

11 DCNC2004/0280/O - PROPOSED SITE FOR ONE SINGLE STOREY DWELLING AT 85A, SOUTH STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8JH**For: Mrs G H Galvagni of Ongar Street Cottage, Ongar Street, Lingen, Craven Arms, SY7 0EE****Date Received:**
26th January 2004**Ward:**
Leominster South**Grid Ref:**
49633, 58353**Expiry Date:**
22nd March 2004

Local Member: Councillors R Burke and J P Thomas

1. Site Description and Proposal

- 1.1 The site is located to the rear of properties fronting onto South Street and has an existing private vehicular access. The site lies within the settlement boundary for Leominster and is currently occupied by a commercial timber-framed building and garage.
- 1.2 The proposal is for outline planning permission for one single-storey dwelling to replace the existing business and structures. All matters are reserved for subsequent determination.

2. Policies

2.1 PPG3: Housing

2.2 Leominster District Local Plan (Herefordshire)

A1 – Managing the district's assets and resources
A2 – Settlement hierarchy
A24 – Scale and character of development
A54 – Protection of residential amenity
A55 – Design and layout of housing development

2.3 Herefordshire Unitary Development Plan (Deposit Draft)

DR1 – Design
S3 – Housing
H1 - Housing

3. Planning History

NC2003/3068/O - Site for 2 dwellings. Refused 11.12.03.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: Comments awaited.
- 4.2 Welsh Water: As the applicant intends utilising private drainage facilities, no comment is made on the application.

Internal Council Advice

- 4.3 Head of Engineering and Transport: No objection.

5. Representations

- 5.1 Leominster Town Council: 'Recommend approval, but express concern over the traffic use of the narrow access/egress, particularly the possibility of vehicles being forced to reverse out onto the main road.'

- 5.2 Letters of objection have been received from:

Mark Pugh, 85 South Street, Leominster
Mr W J Morgan, Elm Lodge, 1 Hereford Road, Leominster
Mr Fairbanks, 99 South Street, Leominster
Mrs S M Baxter, 97 South Street, Leominster

The main points raised are:

- 1) The lane is narrow and likely to suffer damage during construction and upon completion.
 - 2) Dangerous to children playing in the lane, on their bicycles.
 - 3) Concerns over access point onto South Street.
 - 4) Increased risk of accident.
 - 5) There is no lighting at the rear of the property.
 - 6) Poor access for emergency vehicles.
 - 7) Backland development, will overlook 10 properties.
 - 8) Potential eyesore if any higher than existing bungalows.
 - 9) Ownership of access is queried.
- 5.3 In support of the proposal the applicant has submitted a supporting statement. This confirms that:
- properties fronting onto South Street have a right of access along the driveway
 - the site currently is occupied by a business unit of wooden construction, a brick garage and outbuildings

- the site has been used for the past 20 years for education purposes
- between 70 - 100 pupils plus parents used the driveway to pick up and drop off students
- the proposal is to demolish the existing buildings associated with the business and divide the plot between the adjacent bungalow and proposed new dwelling
- access along the driveway would lessen considerably
- the closest distance between the proposed dwelling and residences on South Street is approximately 33m
- it is unlikely that anyone would be overlooked

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

6. Officers Appraisal

- 6.1 The site is located within the settlement boundary for Leominster where residential development will be permitted subject to criteria listed under Policy A1, scale and impact of the development on the character of the area and safe access.
- 6.2 The proposed development will replace an existing business use, which generated a considerable level of vehicular activity and potential disturbance for neighbouring properties.
- 6.3 The new dwelling will represent a significant decrease in traffic movements and subject to a condition restricting the height and position of the proposed development, will not result in loss of amenities for adjoining properties.
- 6.4 It is not therefore considered that the proposal will result in any material harm and is in accordance with policies contained in the Leominster District Local Plan.

RECOMMENDATION

That planning permission be granted subject 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 - B01 (Samples of external materials)

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

6 - E13 (Restriction on height of building)

Reason: To safeguard the character and amenities of the locality.

7 - H26 (Access location)

Reason: In the interests of highway safety.

8 - H12 (Parking and turning - single house)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

9 - G01 (Details of boundary treatments)

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

10 - G04 (Landscaping scheme (general))

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

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

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

12 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

13 - F17 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

Informatives:

1 - HN01 - Mud on highway

2 - N15 - Reason(s) for the Grant of PP

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.