

**9 DCNC2007/0623/F - PROPOSED HOUSING  
DEVELOPMENT TO CREATE SIX DWELLINGS AT THE  
BUNGALOW, RYELANDS ROAD, LEOMINSTER,  
HEREFORDSHIRE, HR6 8PE**

**For: Mr & Mrs F Rooke**

**Date Received:**  
27th February 2007

**Ward: Leominster South**

**Grid Ref:**  
49198, 58612

**Expiry Date:**  
24th April 2007

Local Member: Councillors RBA Burke and JP Thomas

## **1. Site Description and Proposal**

- 1.1 The application site lies to the north east of the junction off Ryelands Road and Mortimer Street.
- 1.2 The triangular site measuring 0.2 hectares is well within the established residential area of Leominster, with existing vehicular access being obtained off Ryelands Road and pedestrian access from Mortimer Street. The site has an overall increase in level of 4 metres, between Ryelands Road and Mortimer Street.
- 1.3 The proposal seeks to replace the existing bungalow with a terrace of 6 dwellings fronting Ryelands Road. The proposed terrace of houses will reflect the adjoining property, to the north east, Newman House in scale and size. Full on-site parking is provided in the proposal with vehicle access being obtained off Mortimer Street and 'level' pedestrian access being provided to the front doors of each property off Ryelands Road. Each property is proposed to have individual rear gardens, with 2 parking spaces. The surrounding area is characterised by a mix of detached and semi-detached dwellings.

## **2. Policies**

### **2.1 Herefordshire Unitary Development Plan**

S2 - Development Requirements  
S3 - Housing  
DR1 - Design  
DR3 - Land Use and Activity  
H13 - Sustainable Residential Design  
H15 - Density  
H16 - Car Parking

### **2.2 National Policies**

Planning Policy Guidance Note 3: Housing  
Planning Policy Guidance Note 13: Transport

### 3. Planning History

3.1 None.

### 4. Consultation Summary

#### Statutory Consultations

4.1 Welsh Water recommends conditions relating to foul and surface water drainage be attached to prevent occupation of the proposed terrace houses prior to the completion of essential works scheduled for completion by 1st April 2008.

#### Internal Council Advice

4.2 Transportation Officer: Requested amended plans be submitted showing cycle parking. Amended plans have now been received showing lockers within the curtilage of each dwelling. The transportation is now satisfied with the proposal and raises no further objection to the proposal.

### 5. Representations

5.1 Leominster Town council - Recommends approval.

5.2 Two letters of objection have been received from the following:

- Mr D Himsworth, Rockleigh, Ryelands Road, Leominster
- Mrs L Mesham, Foxdales, Ryelands Road, Leominster

The points raised are summarised as follows:

- The proposal is over development of the site.
- The increase of vehicles and presence of people on such a small site will lead to noise pollution and loss of amenity to neighbours.
- Impact of proposed vehicular access in existing residents and Highway Safety,

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 main issues for consideration in this application are:

- The principle of the use of the site for scale of development
- Impact on highway safety
- Impact of amenities on neighbouring properties
- Design criteria.

#### Principle of Development

6.2 The site is within an established residential area of Leominster, as such the proposed development is acceptable in principle. Policy H15 of the Herefordshire Unitary Development Plan sets guideline densities for sites of one hectare or above. In the urban areas of Hereford and the market towns, housing developments will be expected

to achieve net overall densities of at least 30 dwellings per hectare. Therefore the proposed 6 terrace dwellings on the site are in line with policy H15.

#### Highway Safety

- 6.3 Letters of objection express concern at the proximity of the access to the site to the junction off Ryelands Road and Mortimers Street, and the increase in traffic that will result from the scheme. The Councils Highways Engineer was involved in preliminary discussion prior to the application. The issue of highway safety has been given particular attention during the consideration of this application. Having visited the site the Highways Officer is satisfied that the proposal is acceptable subject to the imposition of conditions.

#### Impact of Amenities of Neighbouring Properties

- 6.4 The impact on the neighbouring properties is also of particular concern. The main area of concern is the noise and disturbance caused to the neighbours by the generation of increase in motor vehicles along Mortimer Street and the proposed new access which will remove roadside parking for existing occupants of Mortimers Street. The dwelling most affected, would be the semi-detached properties to the south of the site, of which both have their own vehicular entrance and off road parking available. It is considered that given that parking is available for each of the proposed dwellings, the residential amenities of the surrounding dwellings will not be adversely affected.

#### Design

- 6.5 The scheme takes its architectural lead from the late Victorian/Edwardian terrace of 6 dwellings to the immediate north east of the site. The design, scale and layout all respect the context of the site, taking into account townscape and landscape character and topography. As such the proposal is considered acceptable in design terms. It is considered that the proposal achieves an appropriate design solution and in line with policy DR1 in the HUDP.

#### Conclusion

- 6.6 To conclude, the proposed development of 6 terrace dwellings in this residential area of Leominster is an acceptable form of development. The layout of the proposed development has been carefully considered to ensure the amenities of the neighbouring properties have been respected and that no undue impact on highway safety occurs.
- 6.7 It is therefore concluded that the development is acceptable in all aspects and accords with the relevant Development Plan Policies. Accordingly it is recommended that planning permission be approved.

