

10 DCSE2004/3428/F - PROPOSED CONVERSION OF REDUNDANT CHURCH BUILDING TO FORM 1 RESIDENTIAL DWELLING, OUR LADY OF ST. TERESA OF LISEUX RC CHURCH, WHITCHURCH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6DJ**For: M. Addis per Mr. V. Marlow, V.J.M. Design House,
26 Whaddon Road, Cheltenham, Glos. GL52 5NA****Date Received: 5th October, 2004 Ward: Kerne Bridge Grid Ref: 54952, 17631****Expiry Date: 30th November, 2004**

Local Member: Councillor Mrs. R.F. Lincoln

1. Site Description and Proposal

1.1 The church which is the subject of this application is within the village of Whitchurch. The church is no longer in use and outline planning permission has been granted for demolition and residential development of the site (SE2003/3612/O). The current proposal is for conversion of the church into one dwelling. The church occupies a site off the Whitchurch - Llangrove road and adjoins houses to sides and rear. It is situated in the rear, south-east corner of the plot.

1.2 The church is of "modern" design, with low eaves but a very steeply pitched roof, resulting in a triangular shape when viewed from the front. The front elevation has a central glazed window from ground to roof level, with two triangular dormers in the roof sides and a single-storey gable projecting from the north side. The submitted scheme for conversion involves a series of rooflights along each side of the roof to light the two floors that would be inserted into the roof space plus additional fenestration at ground floor level and entrance doors in the redesigned front window.

2. Policies**2.1 Planning Policy Guidance**

PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy CTC.1 - Development in Areas of Outstanding Natural Beauty

Policy CTC.13 - Conversion of Buildings

Policy CTC.14 - Conversion of Buildings

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria

Policy C.5 - Development within Area of Outstanding Natural Beauty

Policy C.8 - Development within Area of Great Landscape Value

Policy C.36 - Re-use and Adaptation of Rural Buildings

Policy C.37 - Conversion of Rural Buildings to Residential Use

residential properties and about 13m from the nearest house (The Clock House). Given the steep roof rooflights would not be much further away and would be well below normally accepted standards to protect privacy. However, only one first floor habitable room (a bedroom) faces the neighbouring houses and this could be lit by a rooflight positioned above eye-level. A number of proposed windows could be omitted and all other windows, lighting bathrooms could be obscurely glazed and fixed shut, except where required for emergency purposes. The large new ground floor window lights a widened section of corridor and again could be glazed with obscure glass. Other ground floor windows are narrow slits and it is not considered that these would result in significant loss of amenity. The triangular dormer would light a section of building kept open and apart from passing views while climbing the central staircase could not be looked out of. It is considered therefore that the problems identified in the representations could be overcome.

- 6.2 The applicant's agent is preparing revised drawings to meet the problems of loss of privacy and is also reconsidering the design of the large central window. In general the proposed alterations are considered to be acceptable in that they respect the character of this unusual building.

RECOMMENDATION

That subject to receipt of acceptable revised drawings with respect to design and fenestration, the 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 E19 (Obscure glazing to windows)**

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

- 3 E17 (No windows in side elevation of extension)**

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

- 4 No floor shall be installed above first floor level in the section of the building outlined in red on the plan attached to this permission.**

Reason: To protect the amenities of neighbours.

- 5 H04 (Visibility over frontage)**

Reason: In the interests of highway safety.

- 6 H05 (Access gates)**

Reason: In the interests of highway safety.

- 7 H08 (Access closure)**

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

8 H12 (Parking and turning - single house)

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

9 W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

10 W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

11 E16 (Removal of permitted development rights)

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

Informative(s):

1 HN01 - Mud on highway

2 HN05 - Works within the highway

3 HN10 - No drainage to discharge to highway

4 N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.