

**11 DCNC2007/0404/F - ALTERATIONS AND EXTENSION TO EXISTING DWELLINGS TO FORM 3 NO. COTTAGES AT TREWEN HOUSE, NEW STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8DP.**

**For: Mortimer Projects per James Morris Associates, Stocks Tree Cottage, Kings Pyon, Herefordshire, HR4 8PT.**

**Date Received: 5th February 2007    Ward: Leominster North    Grid Ref: 49502, 59196  
Expiry Date: 2nd April 2007**

Local Members: Councillor J.P. French and Councillor Brig P. Jones

**1. Site Description and Proposal**

- 1.1. This application relates to a property known as Trewen House, a vacant property lying immediately adjacent to the roadside on New Street, Leominster.
- 1.2 It is rendered with a tiled roof and appears as part of a terrace of buildings. A separately owned commercial business is linked to the east and it has a brick wing that extends to the rear. This includes an element of residential use.
- 1.3 The building lies at the edge of Leominster's town centre and Conservation Area. Residential dwellings lie to the rear, whilst a range of residential and commercial buildings lie to the west and south. The area has no strong architectural character with a mix of old and new buildings.
- 1.4 The proposal seeks to extend Trewen House to the rear and intensify its use as residential accommodation from two to three units. Apart from renovation works, the front elevation remains unaltered. The extension to the rear comprises two projecting gables and a lean to element closest to the eastern boundary and the adjoining residence. The extension will be finished with a roughcast render and tiled roof to match the existing building.

**2. Policies**

2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 - Sustainable development  
DR1 - Design  
H13 - Sustainable residential design  
H15 - Density  
H16 - Car parking  
H17 - Sub-division of existing housing  
H18 - Alterations and extensions

### 3. Planning History

- 3.1 NC06/3121/F - Alterations and extension to existing dwellings to form three cottages - Withdrawn.

The application was withdrawn following concerns regarding the raising of the ridge height of the existing building and the proximity of the extension to adjoining residential dwellings causing direct overlooking and overbearance.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 None required

#### Internal Council Advice

- 4.2 Transportation Manager - no cycle parking shown. If provided in accordance with Highways Design Guide the development would be acceptable. Provision should be within the curtilage of each dwelling.

### 5. Representations

- 5.1 Leominster Town Council - Recommends refusal for reasons of overdevelopment. Two properties would be more appropriate for the size of site.
- 5.2 Welsh Water - The proposed development would overload the existing public sewerage system. Improvements are planned for completion by 1st April 2008.

The proposal is considered to be premature and, therefore, Welsh Water objects, unless a condition can be attached to prevent occupation prior to the completion of these works.

- 5.3 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

### 6. Officers Appraisal

- 6.1 The concerns previously expressed, relating to proximity and overlooking, have been addressed through the re-design of the rear extension. This has occurred through the use of the lean-to at the closest point to the neighbouring dwelling and has removed the situation of two opposing windows at first floor level. An existing first floor window is retained and a bathroom window proposed in the new extension. Subject to a condition requiring the latter to be obscure glazed, this is considered to be acceptable. It should also be noted that the neighbours have been consulted but have not maintained their original objection.
- 6.2 The town council object on the basis of over-development and suggest that two houses are more acceptable. This is the current use of the site. They do not raise an objection to the extension as such.
- 6.3 The site is at the edge of the town centre and is, therefore, sustainable. Because of this, the provision of car parking can be waived on the proviso that bicycle parking is

provided. Subject to a suitably worded condition, this can be achieved and addresses the comments of the Transportation Manager.

- 6.4 A small private courtyard is available for each of the dwellings, and the fact that all of these can be provided, leads your officers to conclude that the proposal does not constitute over-development and is, therefore, acceptable in this respect.
- 6.5 Welsh Water's concerns can be readily addressed through the imposition of a condition. It is considered unreasonable, however, to prevent occupation of two of the houses, given that they already exist and could be occupied, without any further permission. It is, therefore, suggested that occupation of the third house is prevented until the improvement works are completed. Similarly, to require surface water to be dealt with separately, when it is already discharging to the mains sewer, is considered to be unreasonable,
- 6.6 On this basis the application is considered to accord with policy and is recommended for approval.

