

6 DCNC2007/1809/O - DEMOLISH EXISTING BUNGALOW AND SITE FOR NEW TERRACE BLOCK AT 104 BRIDGE STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8DZ.**For: Mrs P Leigh per Mr R Davies, R Design, Ennador, Newlands Road, Leominster, Herefordshire, HR6 8HN.****Date Received: 5th June 2007****Ward:****Grid Ref:****Expiry Date: 31st July 2007****Leominster North****49417, 59688**

Local Members: Councillors JP French and P Jones

Introduction

This application was deferred by Committee on 25th July, 2007 in order to enable Welsh Water to be formally consulted on the proposed development. The formal response from Welsh Water has been received and has been incorporated within the report.

1. Site Description and Proposal

- 1.1 This site, which flanks the eastern side of Bridge Street, is located in a residential area in the northern part of Leominster. This site itself consists of a single bungalow, set in its own garden area, with an existing vehicular access onto Bridge Street (B4361). There is a terrace of dwellinghouses to the north of the site, semi-detached dwellinghouses on the opposite side of the road and a large dwelling on both the east and south sides.
- 1.2 This outline application is for the erection of a terrace block of three dwellings to directly replace the existing bungalow on the site, which will be demolished. Details relating to layout and vehicular access have been submitted for consideration at this stage, with the details relating to appearance, scale and landscape reserved for future consideration. The proposed terrace block will be positioned towards the front of the site, with a new vehicular access at the northern end of the road frontage with the existing access blocked up. A new access driveway will lead to a new parking/turning area in the rear garden for six cars.

2. Policies**2.1 Planning Policy Guidance:**

PPS1 - Delivering sustainable development

PPG3 - Housing

2.2 Herefordshire Unitary Development Plan:

Policy S2 - Development requirements

Policy S3 - Housing

Policy DR1 - Design

Policy H1 - Hereford and the Market Towns: Settlement boundaries and established residential areas.

Policy H13 - Sustainable residential design

Policy H14 - Re-using previously developed land and buildings

Policy - H16 Car Parking

Policy HBA6 - New development within Conservation Areas.

2.3. Herefordshire Council's Supplementary Planning Guidance:-
Design and Development Requirements

3. Planning History

3.1. DCNC2006/3589/0 – Demolition of existing bungalow and site for new terrace block. Refused 08-01-07.

3.2. DCNC2007/0546/0- Demolish existing bungalow and site for new terrace block. Refused 17-04-07.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water recommends that any planning permission granted shall include certain conditions and advisory note relating to foul and surface water discharges.

Internal Council Advice

4.2 The Traffic Manager recommends that any permission includes certain conditions relating to the new access/parking provision and closure of existing access.

4.3. The County Archarologist has no objection in principle. However, the site is within the recorded medieval core of Leominster and recommends that the standard archaeological "site investigation" condition be imposed on any planning permission granted.

5. Representations

5.1. The applicant states that there is an existing rundown bungalow on the site, which has become an eye sore. It is intended to replace it with a terrace block of one three bedroom and two two bedroom dwellings. The proposed block will fit into the character of the area where there are existing semi-detached and terraced houses. The proposal will be in keeping with the building line and enhance the local conservation area. Parking will be provided within site, therefore eliminating the need for visitors to park on the roadside. Historic president to provide a terrace on this site. The front of the building will be mainly facing brickwork and the roof will be tiled to match adjacent properties. The existing side and rear boundaries consist of timber fencing, mature hedging and some trees, which will all remain. This project will provide reasonably priced sought after accommodation.

5.2 The Town council recommends approval.

5.3. There have been four letters of objection from:-

Mr P Gallimore, 94 Bridge Street, Leominster
Miss T Jenman and Mr R Morris, 106a Bridge Street, Leominster
Mr and Mrs M Baldwin, Mostyn House, Bridge Street, Leominster
Mr S Hughes, 16 Sunningdale, Bridge Street, Leominster (This letter is also signed by Mr L Price, Mr P Hartley and Mr D Miffllin of 15, 17 and 18 Sunningdale)

The main points being:-

- Extra properties will affect amount of on street car parking in area. There is already insufficient off road parking in Bridge Street with many residents/visitors having to park on road.
- Six parking spaces per dwelling not enough as an average family has two cars resulting in any visitors having to park on road.
- The main road is very busy with heavy commercial vehicles and any additional on street parking will make situation worse.
- The proposed vehicular access will have visibility impaired by existing cars parked on roadside which will constitute a hazard to highway safety.
- Parking cars at the rear of the property will be accompanied by headlights and engine noise, which will be detrimental to quality of life of neighbours.
- Neighbouring dwellings will be adversely overlooked by proposal, resulting in loss of residential amenities.
- Outlook from properties will be compromised.
- The development will result in the cramming of the site and will be against all the present themes of this residential area.
- The laying of drains and tarmac could have an effect on the roots of neighbours hedge and established trees.
- Already problems of back flow of sewage in area. More dwellings will add to problems.
- Only solution is to replace existing bungalow with another bungalow.
- The proposal will block sunlight into rear windows and garden of dwellinghouse to north.

