

- 12A DCNE2005/1008/F - ADDITIONAL LINKED TWO STOREY DWELLING, FORMATION OF REAR AMENITY SPACE AND EXTENSIONS**
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- 12B DCNE2005/1009/C – DEMOLITION OF OUTBUILDINGS AND GROUND FLOOR EXTENSION TO 2 THORNES PLACE LAND AT REAR OF THE FORMER PLOUGH HOTEL, 74 THE HOMEND, LEDBURY, HEREFORDSHIRE, HR8 1BX**

For: Mr R S Jones Harcourt Design Associates The Old Bell Harcourt Road Mathon Malvern WR13 5PG

Date Received:
29th March 2005

Ward:
Ledbury

Grid Ref:
70938, 37953

Expiry Date:
24th May 2005

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

1. Site Description and Proposal

- 1.1 The site is located on the western side of The Homend within Ledbury and incorporates part of the land and parking area to the rear of the former Plough Inn along with additional land to the north which is currently undeveloped and overgrown. The site is largely surrounded by existing residential development including the former public house which is now converted to residential, various outbuildings associated with a public house also converted to residential, existing properties which front onto The Homend and Elgar Housing Association properties immediately west of the site. To the north lies existing lock up garaging and south an electricity substation beyond which is a garden centre. Ground levels fall away from The Homend east to west within this site with an additional drop in levels down to the housing association properties of approximately 1.5 metres. Vehicular access to the site is gained by an existing access off The Homend which served the public house.
- 1.2 A number of the properties which front onto The Homend and back onto the site are listed buildings which include the Plough Inn and numbers 78 to 86 The Homend. As such the buildings to the rear of these properties which lie within their curtilage are also listed. The site lies within the Settlement Boundary and Principle Shopping and Commercial Area as identified in the Malvern Hills District Local Plan. The site also lies within the heart of Ledbury Conservation Area.
- 1.3 Planning permission has been granted for six 2-storey dwellings on the site. The applicant has since aquired additional land and this application seeks to add one further dwelling to the terrace of five and to add a small extension to 2 Thornes Place.

- 1.4 The proposal is detailed in all respects to match the approved scheme. It was the subject of a Section 106 Agreement which requires the developer to implement a Travel Scheme to encourage the use of bus and/or rail services by eventual occupiers during a five year period following the first occupation of the dwellings. This is to be initiated through financial contributions and the provision of six bicycles by the developer.

2. Policies

Hereford and Worcester County Structure Plan

H16A – Housing in Rural Areas

H18 – Housing in Rural Areas Outside the Greenbelt

CTC7 – Listed Buildings and Conservation Areas

CTC9 – Development and Requirements

CTC15 – Conservation Areas

CTC18 – Development in Urban Areas

Malvern Hills District Local Plan

Housing Policy 2 – Development in Main Towns

Housing Policy 3 – Settlement Boundaries

Housing Policy 17 – Residential Standards

Shopping Policy 2 – Principle Shopping and Commercial Areas

Shopping Policy 3 – Restrictions on Development within the Principle Shopping and Commercial Areas

Conservation Policy 2 – New Development in Conservation Areas

Conservation Policy 4 – Demolition of Unlisted Buildings in Conservation Areas

Conservation Policy 5 – Boundary Treatments in Conservation Areas

Conservation Policy 11 – The Setting of Listed Building

Conservation Policy 16 – Development within Archeologically Sensitive Areas Evaluation

Conservation Policy 17 – Development within Archeologically Sensitive Areas

Landscape Policy 8 – Landscape Standards

Transport Policy 3 – Provision for Pedestrians and Cyclists

Transport Policy 8 – Car Parking and Servicing Requirements

Transport Policy 9 – Safeguarding of Existing Car Parks

Transport Policy 10 – Car Park Design

Herefordshire Unitary Development Plan (Deposit Draft)