## **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 - B02 (Matching external materials (extension))**

**Reason: To ensure the external materials harmonise with the existing building.**

**3 - E19 (Obscure glazing to windows and to be maintained as such in perpetuity)**

**Reason: In order to protect the residential amenity of adjacent properties.**

**4 - H29 (Secure cycle parking provision)**

**Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.**

**5 - The third dwelling hereby approved shall not be occupied until essential improvement works to the public sewerage system have been completed and the local planning authority advised of this in writing, or until 1<sup>st</sup> April 2008 whichever is the sooner.**

**Reason: To mitigate the existing hydraulic overloading of the public sewerage system.**

### **Informatives:**

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

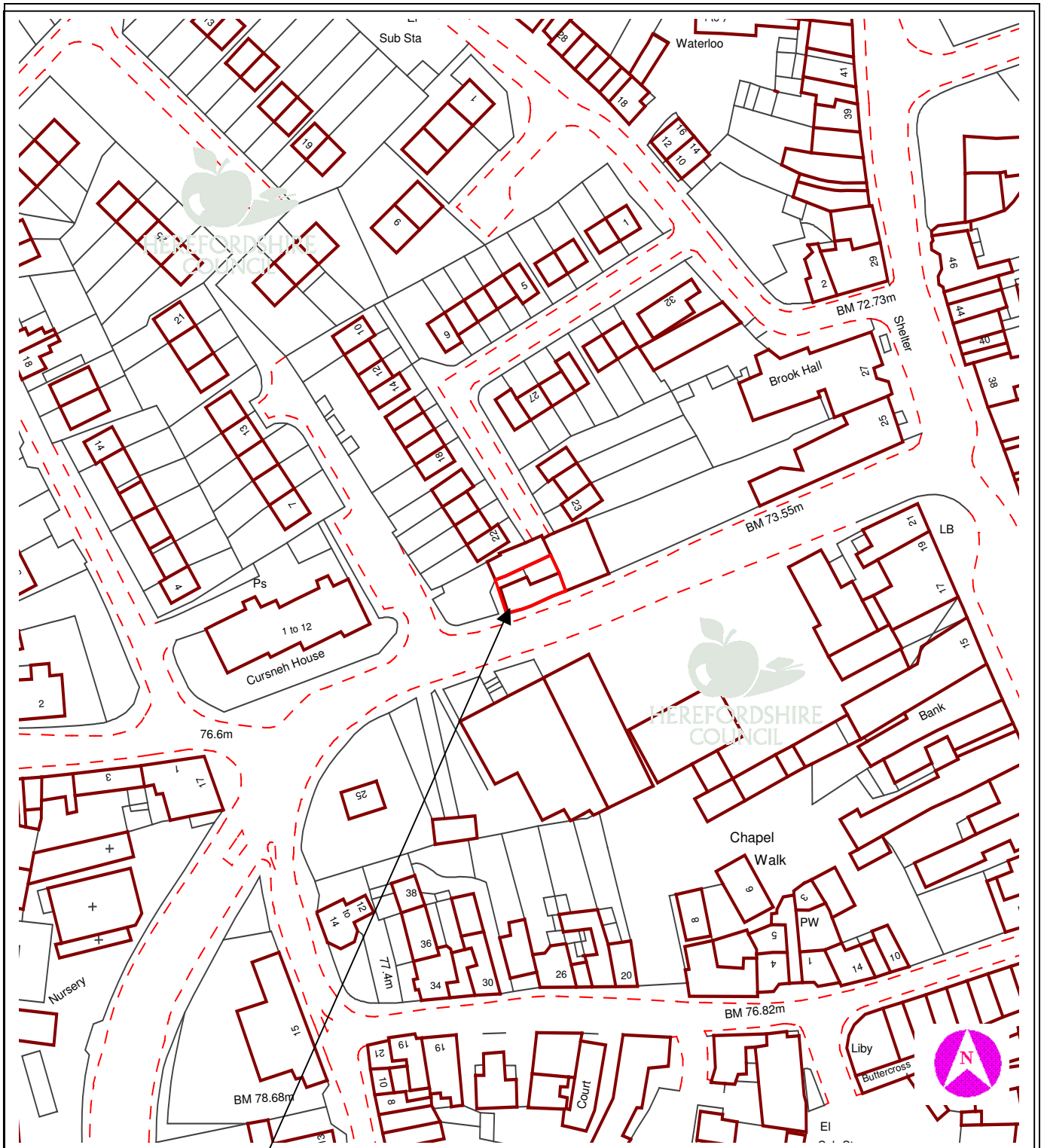
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNC2007/0404/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Trewen, New Street, Leominster, Herefordshire, HR6 8DP

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