

**24 DCNE2004/2156/F - CONVERSION OF FORMER WORKSHOP AND CONSTRUCTION OF EXTENSION TO FORM SINGLE DWELLING ON SITE TO REAR OF THE ROYAL OAK, THE SOUTHEND, LEDBURY, HEREFORDSHIRE.**

**DCNE2004/2157/C – AS ABOVE.**

**For: Mr. & Mrs. P. Scott per Stainburn Taylor Architects, Bideford House, Church Lane, Ledbury, Herefordshire, HR8 1DW**

**Date Received:**

**15th June 2004**

**Ward:**

**Ledbury**

**Grid Ref:**

**71082, 37499**

**Expiry Date:**

**10th August 2004**

Local Member: Councillor's P.E. Harling, B.F. Ashton & D.W. Rule MBE

**1. Site Description and Proposal**

- 1.1 The Royal Oak is located on the western side of The Southend, Ledbury, approximately 40 metres south of Upper Cross.
- 1.2 The proposal is to convert and extend an existing building to form a three-bedroom dwelling. On-site garaging and parking together with a small garden are also included. Access will be onto the rear courtyard of The Royal Oak.

**2. Policies**

**Hereford and Worcester County Structure Plan**

CTC9 – Development Requirements

CTC7 – Listed Buildings & Conservation Areas

**Malvern Hills District Local Plan**

Housing Policy 2 – Development in Main Towns

Conservation Policy 1 – Preserving or Enhancing Conservation Areas

Conservation Policy 2 – New Development in Conservation Areas

Conservation Policy 3 – Setting of Conservation Area

Conservation Policy 11 – The Setting of Listed Buildings

**3. Planning History**

- 3.1 None.

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 The Head of Engineering raises no objections.

#### **5. Representations**

5.1 Ledbury Town Council recommend refusal. the Members felt that proposal would result in an increase in traffic thereby having an adverse impact upon:

1. Access and egress.
2. The safety of pedestrians and children walking to and from school (safer routes to schools).

5.2 One letter from Mrs. Margaret Forde , Brewers Cottage, Ledbury confirms no objections provided no windows in the east elevation.

5.3 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 This is a well-designed and thoughtful conversion that totally respects the buildings and uses adjoining. The only concern raised is by the Town Council regarding the increase in traffic as a result of this development crossing the safe routes to school footpath running along The Southend. In this respect however there will only be a minimal increase and Members will note that the Head of Engineering raises no objections.

6.2 Since there is no adverse impact on the Setting of the Listed Building or the Conservation Area, it is considered that the proposals comply with policy.

#### **RECOMMENDATION**

##### **NE2004/2156/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 - A06 (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 - E16 (Removal of permitted development rights )

Reason: To bring any future development under planning control.

- 5 - E18 (No new windows in specified elevation )

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

- 6 - F16 (Restriction of hours during construction )

Reason: To protect the amenity of local residents.

- 7 - G13 (Landscape design proposals )

Reason: In the interests of visual amenity.

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

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

- 9 - H10 (Parking - single house )

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

Informatives:

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

NE2004/2157/C

That Conservation Area Consent be granted subject to the following conditions:

- 1 - C01 – Time limit for commencement

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

Informatives:

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.