

DCNC2003/3768/F - DEMOLITION OF GARAGE AND CONSERVATORY, CONSTRUCTION OF SIDE EXTENSION AND NEW BUILDING TO FORM 2 ADDITIONAL DWELLINGS, INTERNAL AMENDMENTS TO GROUND FLOOR AT 33 SOUTH STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8JQ

DCNC2003/3769/L – AS ABOVE

For: Mr & Mrs S D Wicks per Mr S Funge Stephen Funge Architechural Design Dartmoor View Queen Street Winkleigh Devon EX19 8JB

Date Received:

16th December 2003

Ward:

Leominster South

Grid Ref:

49626, 58747

Expiry Date:

10th February 2004

Local Member: Councillors R Burke and J P Thomas

1. Site Description and Proposal

- 1.1 33 South Street, also known as Bryanstone House, is a Grade II Listed Building located some 50 metres north of its junction with Coningsby Road and almost opposite Hawthorne Place. The Larches is to the east. The site is located in a primarily residential area as shown on the Leominster Town Centre Inset map in the Leominster District Local Plan, and within the Leominster Conservation Area.
- 1.2 This application proposes the use of a single storey outbuilding to provide a kitchen to ground floor flat no. 1. A single storey flat roofed building between 33 South Street and 33A South Street is also to be replaced by a two storey building providing bedroom, sitting room, kitchen and shower room, with car access below. It is also proposed to replace an outbuilding within the rear garden with a single bedroom bungalow, which will have a lean-to roof. Internal alterations are also proposed to the ground floor flat. Parking for 7 vehicles is also proposed.

2. Policies

Planning Policy Guidance Note 1 – General Policy and Principles

Planning Policy Guidance Note 15 – Planning and the Historic Environment

Leominster District Local Plan

A2 – Settlement Hierarchy

A18 – Listed Buildings and their Settings

A21 – New Development within Conservation Areas

Herefordshire Unitary Development Plan (Deposit Draft)

HBA1 – Alterations and Extensions to Listed Buildings

HBA4 – Setting of Listed Buildings

HBA6 – New Development with Conservation Areas

3. Planning History

NC2003/2032/U – Use of property for 6 flats. Agreed 22nd July 2003.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Chief Conservation Officer – no objection in principle.

4.3 Head of Transportation and Engineering – no objection.

5. Representations

5.1 Leominster Town Council comments as follows: “Recommend refusal. It is felt that the proposed building will detract from this fine early 19th Century building and would be unsympathetic to the adjoining properties. Council also feels that the proposal would constitute both over development and backland development of the site.”

5.2 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 work on the flats is now complete. While these alterations were premature to the determination of this application the work progressed with in the knowledge of and in consultation with the Historic Buildings Officer. The details of alterations/conversion have been subject of long and extensive negotiation that has resulted in a scheme that respects the historic fabric and character of this Listed building.

6.2 The application also proposes to replace a garage and conservatory that is located in the rear garden with a single storey dwelling. The design of the replacement building is similar to the existing building and is considered to respect the character of this Listed building. Further it is considered that it will be in a position that will not cause significant disruption or loss of residential amenity to adjoining properties. In terms of its impact on the character of the area as a whole is concerned, there are other similar examples of backland type of developments nearby. A dwelling in this position will not harm the prevailing characteristic of the area.

RECOMMENDATION

NC2003/3768/F

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 - A09 (Amended plans)(7th April 2004)

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

3 - 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.

4 - D01 (Site investigation - archaeology)

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

NC2003/3769/L

That Listed Building Consent be granted subject to the following conditions:

1 - C01 (Time limit for commencement (Listed Building Consent))

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 - A09 (Amended plans)(7th April 2004)

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

Informative:

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

Decision:

Notes:

Background Papers

Internal departmental consultation replies.