

17 DCNW2007/1236/F - PROPOSED CONVERSION OF CHAPLE INTO A SINGLE DWELLING WITH REAR FIRST FLOOR EXTENSION AND OFF ROAD PARKING AT LYONSHALL BAPTIST CHAPEL, LYONSHALL, KINGTON, HEREFORDSHIRE, HR5 3JN

For: Mrs K Cooper per Mr D Walters, 27 Elizabeth Road, Kington, Herefordshire, HR5 3DB

Date Received:

**Ward: Pembridge & Lyonshall
with Titley**

Grid Ref:

24th April 2007

33641, 55461

Expiry Date:

19th June 2007

Local Member: Councillor Rj Phillips

1. Site Description and Proposal

- 1.1 The site is located within the settlement boundary of Lyonshall in an area surrounded by other dwellings of various design and character.
- 1.2 The former chapel is of brick construction under a tile roof. Although of no specific architectural or historic designated status, it is of considerable architectural character, being very decorative in detail and worthy of preservation.
- 1.3 On its eastern elevation is a single-storey brick constructed flat roofed extension of the 1950's era. This section of the building is of no architectural merit and overall does not enhance the original building on site.
- 1.4 The original application proposed conversion to a 4 bedroomed dwelling. This has been amended to a 3 bedroomed dwelling. It is also proposed to construct a first floor extension above the existing single-store side extension.

2. Policies

Herefordshire Unitary Development Plan

S1 – Sustainable Development
S2 – Development Requirements
DR1 – Design
DR2 – Land Use and Activity
DR3 – Movement
DR4 – Environment
H4 – Main Villages – Settlement Boundaries
H18 – Alterations and Extensions
HBA8 – Locally Important Buildings
CF6 – Retention of Existing Facilities
NC4 – Sites of Local Importance

3. Planning History

- 3.1 NW06/3925/F - Conversion of chapel into single dwelling to include first floor extension and parking for two cars - Refused 7th February 2007.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water (Hyder) - No objections, raised subject to inclusion of conditions with regards to surface and foul water to any approval.

Internal Council Advice

- 4.2 Transportation Manager recommends refusal as insufficient parking is provided for a four-bedroomed dwelling. Comment will be sought on the reduction from 4 to 3 bedrooms.
- 4.3 Conservation Manager comments that 'The scheme retains the external appearance of the more public side of the building, including the retention of the cast iron windows. The rear extension is less prominent and I agree that the hipped roof will have an impact within acceptable limits, which leaves the Chapel as the dominant element - Approval recommended.'

5. Representations

- 5.1 Lyonshall Parish Council state:-

'Our previous objections have not been addressed we therefore continue to raise the following objections:-

- The new extension would overshadow Westfield House robbing it of daylight to a serious extent.
- The proposed access for cars would be very dangerous.'

- 5.2 Objections have been received from Mr & Mrs M Ellis-Jones, Westfield, Lyonshall. The letter states objections to the large size of the proposed 1st floor extension in that the roof is unnecessarily high and bulky.'

- 5.3 In response to concerns, the applicant submitted further plans indicating cross sections of the proposed development and a letter stating 'To reduce the height still further at 1st floor level will result in less usable living space in the 2 bedrooms. The roof over the rear conversion is still well below the main chapel roof height, and to reduce the roof pitch from 40° to 35° will not give any significant reduction in height.'

- 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. Officer's Appraisal

- 6.1 The key issues of concern :-

- Impact of proposed extension on original building structure.

- Impact on neighbouring dwelling known as 'Westfield'.
- Car parking arrangements.

Impact of proposed extension on original building structure

- 6.2 The original Chapel building is a locally important building making a valuable contribution to the character and appearance of the surrounding area. The 1950's extension is of no historic or architectural merit, doing nothing to enhance the overall character of the building.
- 6.3 The application follows a previous refusal of permission on 7th February 2007 for a proposed first floor extension above the existing single-storey extension. This included dormer windows, which would have had a detrimental impact on the overall character of the former Chapel. The current proposal replaces those dormer windows.
- 6.4 The Conservation Manager has responded to the application recommending approval stating that the hipped roof extension will have an impact within acceptable limits, which leaves the Chapel as the dominant element.

Impact on neighbouring dwelling known as Westfield

- 6.5 This property lies to the north east of the application site, on the same side as the proposed extension. The two properties are 8 metres apart at this point and there are no principle windows in the side elevation of either property. Consequently it is not considered that the proposed first floor extension will have a significant detrimental impact on the amenity, or loss of light on Westfield.

Car Parking Arrangements

- 6.6 The Council's Transportation Manager objects to the proposed development due to insufficient car parking arrangements. The application proposes one car parking space within the grounds of the application site. The Transportation Manager requests 3 car parking spaces. The public highway is adjacent to the original Chapel alongside its north-western elevation and therefore abuts a very prominent part of the existing structure.
- 6.7 The provision of additional car parking within the grounds of the Chapel would seriously erode its character.
- 6.8 The authorised use of the building is that of a place of worship, therefore if reopened for any use class within the same use class it would potentially generate much more vehicle movement than that of a single dwelling house. In accordance with Council Highway Specifications 2 car parking spaces are required for a 3 bed roomed dwelling.

6.9 In order to retain the overall original character of the structure on the side nearest the public highway, it is considered that the Transportation Manager's recommendation in this instance cannot be sustained.

