

**DCNC2004/1742/F - PROPOSED TERRACE OF THREE  
TWO STOREY DWELLINGS ON LAND TO REAR OF 27,  
29 AND 31 SOUTH STREET, LEOMINSTER,  
HEREFORDSHIRE, HR6 8JQ**

**For: Leominster Dry Lining per Mr N La Barre  
Easters Court Leominster Herefordshire HR6 0DE**

**Date Received:**

**12th May 2004**

**Expiry Date:**

**7th July 2004**

**Local Member:** Councillors R Burke and J P Thomas

**Ward:**

**Leominster South**

**Grid Ref:**

**49645, 58765**

**1. Site Description and Proposal**

- 1.1 The site is located on the east side of South Street. Access to the site is through an arched entrance, which currently serves the existing parking and storage area associated with commercial and retail units.
- 1.2 The site is a long plot, which abuts the British Legion Club to the north, the Larches in Coningsby Road to the South, with properties in Eaton Close lying to the East.
- 1.3 The proposal is to erect a terrace of 3 two-bedroomed houses with parking to the front and private gardens to the rear.

**2. Policies**

**2.1 Leominster District Local Plan (Herefordshire)**

A52 – Primary Residential Areas  
A54 – Protection of Residential Amenity  
A55 – Design and Layout of Housing Development  
A73 – Parking Standards and Conservation

**2.2 Herefordshire Unitary Development Plan (Deposit Draft)**

H1 – Hereford and the market towns: settlement boundaries  
H13 – Sustainable residential design

**3. Planning History**

- 3.1 No relevant planning history.

**4. Consultation Summary**

Statutory Consultations

- 4.1 None required.

Internal Council Advice

4.2 Head of Engineering and Transportation - No objection subject to condition requiring the provision of parking and manoeuvring space within the site.

4.3 Archaeology Adviser - awaiting comments

**5. Representations**

5.1 Leominster Town Council: - Recommend refusal, as it is considered to be backland development. It is also felt that there are already too many points of access/egress in this busy area. Any more development at the Leisure Centre site will create further congestion at the Coningsby Road/South Street junction, and it is felt that additional residential traffic at this point would be inappropriate.

**6. Officers Appraisal**

6.1 The application site lies within a primarily residential area for planning policy purposes, where the presumption is in favour of development. The proposed layout makes efficient use of the land in line with the guidance laid down in PPG3 – Housing, in terms of the proposed layout for the housing and the retention of existing storage and parking facilities for commercial usage. There is therefore no objection in principle to residential development of this density within a town centre location.

6.2 The orientation and siting of the new housing has been designed to minimise the impact both on adjacent properties as well as the character and appearance of the area. It is not considered that the development will result in any adverse impact in terms of loss of amenities.

6.3 Negotiations have taken place with the applicant's agent to revise the external appearance of the development to ensure that the design sits comfortably within the overall area. Minor revisions have been recommended including removal of hipped ends, insertion of chimneys and amendment to dormers and window details. The parking/amenity area also requires further revisions to improve the overall appearance of the site entrance. Amended plans are now awaited.

**RECOMMENDATION**

**Subject to the receipt of suitably amended plans, officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:**

**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 - E16 (Removal of permitted development rights )**

Reason: To safeguard the character and appearance of the area.

- 4 - E18 (No new windows in specified elevation ) (delete 'no dormers', insert 'southern end elevation')

Reason: In order to protect the residential amenity of adjacent properties.

- 5 - 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.

- 6 - D01 (Site investigation - archaeology )

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

- 7 - F17 (Scheme of foul drainage disposal )

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

- 8 - G01 (Details of boundary treatments ) ('buldings are occupied', delete 'timetable to be agreed')

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

**Informatives:**

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - HN01 - Mud on highway
- 3 - HN04 - Private apparatus within highway
- 4 - HN05 - Works within the highway
- 5 - HN10 - No drainage to discharge to highway

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.