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 main issues relate to:

- (i) The principle of erecting dwellings on this site and whether the number and type of development is suitable for this site.
- (ii) The effect of the proposal on the residential amenities of the occupants of neighbouring dwellings.
- (iii) highway safety issues relating to parking and vehicular access.

- 6.2 The proposed development is located in an established residential area within the town, where the principle of new residential development is considered to be acceptable. The proposed new terrace block will accommodate three dwelling units and it is intended that the eaves and ridge height will not exceed the height of the adjacent terrace of houses to the north. As such, it is considered that the proposed building, set in this position within the site, is considered to be acceptable and will not constitute unacceptable cramming of the site. It would not be out of keeping with the scale and character of the existing residential development in the area. Nor will it adversely affect the character and appearance of the adjacent Conservation Area situated to the north of the application site.
- 6.3 With regard to the intended position and size of the building, it is not considered that the residential amenities of the adjacent dwellings will be adversely affected by the proposed development. The proposal will not adversely take light from the neighbour's windows nor will it adversely overlook their dwellings. The applicant does not intend to put windows in either of the end (north/south) elevations, so as to prevent any direct overlooking into the neighbours windows. A planning condition can be imposed to prevent the insertion of any windows in these elevations.
- 6.4. The proposed new vehicular access is considered to be acceptable. Visibility in both directions will be acceptable and it will be a direct replacement for the existing vehicular access. The proposed parking at the rear of the terrace block will provide suitable parking and turning provision within the site. It is not considered that the residential amenities of the adjacent dwelling will be unreasonably affected by the proposed parking arrangements.
- 6.5. The proposed development is, therefore, considered to be acceptable and in accordance with the residential policies in the Herefordshire Unitary Development Plan, in particular H1, H13, S2, S3 and DR1. The revised proposal also overcomes the refusal reasons set out in the two previous applications on the site, relating to the unacceptable cramming of the site, adverse affect on the residential amenities of neighbours and unacceptable parking/turning arrangements. The comments of the objectors have been fully taken into account, but are not considered sufficient to warrant refusal of the application.
- 6.6. The public consultation period for this application expires on 19th July 2007, which is after the date this report was drafted.
- 6.7. Welsh Water were formally consulted on the proposed development and recommended that any planning permission includes certain conditions relating to foul and surface water discharges. These recommended conditions plus an advisory note have been added to the recommendation.

RECOMMENDATION

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

1 - A02 (Time limit for submission of reserved matters (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2 - A03 (Time limit for commencement (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3 - A04 (Approval of reserved matters)

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4 - A05 (Plans and particulars of reserved matters)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5 - D01 (Site investigation - archaeology)

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

6 - 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.

7 – Notwithstanding the provisions of Condition 6, each individual parking space shall measure 4.8 metres by 2.4 metres, unless otherwise first agreed in writing by the local planning authority

Reason: In the interests of highway safety.

8 - H08 (Access closure)

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

9 – No windows shall be provided in either of the first floor north west or south east facing end elevations of the proposed terrace, without the prior written permission of the local planning authority.

Reason: In the interest of privacy and amenity.

10 - W01 – (Foul/surface water drainage)

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

11 - W02 – (No surface water to connect to public 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 - W03 – (No drainage run-off to public 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 - N03 - Adjoining property rights**
- 3 - HN01 - Mud on highway**
- 4 - HN04 - Private apparatus within highway**
- 5 - HN05 - Works within the highway**
- 6 - HN10 - No drainage to discharge to highway**
- 7 - HN22 - Works adjoining highway**
- 8 - The applicant should be aware that this outline planning permission does not override any civil/legal rights enjoyed by adjacent property owners and that any development, which physically affects or encroaches onto any adjoining property, may well affect these rights. As such, the applicant is advised to contact the owners of adjacent properties, where these rights may be affected, and seek legal advice on the matter prior to undertaking any building work.**
- 9 - N14 - Party Wall Act 1996**
- 10 - This outline application is granted on the understanding that the eaves and ridge levels of the building hereby approved will not be higher than those of the adjacent terrace of houses, adjacent to the site on its north west side (i.e. those levels at the south east end of the terrace).**
- 11 - N19 - Avoidance of doubt**
- 12 - N16 - Welsh Water Informative**

