

28 DCNE2005/0083/F - NEW DWELLING ON THE SITE OF EXISTING DOUBLE GARAGE AT THE GARDEN OF MELROSE HOUSE, 141 THE HOMEND, LEDBURY, HEREFORDSHIRE. HR8 1BP**For: Mr Evans at above address.****Date Received:**
11th January 2005**Ward:**
Ledbury**Grid Ref:**
71009, 37998**Expiry Date:**
8th March 2005

Local Member: Councillor Ashton, Councillor Rule MBE & Councillor Harling

1. Site Description and Proposal

- 1.1 The application site is part of the garden of 141 Homend, but actually fronts onto Homend Crescent. It is currently occupied by a double garage which sits hard against the road frontage, the surrounding area is of a residential nature.
- 1.2 The site slopes steeply to the west and overlooks 141 Homend and the town beyond. It has a width of approximately 8 metres and a length of 30 metres to the boundary shown to divide it from 141 Homend, a further 21 metres is shown as curtilage for number 141.
- 1.3 The application is for the erection of a dwelling. Its design is influenced by the characteristics of the site. Its road frontage elevation appears as a typical dwelling with a pitched roof to a height of 8.4 metres, cill and header detailing above windows and brick quoins and string course. It is set slightly forward in comparison to the dwelling to the south, but this is not significant in terms of its appearance in the street scene.
- 1.4 A gabled wing extends to the rear and this has a more contemporary appearance. To a large extent this is a result of the changing ground level. The plans suggest a difference of 2.5 metres within the length of the proposed dwelling. This allows the gabled wing to be effectively three storey. Its height from the lowest point is 10.3 metres, but it will have a lower ridge height than the element facing onto Homend Crescent. The design seeks to maximise views across the town and includes balconies at first and second floor levels, the lead for this taken from the neighbouring dwelling.

2. Policies**Malvern Hills District Council Local Plan**Housing Policy 17 – Residential Standards
Conservation Policy 2 – New Development in Conservation Areas**Unitary Development Plan**H13 – sustainable Residential Design
HBA6 – New Development within Conservation Areas

3. Planning History

- 3.1 NE04/2246/F - Erection of a dwelling - Withdrawn 22 September 2004. The application was withdrawn following concerns expressed over the design of the dwelling by the Council's Conservation Officer.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Traffic Manager - Given that the study could be used as a bedroom, the development would require space for three cars. However, given PPG13 advice, it would be unreasonable to refuse, especially given the town centre location. In mitigation, it would be prudent to require covered secure cycle parking.
- 4.3 Chief Conservation Officer - This design is a major improvement on the previous application and therefore would be considered acceptable, subject to conditions.
- 4.4 Archaeological Advisor - No objection subject to condition.

5. Representations

- 5.1 Ledbury Town Council - Recommend refusal. Members felt that this was development of a very narrow site and would have an adverse effect upon the residential amenity of the neighbouring property, contrary to Housing Policy 17 of the Malvern Hills District Council Local Plan and H13, 10 and 14 of the Unitary Development Plan.
- 5.2 One letter has been received from Mr Bardsley, The Views, Homend Crescent, Ledbury. He considers that the proposal is too close to the road and should be set further back.
- 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 The design of the proposed dwelling has been entirely influenced by the constraints of the site. It makes the best use possible of its narrow frontage and is of a design, which makes a positive contribution to the street scene. Whilst it is set slightly forward of the building line of the neighbouring dwelling, this is not a reason to refuse the application. The area has no definite line along which buildings are set, nor is there a dominant form of architecture and therefore the proposal sits quite comfortably in a mixture of styles.

- 6.2 The proposed dwelling is orientated in an east/west plane, identical to the neighbouring property. The wing projecting to the rear runs along the southern boundary, allowing space between the two, and projects to a similar point. This element will not be overly dominant nor will it cause any undue loss of privacy and therefore the proposal will not cause any demonstrable harm to residential amenity. Similarly, the proposed dwelling is sufficiently distant from the rear elevation of 141 Homend and, with the significant change in ground levels, the fenestration and balconies on the west elevation will not result in a significant degree of overlooking.
- 6.3 In conclusion, the proposal is considered to accord with the identified Development Plan policies and on this basis the application is recommended for approval.

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 - 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 - C04 (Details of window sections, eaves, verges and barge boards)

Reason: In the interests of the visual amenities of the area.

5 - C05 (Details of external joinery finishes)

Reason: In the interests of the visual amenities of the area.

6 - H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

7 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

8 - The applicant or his agents or successors in title shall ensure that a professional archaeological contractor undertakes an archaeological watching brief during any development to the current archaeological standards of and to the satisfaction of the local planning authority.

Reason: To ensure that the archaeological interest of the site is investigated.
Informatives

N15 – Reason(s) for Grant PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.