

27 DCNC2005/0341/F - PROPOSED 2 NO. 2 BEDROOMED COTTAGES WITH 4 NO. PARKING SPACES AT LAND TO THE REAR OF 3 LITTLE HEREFORD STREET, BROMYARD, HEREFORDSHIRE, HR7 4DE**For: Mr K Handley per Linton Design Group 27 High Street Bromyard Herefordshire HR7 4AA****Date Received:**
4th February 2005**Ward:**
Bromyard**Grid Ref:**
65395, 54566**Expiry Date:**
1st April 2005

Local Member: Councillors P J Dauncey and B Hunt

1. Site Description and Proposal

- 1.1 The site, a vegetable plot, is located to the rear of Handley Funeral Directors and on the north side of a narrow, unmade private road that leads to Appleby, a chalet style bungalow. The site is located in the Bromyard Conservation Area and within a primarily residential area, as shown on Inset Map No. 13.1 Bromyard, in the Malvern Hills District Local Plan. Fir trees bound the frontage of the site.
- 1.2 This application proposes a pair of two-bedroomed semi-detached dwellings with kitchen, living room and toilet on the ground floor. Four parking spaces are proposed to the side of the plot. The fir trees along the frontage are to be removed.

2. Policies**2.1 Malvern Hills District Local Plan**

Conservation Policy 2 – New development in Conservation Areas
Conservation Policy 6 – Protection of Listed Buildings
Conservation Policy 11 – The setting of Listed Buildings
Housing Policy 17 – Residential standards

2.2 Hereford and Worcester County Structure Plan

CTC7 – Development and features of historic and architectural importance
CTC9 – Development criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

HBA4 – Setting of Listed Buildings
HBA6 – New development within Conservation Areas

- 2.4 PPS1: Delivering Sustainable Development
PPG3: Housing
PPG15: Planning and the Historic Environment

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 Hyder: No objection.

Internal Council Advice

4.2 Traffic Manager: No objection.

4.3 Conservation Manager: No in principle objection, but concerns regarding design.

4.4 Landscape Officer: No objection.

5. Representations

5.1 Bromyard and Winslow Town Council: Agreed to support this application.

5.2 Letter from Roy and Frankie Denness, Appleby, Little Hereford Street, Bromyard:

- a) We hope the plan will be adhered to.
- b) Parked vehicles attending the Funeral Directors can often congest the single track to the site. We hope this will not get worse.

5.3 Letter of objection from C J Grover, Nunwell House, 6 Pump Street, Bromyard:

- a) Little consideration to the siting of the building in relation to immediate neighbours.
- b) The dwellings will directly overlook onto the gardens of Nos. 4 and 6 Pump Street.
- c) The felling of the trees is for the convenience of the builder.
- d) The trees add to the general boskiness and the treescape of the area.
- e) They make pleasant viewing and provide good habitat for garden birds.
- f) The dwellings are plain.
- g) If the trees can be retained I would not object to the proposal.

5.4 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 site is located in Bromyard Conservation Area where special attention must be given to the desirability of preserving or enhancing the character or appearance of the area, the character being derived from the variety of architectural styles present. The site is to the rear of Handley Funeral Directors, a collection of Victorian buildings, and Appleby, which is further along the private road, a modern chalet style dwelling.

- 6.2 Notwithstanding the comments of the Historic Buildings Officer, the proposal is of a similar style to that recently approved at the rear of the Bay Horse Public House. It is not considered that these dwellings are detrimental to the characteristics of the Conservation Area.
- 6.3 The site is also located in a primarily residential area, as shown in the Malvern Hills District Local Plan, establishing the principle of housing development.
- 6.4 The fir trees that bound the site frontage are shown to be removed. However, they are not native species or specimen trees and the Landscape Officer has no objection to their removal. The loss of these trees will not harm the characteristics of the area.

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 - B01 (Samples of external materials)**

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

- 3 - A06 (Development in accordance with approved plans) (drawing no. 1188/1)**

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

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.