

6 DCSW2004/1758/F - CONVERSION OF FORMER CHAPEL INTO DWELLING, FORMER CHAPEL, HOARWITHY, HEREFORDSHIRE, HR2 6QH**For: Mr. P. Pember per Mr. N.J. Teale, Brambles Farm,
Naunton, Upton-upon-Severn, Worcestershire,
WR8 0PZ****Date Received: 12th May, 2004 Ward: Pontrilas Grid Ref: 54619, 29332****Expiry Date: 7th July, 2004**

Local Member: Councillor G.W. Davis

1. Site Description and Proposal

- 1.1 The proposal site comprises a stone faced former chapel and barrel roofed garage on the eastern side of the C1261 road that runs through this settlement. There is a parking area in front of the open ended garage on the northern side. The northern tip of this tapering car park is virtually on the junction of the aforementioned C1261 road, and the north-eastward bound C1267 road to Kings Cagle.
- 1.2 Public Footpath HN3 crosses part of the open forecourt area in front of the garage, it leads south-eastward but does not cross any other land that forms part of the application site.
- 1.3 The chapel building is comprised of rubble stone, it has a hipped small plain tile roof that is proposed to be replaced with a slate covered one. There is a link building between the chapel building and Stone House, a painted brick building that also houses the Post Office. It is proposed to demolish this link building that is 2.1 metres wide on the roadside elevation, widening to 2.5 metres on the rear elevation, this section of building is reached off the stage area of the chapel.
- 1.4 There is a link building on the north-eastern side of the chapel building linking it with the garage. This building has a mono-pitch roof at present, joining the north-eastern gable wall of the chapel at a height of 33 metres, sloping down to a height of 2 metres where it joins at eaves level on the corrugated tin roofed garage. A new roof is proposed over this element. It is 4.3 metres to the ridge which is 200mm below the new ridge height for the proposed new gable roof over the garage. This roof will again be covered in slates.
- 1.5 New windows are proposed in the front elevations directly under the existing arches, with two windows for the ground floor accommodation. The rear elevation will have two first floor windows under arches and one smaller window underneath on one side and French windows for access to the garden under the other first floor window.
- 1.6 Four bedrooms will be provided on the first floor and downstairs a kitchen/dining room, living room, porch and w.c.

2. Policies

2.1 Hereford and Worcester County Structure Plan

Policy CTC.13	-	Conversion of Buildings
Policy CTC.14	-	Conversion of Buildings
Policy CTC.15	-	Conservation Areas
Policy CTC.1	-	Areas of Outstanding Natural Beauty
Policy CTC.2	-	Areas of Great Landscape Value
Policy CTC.9	-	Development Requirements

2.2 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.5	-	Development within Area of Outstanding Natural Beauty
Policy C.6	-	Landscape and Area of Outstanding Natural Beauty
Policy C.8	-	Development within Area of Great Landscape Value
Policy C.23	-	New Development Affecting Conservation Areas
Policy C.24	-	Demolition in Conservation Areas
Policy C.25	-	Demolition and Redevelopment

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

There are no policies that are considered to raise issues different from Development Plan policies.

3. Planning History

3.1 None identified

4. Consultation Summary

Statutory Consultations

4.1 Environment Agency - raises no objection in principle subject to a condition requiring the provision of foul drainage works.

Internal Council Advice

4.2 Head of Engineering and Transportation - raises no objection, but advises that the line of the public footpath HN3 should remain unobstructed at all times.

5. Representations

5.1 The Parish Council has no objections.

5.2 One letter of objection has been received from:

Mr. D. Weaver, Kirkvale, Hoarwithy, HR2 6QH

The following main points are raised:

- access onto narrowest part of Hereford - Ross-on-Wye road

- vehicle could hit our wall in avoiding a pedestrian using the entrance
- overlooking windows from bedroom window resulting in loss of privacy
- increase in garage height from 3.6 to 4.4 metres and porch 4.3, lean-to it replaces between 2 to 3.3 metres in height. Impinges upon our view, should restrict to 3.6 metres and 3.3 metres for garage and porch respectively
- could be increase in vehicles parked on roadside, as garages are seldom used. Close to junction with Kings Cople to detriment of road safety.

The full text of this letter can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issues are considered to be ones relating to traffic, demolition of a building in a Conservation Area and Area of Outstanding Natural Beauty, the merits of the conversion scheme and in turn its impact in the Conservation Area and Area of Outstanding Natural Beauty, and issues relating to loss of amenity to a local resident.
- 6.2 The garage and forecourt area have, it is understood, been used for many years, and vehicles leaving the site have good unobstructed views to the north and uphill, and to the north-east towards the bridge over the River Wye. Views are not as good to the south-west, but nevertheless given the curvature of the road a satisfactory level of visibility is available. This access has also been used for many years by vehicular and pedestrian traffic in association with the parking area and the public footpath.
- 6.3 There are policies protecting Conservation Areas from unwarranted demolition, particularly in Policies C.24 and C.25 contained in the Local Plan. It is considered that the demolition of the brick building between the stone buildings, the chapel and Stone House will not harm the Conservation Area or the Area of Outstanding Natural Beauty.
- 6.4 The conversion scheme entails providing a new gable roof over the garage, replacing a corrugated tin roof with a slate one and replacing a mono-pitch roof with a gable roof over a block of building providing a utility area and link between the chapel and the garage. The roof pitch on the new gable roof is not dissimilar to that on the 8.2 metres high roof of the chapel. A lower pitch would be difficult for the 7 metres span required and would detract from the appearance of the roof particularly when viewed from the north and north-east. The windows are configured in a regular pattern on the front elevation which is not the case presently. The scheme is sympathetic and is considered acceptable.
- 6.5 The final issue is the one relating to the impingement of a view and the loss of privacy through overlooking. The loss of a view is not a matter that can be addressed by planning policies, it is possible to object to what is in view of a particular property, but not that a particular view is impinged or reduced in some way. The other issue raised relating to overlooking from what will be a new floor, at first floor level of the objector's garden. It is considered that the elevated garden area overlooked has a relatively open aspect at present, and that although it would be possible to look eastward towards Kirkvale from the new first floor this is mitigated by the fact that the top of each window is below an eye level of 1.5 metres which would entail occupants either needing to stoop or stand back into each room in order to look out of the bedroom windows.
- 6.6 There are therefore considered to be no reasonable grounds for withholding planning permission for the scheme as submitted subject to a condition for details of foul

drainage disposal as required by the Environment Agency and with the removal of permitted development rights.

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. A07 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3. B01 (Samples of external materials)**

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

- 4. C02 (Approval of details)**

Reason: To safeguard the character and appearance of this building in the Conservation Area.

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

Reason: In order to preserve the character of the original conversion scheme.

- 6. F18 (Scheme of foul drainage disposal)**

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

Informative(s):

- 1. N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.