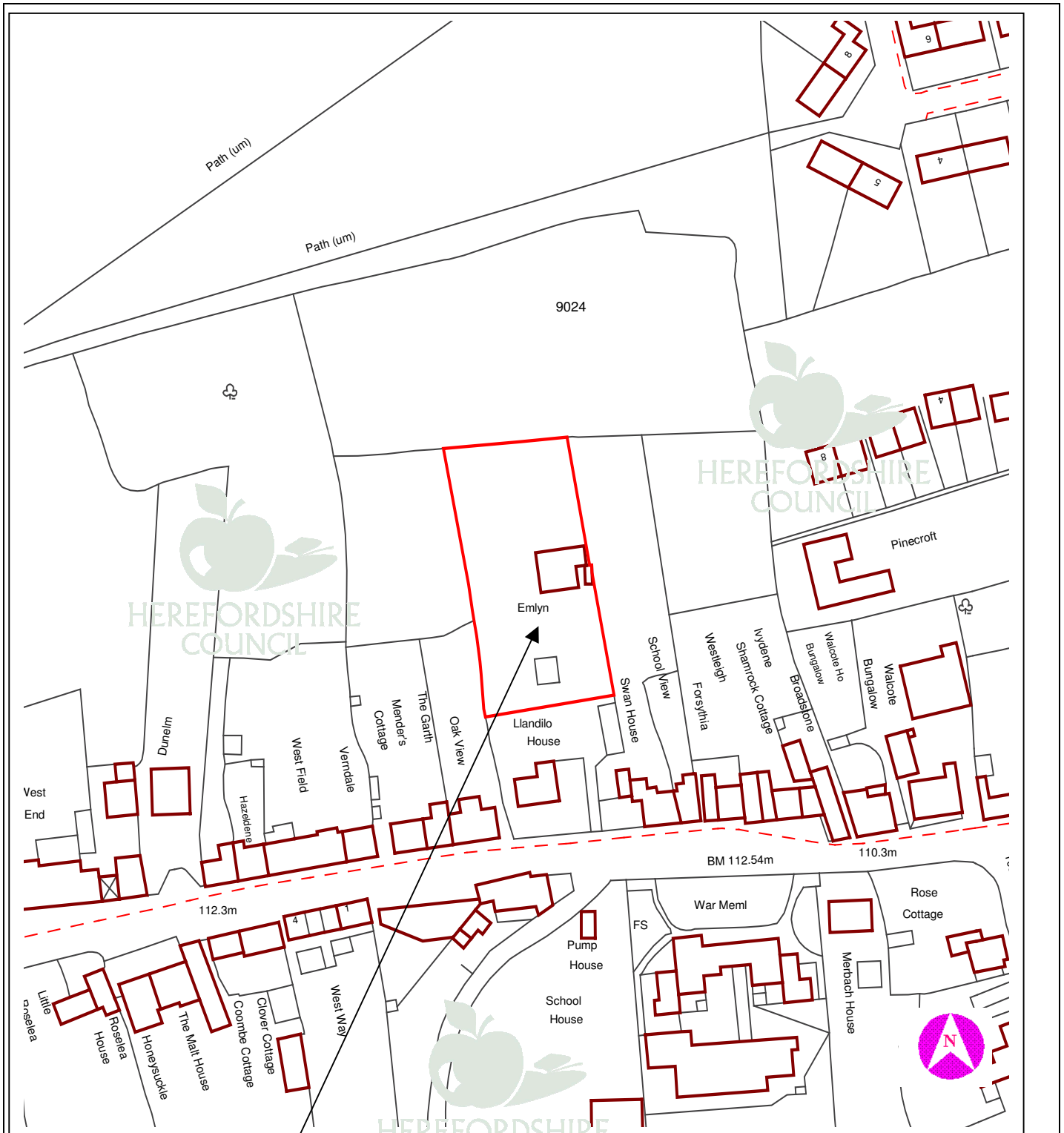
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2006/3850/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Pinecroft, West Street, Pembridge, Leominster, Herefordshire, HR6 9DU

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