Conclusion

6.10 Overall this is finely balanced application that, in addition to the change of use, proposes a first floor extension above an existing ground floor extension. The applicant has attempted to address the issue of dominance in relationship to the character of the original structure. The Council's Conservation Manager states the proposal is of an acceptable level in relationship to the original Chapel structure. The proposed extension will be subservient to the original building. The site is within the development boundary of the settlement and therefore, in principle, use as a dwelling and extension to the building is acceptable.

6.11 The concerns raised about impact on the amenity of the adjacent property are not considered to be significant enough to justify refusal.

6.12 It is acknowledged that the scheme does not meet current parking standards for the new use, but the old use would potentially generate more traffic. In addition the provision of car parking spaces next to the building would detract significantly from its contribution to the street scene and its own intrinsic character as a building of local importance.

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 special architectural or historical interest.

4 - C05 (Details of external joinery finishes)

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

5 - C10 (Details of rooflights)

Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of architectural and historical interest.

- 6 - E16 (Removal of permitted development rights)

Reason: In the interests of preserving the character of the existing building which is of considerable local interest.

- 7 - G04 (Landscaping scheme (general))

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

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

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

- 9 - Foul water and surface water discharges shall be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

- 10 - No surface water shall be allowed to connect (either indirectly or directly), 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.

- 11 - 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

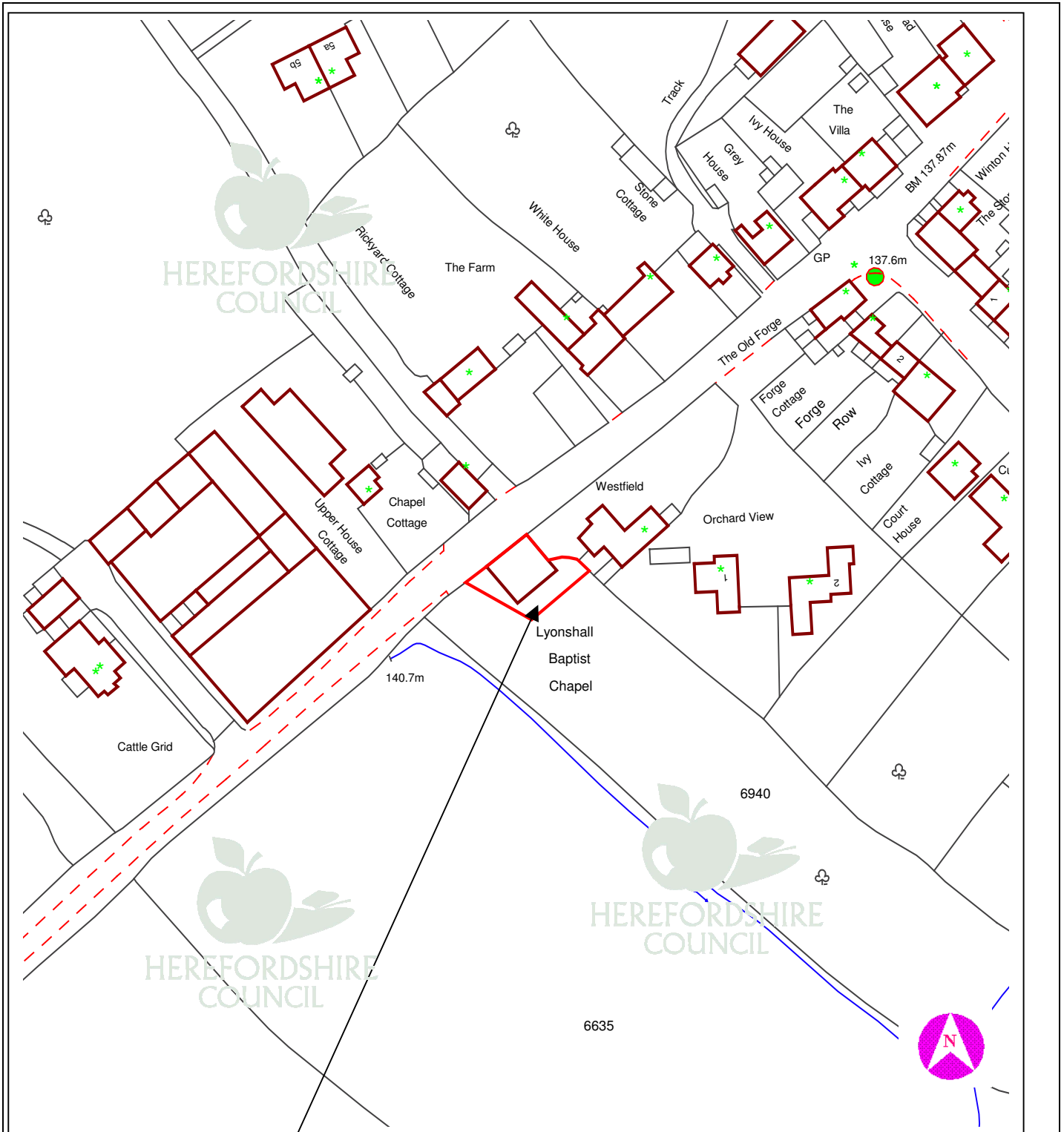
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCNW2007/1236/F

SCALE : 1 : 1250

SITE ADDRESS : Lyonshall Baptist Chapel, Lyonshall, Kington, Herefordshire, HR5 3JN

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 10024168/2005