

27A DCNW2005/1504/F - CONVERSION OF BARN TO PROVIDE ADDITIONAL ANCILLARY ACCOMMODATION WITH LINK CONSERVATORY AT BANK HOUSE, HIGH STREET, LEINTWARDINE, CRAVEN ARMS, HEREFORDSHIRE, SY7 0LB

27B DCNW2005/1505/L – AS ABOVE

For: Mr & Mrs Lester per S R Brown and J C Salt, 11 Market Street, Craven Arms, Shropshire, SY7 9NW

Date Received:

6th May 2005

Expiry Date:

1st July 2005

Local Member: Councillor Mrs O Barnett

Ward:

Mortimer

Grid Ref:

40413, 74019

1. Site Description and Proposal

- 1.1 The dwelling subject to this application is located in the centre of Leintwardine alongside the settlements High Street close to its junction with Church Street and adjacent to the existing branch of HSBC Bank.
- 1.2 The dwelling is a semi-detached 'cottage style' dwelling, grade II listed, constructed of sandstone rubble under a slate roof. Alongside the properties frontage is land registered as 'Common Land'. The dwelling subject to this application is attached to an outbuilding belonging to a dwelling known as 'The Bank' that is located to the east of the proposed development site.
- 1.3 These applications for both planning permission and listed building consent propose conversion of an existing barn within the dwelling's rear curtilage to provide additional ancillary accommodation in the form of a store and workshop together with the construction of a 'link' conservatory that is little more than a glazed walkway joining the existing dwellings utility to the proposed barn conversion.

2. Policies

2.1 Leominster District Local Plan

A1 – Managing the District's Assets and Resources
A2(C) – Settlement Hierarchy
A18 – Listed Buildings and their Settings
A21 – Development within Conservation Areas
A23 – Creating Identity and an Attractive Built Environment.
A24 – Scale and Character of Development
A54 – Protection of Residential Amenity
A56 – Alterations, Extensions and Improvements to Dwellings.

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 – Sustainable Development
S2 – Development Requirements
DR1 – Design
DR2 – Land Use and Activity
H13 – Sustainable Residential Design
H18 – Alterations and Extensions
HBA1 – Alterations and Extensions to Listed Buildings
HBA3 – Change of Use of Listed Buildings
HBA6 – New Development within Conservation Areas

3. Planning History

There is no planning history record of any development on site.

4. Consultation Summary

Internal Council Advice

- 4.1 County Land Agent - No objections.
- 4.2 The Traffic Manager has no objection to the grant of permission.
- 4.3 Environmental Health Manager have no objection subject to the inclusion of conditions with regards to noise during construction.
- 4.4 Conservation Manager – No objections.

5. Representations

- 5.1 Leintwardine Parish Council have no objections.
- 5.2 One letter of objection has been received from P Williams, The Bank, Leintwardine, Craven Arms, SY7 OLD

The letter can be summarised as follows:-

- Concerns about the Council's planning procedure with regards to the application.
- Objections to the proposed development due to impact on adjacent attached Coach House (within objectors curtilage), with regards to repairs and maintenance.
- Proposal for a modern conservatory is inappropriate in the curtilage of a listed building.
- The proposed development would effectively increase the floor area of Bank House and render it suitable for undesirable use such as a guest house.
- The proposed conservatory will be attached to Bank House and cause concern with regards to rainwater and guttering.
- Any use of the building subject to the change of use may lead to cause for complaint about the use of the Coach House as a hobby woodworking shop.
- Concerns about fire hazard.
- Devaluation effect on adjacent property.

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 application is brought before Committee due to the letter of objection received from the adjacent neighbour to the application site at The Bank, who owns the adjoining attached building known as The Coach House which is currently in use as storage/hobby workshop and not as residential accommodation.

6.2 The issues of concern/objection raised to the proposed development centre around 'The Party Wall Act' and therefore not relevant planning issues of concern with regards to this application. It is recommend that any approval notice committee are mindful to issue includes information for the applicants with regards to the Party Wall Act 1996.

6.3 The proposed development is considered acceptable in relationship to the setting of the listed building, the Conservation Manager raising no objections.

6.4 The proposed development will have no significant detrimental impact on the amenity or privacy of surrounding dwellings or on public highway issues. The Council's Environmental Health Manager raises no objection and recommends conditions. Consequently these are no planning objections to this proposal.

RECOMMENDATION

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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 - A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - C12 (Repairs to match existing)

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

4 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

5 - F41 (No burning of materials/substances during construction phase)

Reason: To safeguard residential amenity and prevent pollution.

- 6 - All machinery and plant used during the construction period shall be operated and maintained in accordance with BS5228: 1997 Noise and Vibration Control on Construction and Open Sites.

Reason: In the interests of the privacy and amenity of surrounding dwellings.

Informatives:

- 1 - N14 - Party Wall Act 1996
- 2 - N15 - Reason(s) for the Grant of PP/LBC/CAC

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Listed Building Consent to be granted subject to the following conditions:

- 1 - C01 (Time limit for commencement (Listed Building Consent))

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

- 3 - C05 (Details of external joinery finishes)

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

- 4 - C12 (Repairs to match existing)

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

Informatives:

- 1 - N14 - Party Wall Act 1996
- 2 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.