### **RECOMMENDATION**

**That planning permission be approved with 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 A09 (Amended plans)**

**Reason:** To ensure the development is carried out in accordance with the amended plans.

**3 B01 (Samples of external materials)**

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

**4 E16 (Removal of permitted development rights)**

**Reason:** In order that the local planning authority can consider the impact of any further development on the site.

**5 H02 (Single access – footway)**

**Reason:** In the interests of highway safety.

**6 H05 (Access gates)**

**Reason:** In the interests of highway safety.

**7 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.

**8 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.

**9 None of the buildings hereby approved shall be occupied until essential improvements to the public sewerage system have been completed by Dwr Cymru Welsh Water, and the Local Planning Authority have been informed in writing of its completion. This work is schedule for completion by 1st April 2008.**

**Reason:** To mitigate the existing hydraulic overloading of the public sewerage system and ensure the local community and environment are not unduly compromised.

**10 Foul water and surface water discharges shall be drained separately from the site.**

**Reason:** To protect the integrity of the Public Sewerage System.

**11 No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.**

**Reason:** To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

- 12 Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

**Informatives**

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

- 2 N19 (Avoidance of doubt)

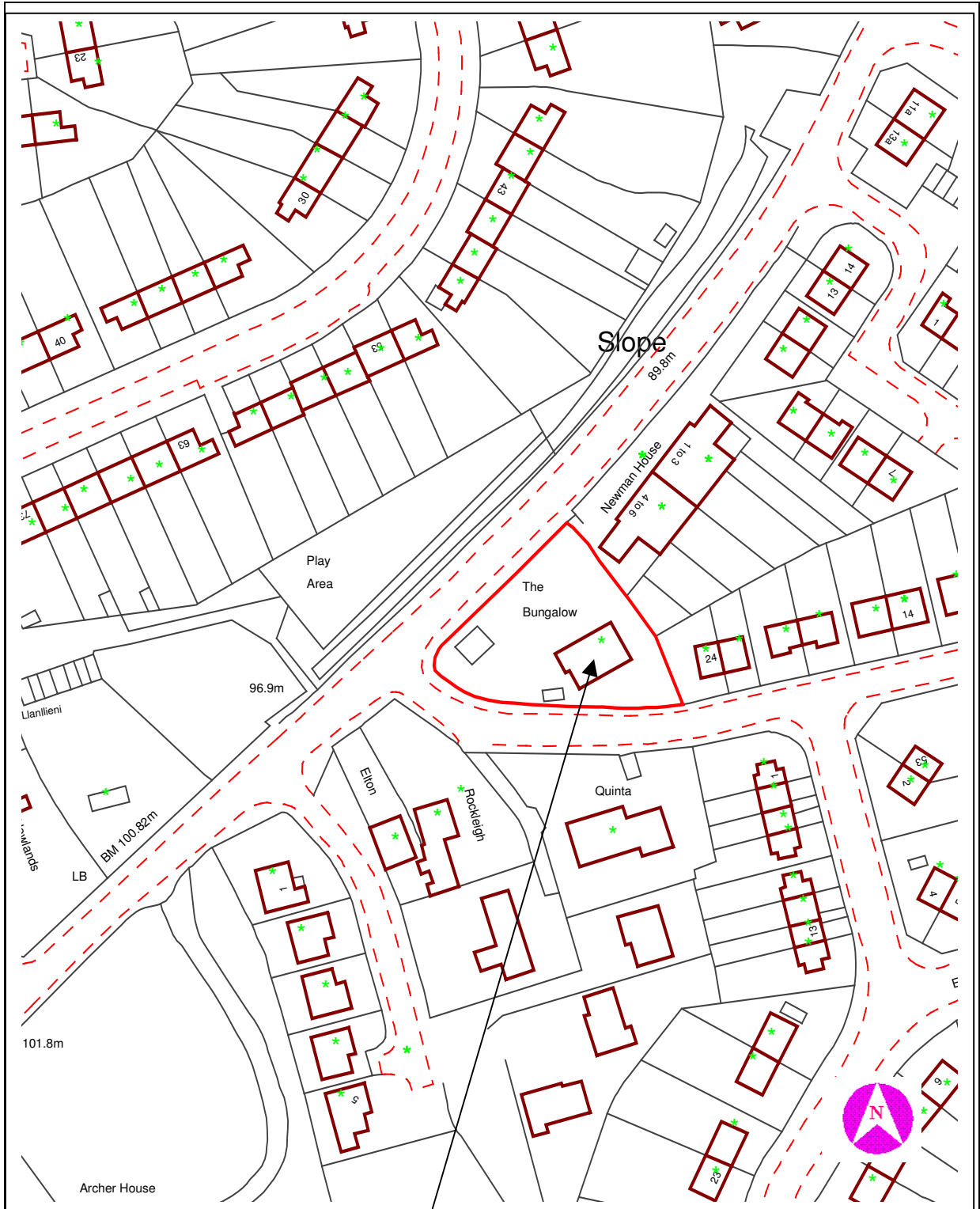
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNC2007/0623/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** The Bungalow, Ryelands Road, Leominster, Herefordshire, HR6 8PE

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