

11 DCNC2007/0665/RM - DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF 6 DWELLINGS AT DOWNES GARAGE, 70A, SOUTH STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8JF**For: Stephen Wicks Development Ltd, Stephen Funge Architectural Design Ltd, 38 Howard Close, Haynes, Bedfordshire, MK45 3QH****Date Received:
2nd March 2007****Ward: Leominster South****Grid Ref:
49555, 58738****Expiry Date:
27th April 2007**

Local Members: Councillors RBA Burke & JP Thomas

1. Site Description and Proposal

- 1.1 The site is a yard to the rear of 70A South Street and has had a number of uses, the most recent being as a vehicle repair garage. It is accessed via an arched entrance onto South Street, and from this narrow alleyway opens out into a site measuring approximately 50 metres by 25 metres. A range of 19th and 20th century buildings currently occupy the site. With the exception of a large steel framed building, these are all single storey. The main range is aligned along the northern boundary while a former forge opposes it to the south.
- 1.2 The site is surrounded to the north, south and west by residential development. To the north and west this is in the form of 2 storey dwellings, whilst to the south are a number of bungalows.
- 1.3 The application is one of reserved matters and seeks to erect six dwellings. The plans show a main block of four towards the western boundary with two further units approximately positioned as per the range of single storey outbuildings on the northern boundary and the forge to the south. Both of these are shown to be single storey buildings whilst the block of four is predominantly two storey with a single storey hipped element to the southern gable end.
- 1.4 All of the buildings are to be finished in brick and slate with the exception of the wall below the hipped roof which is to be rendered. The units comprise three 3 bed, two 2 bed and one single bed. The plans indicate that 6 parking spaces will be provided and a shared cycle storage building located centrally within the site.
- 1.5 The application is supported by a report dealing with issues of contamination on the site and also by a structural report relating to the condition of the forge and its suitability for conversion. The latter concludes that the forge cannot reasonably or economically be repaired and suggests that it should be demolished and replaced with a new building.

2. Policies

2.1 Herefordshire Unitary Development Plan

DR1 – Design

H1 – Hereford and the market towns: settlement boundaries

H13 – Sustainable residential design

H16 – Car parking

HBA4 – Setting of listed buildings

3. Planning History

NC06/3546/RM – Demolition of existing buildings and construction of six dwellings – Refused 20/12/06 on design and amenity grounds.

NC06/2035/RM – Demolition of existing buildings and construction of six dwellings – Withdrawn

NC05/1075/O – Site for residential development – Approved – 07/09/05

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Transportation Manager – Raises no objection to the application but recommends that cycle parking be provided individually for each unit within its curtilage.

4.3 Head of Environmental Health and Trading Standards - Notes that the reports accompanying the application reveal elevated levels of mercury and lead together with one elevated Total Petroleum Hydrocarbons (TPH) result. Limited numbers of samples were taken within the preliminary investigation and the report recommends that further investigations be made. It is recommended that an appropriately worded condition is attached to address this.

4.4 Conservation Manager – Does not raise an objection to the proposal in terms of its context with the listed building fronting onto South Street.

5. Representations

5.1 Leominster Town Council object to the scheme on the grounds of unacceptable access.

5.2 Welsh Water – Raise no objection to the proposal subject to the imposition of conditions.

5.3 Two letters of objection have been received in response to public consultation procedures from the following:

Mr & Mrs Jones, Rosedene, Aldermans Meadow

Mr & Mrs Rooke, Orchard End, Aldermans Meadow

In summary the points raised are as follows:

- a) The impact on the residential amenity to properties on Aldermans Meadow.
- b) Concerns relating to parking and highway safety at the site's junction with South Street.

5.4 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 In refusing the reserved matters application described above under application reference NC06/3546/RM, your officers were concerned with two specific matters. First that the design of the block of four units was unacceptable and second that its impact would be unacceptably detrimental to adjacent property by virtue of its close proximity and dominance.

Design

6.2 The design of the main block has been considerably simplified from the refused scheme. The omission of dormer windows, projecting gables and canopied porches from the front elevation have all assisted in giving the proposal a much simpler appearance that is far more reflective of the historic context in which it sits. The two single storey buildings have always been considered to be acceptable in design terms and did not form part of the refusal reason.

Subject to conditions relating to details of materials and windows the proposal is considered to accord with those policies concerning themselves with design issues.

Amenity

6.3 The design of the main block in the refused scheme saw it in excess of 7 metres and within 4 metres of the property known as Poppies, and a little more distant from another known as Orchard End. This was considered to be detrimental to the residential amenity of them as the block would have been unacceptably dominant and overbearing in relation to both.

The current application sees the introduction of the single storey hipped element closest to these two properties and whilst it remains within 4 metres in terms of proximity, its scale and bulk is significantly less. The height to its eaves, and the closest part to both Poppies and Orchard End is now 2.5 metres, with a roof sloping away to a maximum height of 6 metres. The site is slightly lower than the adjacent properties and the combined effect of all of these aspects is, in your Officer's opinion, a development that will not have an unacceptable impact on residential amenity.

The previous reason for refusal in terms of residential amenity has been satisfied and it is concluded that the scheme now accords with policy in this respect.

Highway Safety

- 6.4 The principle of development on this site has been accepted by the outline permission. The only means of vehicular access to it can only reasonably be achieved via the existing route onto South Street. This has not given rise to objection from the Transportation Manager and is considered to be acceptable.

It is therefore concluded that the proposal now accords with policy in all respects and it is therefore recommended for approval.

RECOMMENDATION

That the application for Reserved Matters be granted subject to the following conditions:

- 1 - A09 (Amended plans)**

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

- 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: In the interests of visual amenity.

- 4 - C05 (Details of external joinery finishes)**

Reason: In the interests of visual amenity.

- 5 - G01 (Details of boundary treatments)**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

- 6 - G02 (Landscaping scheme (housing development))**

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

- 7 - G03 (Landscaping scheme (housing development) - implementation)**

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

- 8 - H27 (Parking for site operatives)**

Reason: To prevent indiscriminate parking in the interests of highway safety.

9 - Notwithstanding the plans hereby approved and before development commences, details of the provision of secure cycle storage within the curtilage of each dwelling shall be submitted to and approved in writing by the local planning authority.

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

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

