

DCNW2004/2613/F - CONSTRUCTION OF TWO DWELLINGS AND DETACHED GARAGE AT FORMER CAR PARK OF MONUMENT INN, KINGSLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9RX

For: Mr & Mrs N Gore per Mr P Titley, New Cottage, Upper Common, Eyton, Leominster HR6 OAQ

Date Received:

14th July 2004

Ward:

Bircher

Grid Ref:

43666, 61948

Expiry Date:

8th September 2004

Local Member: Councillor S. Bowen

1. Site Description and Proposal

- 1.1 This application seeks consent for the erection of two detached dwelling houses with a detached garage serving one of these dwellings. The site is located at the northwest tip of Kingsland and falls within both the settlement boundary and the Conservation Area. The land was previously a car park associated with the adjacent Monument Inn, converted from a Public House to two dwellings by virtue of planning consent DCNW2003/3111/F. The site area is approximately 0.13 hectares. The access to the new dwellings would be via the existing historical access serving the Public House.
- 1.2 The proposal involves the erection of two dwelling houses, similar in design with dormer windows in the front and rear elevations and an integrated porch which introduces a catslide element to the front elevation. Both dwellings are relatively modest three bedroom properties with a footprint of 1.5 metres by 6.5 metres, excluding the porch. The ridge height is 6.9 metres.

2. Policies

2.1 Leominster District Local Plan

Policy A2(C) - Small Scale Development within Defined Settlement Boundaries
Policy A18 - Listed Buildings and their Settings
Policy A21 - Development within Conservation Areas
Policy A24 - Scale and Character of Development
Policy A54 - Protection of Visual Amenity

2.2 Herefordshire Unitary Development Plan (deposit draft)

Policy DR1 - Design
Policy H4 - Main Villages
Policy H13 - Sustainable Residential Design
Policy H15 - Density
Policy HBA4 - Setting of Listed Buildings
Policy HBA6 - New Development within Conservation Areas

3. Planning History

DCNW2003/31111/F: Conversion of Public House to form 2 dwellings
Approved 28th November 2003

DCNW2003/1195/F: Change of use from a Public House to a private dwelling
Approved 11th June 2003

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water - no response.

Internal Council Advice

4.2 The Chief Conservation Officer advises that subject to conditions relating to materials

4.3 Head of Engineering and Transportation advises no observations.

5. Representations

5.1 Parish Council state 'Approved but design should be more varied and interesting'.

5.2 Objections have been received from:

Mrs J.A.Smith, 'Braemar', North Road, Kingsland
Mr and Mrs Smith, Cranmere, North Road, Kingsland

The objections can be summarised as follows:

- a) Overbearing impact over adjacent dwelling
- b) Loss of light to rooms in neighbouring property
- c) Excessive density of development
- d) Excessive size of dwellings
- e) Overlooking of rear garden areas
- f) Inter-visibility with dwellings opposite

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 As the application site lies within the residential infill boundary for Kingsland there is no objection to the principle of residential development of the site.

6.2 The density of this development falls below that required by PPG3; however, it is considered appropriate in the context of this site, Kingsland and the Conservation Area. This site is best viewed as a link development site. Previously the Monument Inn stood somewhat alone at the end of North Road. Beyond the open space formed by the car parking is found a selection of dwellings, initially single storey, running into the heart of Kingsland. The gap to be filled therefore sits between a two storey property and a single storey property. The proposed development is clearly a two-

storey dwelling but it does acknowledge its position within the context of the street scene. The proposed dwellings have dormer openings at first floor level, reducing both the eaves and ridge height in comparison to a 'standard' two-storey dwelling. In addition, the catslide element in the centre of the properties has the effect of reducing the apparent bulk of the dwellings. It is considered that the dwellings will act effectively as 'link' properties and are not excessive in scale for the site.

- 6.3 The local vernacular is characterised by architectural and period variety with design and materials varying. The scale of properties in this locality varies extensively also. The neighbouring property, 'Braemar', is a single storey property and this side of the road is characterised by bungalow and dormer bungalow properties. Notwithstanding this, properties opposite are not only two-storey detached dwellings but are also far more substantial in scale to that proposed here. The design will fit comfortably into a street scene characterised by variety. The design and scale of the property are therefore considered acceptable and it is considered that the proposed development will preserve the character and appearance of the Conservation Area
- 6.4 In consideration of the residential amenity implications of the proposal it is considered that the dwellings opposite this site are of a distance to ensure privacy and overlooking impact wholly within acceptable limits. The principle properties for consideration are 'Braemar' and the dwellings now formed from the former Monument Inn. With regards the Public House conversion, the issue is the overlooking from the first floor over the rear garden area of plot 1. Although this is a consideration, two issues are important in this instance. The first is that the relationship between these dwellings is little different from that found in a corner location of a modern residential development and is not in itself unacceptable, the second is that the Monument Inn is already in-situ, potential purchasers of Plot 1 will therefore be purchasing in the knowledge of the proposed relationship. The density is not the issue here; it is simply the orientation of the Monument Inn that has the impact. It is considered that this matter is not an issue of significant concern. Turning to 'Braemar', the overlooking to the rear is likely to be limited due to the orientation of the proposed dwelling on plot 2. With regards inter-visibility and an overbearing impact it is suggested that an impact will inevitably result but that this impact will be within acceptable limits. The windows affected (with the living room/dining room served by a second opening in the rear elevation), the orientation of the proposed dwelling, and the design characteristics of the proposed properties, are all such that the impacts upon this neighbour will be within acceptable limits. Conditions are proposed relating to landscaping, boundary treatments, and new opening to ensure the continuing protection of privacy. The sites location in the Conservation Area will restrict all but the most modest of additions and outbuilding, removing the necessity to remove Permitted Development Rights.
- 6.5 Access arrangements for the site are considered to be acceptable.
- 6.6 On balance, therefore, it is considered that the proposal, subject to the following conditions, is acceptable.

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 ensure that the materials harmonise with the surroundings.

5 - G01 (Details of boundary treatments)

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

6 - G04 (Landscaping scheme (general))

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

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

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

8 - E18 (No new windows in specified elevation)

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

Informatives:

- 1 - HN01 - Mud on highway
- 2 - HN04 - Private apparatus within highway
- 3 - HN05 - Works within the highway
- 4 - HN10 - No drainage to discharge to highway

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.