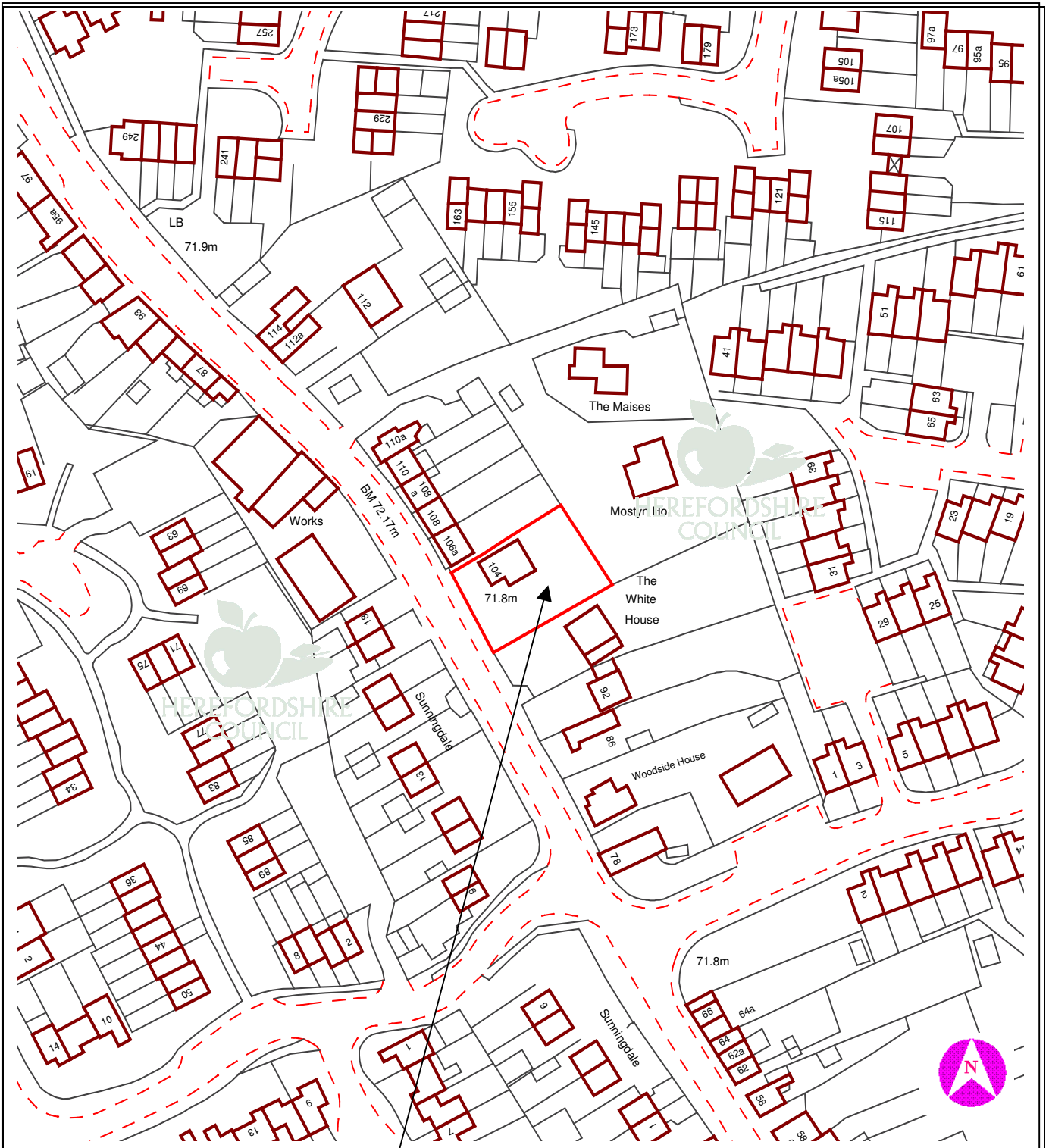
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2007/1809/O

SCALE : 1 : 1250

SITE ADDRESS : 104 Bridge Street, Leominster, Herefordshire, HR6 8DZ

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