S1 – Sustainable Development

S2 – Development Requirements

S3 – Housing

S6 – Transport

DR1 – Design

DR2 – Land Use and Activity

DR3 – Movement

H1 – Hereford and the Market Towns Settlement Boundaries and Established Residential Areas

H13 – Sustainable Residential Design

H14 – Reusing Previously Developed Land and Buildings

H15 – Density
H16 – Car Parking
T6 – Walking
T7 – Cycling
T11 – Parking Provision
HB06 – New Development within Conservation Areas
HB07 – Demolition of Unlisted Buildings within Conservation Areas
Arch 1 – Archaeological Assessments and Field Evaluations

Other Guidance

PPG3 – Housing
PPG13 - Transport

3. Planning History

NE02/3499/F - 6 linked two-storey dwellings - Approved 17th August 2004.

NE02/3404/C - Part demolition of brick outhouse - Approved 17th August 2004.

N98/0398/L - Alterations and conversion of former public house to seven residential dwellings at The Plough Hotel - Listed Building Consent Approved 4th November 1998.

N98/0397/N - Alterations and conversion of former public house to seven residential dwellings at The Plough Hotel - Approved 4th November 1998.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Consultations

4.2 Transportation Manager - No objection. Notes the earlier consent and advises that pro-rata increases should be applied where appropriate.

4.3 Conservation Manager - No objection subject to conditions.

5. Representations

5.1 Ledbury Town Council recommends refusal due to the following:

- a) Lack of car parking provision.
- b) Loss of amenity to existing adjacent properties (loss of light) due to the difference in height of buildings.

5.2 The full text of this letter 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 principle of residential development on this site has been established. The key considerations are whether the addition of one further dwelling represents an unacceptable intensification of development over and above that which has been approved and whether its introduction results in any residential amenity issues such as overlooking and overbearance. Similar consideration is to be given to the proposed extension.
- 6.2 The approved scheme was not considered to be of a high density in terms of the advice given by PPG3 – Housing. Each dwelling is afforded its own amenity space and this is continued and enhanced under the current proposal. The addition of one further dwelling does not significantly alter the residential density of the site and this remains comparable with the overall density of the surrounding area. The proposal accords with policy and Government advice in this respect.
- 6.3 The additional dwelling is to be added to the terrace of five that has been approved, thus creating a terrace of six. The approved scheme was designed to minimise impact on dwellings to the west. This proposal is at a point furthest from them and will not cause any demonstrable issues of overlooking or overbearance. It is therefore considered that this proposal will not cause any further detriment in terms of residential amenity over that which may arise as a result of the approved scheme and is therefore acceptable in this respect.
- 6.4 The single storey kitchen extension is of a minor nature and similarly will not be of detriment to residential amenity. It is also considered to be acceptable.
- 6.5 In order to ensure consistency, the Section 106 Agreement relating to the approved scheme should be suitably amended to take account of the introduction of an additional dwelling through this application. The applicant's agent has suggested amended wording to the first and second schedules, which appears to address this aspect of the scheme. On this basis it is recommended that the applications are delegated to officers subject to the suitable revision of the existing agreement relating to the site.

RECOMMENDATION

NE05/1008/F

Upon the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 requiring the promotion of non car based modes of travel, officers named in the scheme of delegation to officers to 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 - B01 (Samples of external materials)

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

3 - C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

4 - E16 (Removal of permitted development rights)

Reason: In order to clarify the terms under which consent is granted and ensure that the development remains of an appropriate scale for the site.

5 - E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

6 - F20 (Scheme of surface water drainage)

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

7 - G01 (Details of boundary treatments)

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

8 - G04 (Landscaping scheme (general))

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

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

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

10 - G13 (Landscape design proposals)

Reason: In the interests of visual amenity.

11 - G15 (Landscaping implementation)

Reason: To ensure the site is satisfactorily landscaped.

12 - H13 (Access, turning area and parking)

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

13 - H21 (Wheel washing)

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

Informatives:

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

2 - N14 - Party Wall Act 1996

NE2005/1009/C

That Conservation Area Consent 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.

Informatives:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.