

10 DCSE2005/1648/F - PROPOSED CONVERSION OF REDUNDANT CHURCH BUILDING TO FORM ONE RESIDENTIAL DWELLING, OUR LADY OF ST. TERESA OF LISEUX RC CHURCH, WHITCHURCH, SYMONDS YAT, HEREFORDSHIRE, HR9 6AJ**For: M. Preddy & M. Addis per VJM Design House,
26 Whaddon Road, Cheltenham, Gloucestershire,
GL52 5NA****Date Received: 23rd May 2005 Ward: Kerne Bridge Grid Ref: 54952, 17631****Expiry Date: 18th July 2005**

Local Member: Councillor Mrs. R.F. Lincoln

1. Site Description and Proposal

- 1.1 Planning permission was granted in March 2005 for the conversion of this former Catholic Church into a single dwelling. A number of conditions were imposed in order to protect the amenities of neighbours to the south-east of the building. The scheme as built does not conform in all respects to the approved design or comply with conditions with respect to fenestration and this application for a revised scheme has been submitted.
- 1.2 The main changes are (i) a second floor level has been installed contrary to condition no. 5, and the existing dormer window has been glazed with fixed panes and obscure glass, (ii) in the south-east elevation, windows at ground floor level are not smoked glass, the pattern of rooflights and their position have been altered and a glazed door and side light have been reduced to a two-light window, (iii) the new boundary wall has been repositioned to follow the visibility splay rather than parallel with the carriageway.

2. Policies**2.1 Planning Policy Guidance**

PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure PlanPolicy 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

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|--------------|---|--|
| Policy C.43 | - | Foul Sewerage |
| Policy C.45 | - | Drainage |
| Policy SH.6 | - | Housing Development in Larger Villages |
| Policy SH.24 | - | Conversion of Rural Buildings |

2.4 Unitary Development Plan (Revised Deposit Draft)

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|---------------|---|--|
| Policy H.4 | - | Main Villages: Settlement Boundaries |
| Policy H.14 | - | Re-using Previously Developed Land & Buildings |
| Policy HBA.13 | - | Re-use of Rural Buildings for Residential Purposes |

3. Planning History

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|-----|-----------------|--|---|-------------------|
| 3.1 | 9819 | Erection of R.C. Church | - | Approved 25.07.60 |
| | DCSE2003/3612/O | Demolition and residential development | - | Approved 17.03.04 |
| | DCSE2004/3428/F | Conversion of church to residential dwelling | - | Approved 10.03.05 |

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency objects to the proposal as the site is within a high flood risk area (Zone 3) and may be at risk of flooding during the 1 in 100 year event. The Flood Zone maps became available in August 2004.
- 4.2 Welsh Water requests that conditions be imposed regarding drainage.

Internal Council Advice

- 4.3 The Transportation Manager recommends conditions regarding the access and parking.

5. Representations

- 5.1 Parish Council support this proposal.
- 5.2 Two letters of objection have been received. In summary the following concerns are raised:
- (1) new window replacing door and side screen looks straight into back garden and living room of Post Office
 - (2) French window, unlike previous plan, does not have obscure glass and looks into garden and sitting area of Post Office and results (as part of overall scheme) in no privacy to rear of house and garden of The Clock House
 - (3) grave reservations that a third floor will be inserted - skylights have been altered and do not all have obscure glass contrary to our understanding and this is directly opposite bedroom window
 - (4) need to know the developers are answerable to planning regulations.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 It is considered that the proposed changes do not have a significant adverse impact upon the appearance of the building and the main issue is therefore the effect on the amenities of neighbours, primarily the occupiers of the Post Office and The Clock House. The new French windows now light a corridor rather than a room, nevertheless it is felt that there would be the perception of being overlooked and either those windows should be obscurely glazed or other measures taken to protect privacy. This is being discussed with the applicants' agent. The new window close to the front of the building does not have the same adverse effect; a projecting wall helps to screen the window and the main windows in the rear of the Post Office are a sufficient distance away (about 23m). A 1.8m fence would adequately protect the privacy whilst in the garden of the Post Office.
- 6.2 The first floor Velux windows are higher than those approved and above eye level. Consequently there should not be inter-looking between these windows and those at first floor level in The Clock House. However there may be inter-looking between the one plain glass Velux and the second floor window which lights a bathroom.
- 6.3 The only second storey window in this elevation is the dormer and as this is obscurely glazed privacy should be protected and there is no reason to proscribe a third storey.
- 6.4 The new access would have more limited visibility along the village road but this is considered by the Traffic Manager to be adequate.
- 6.5 At the time the earlier application was submitted the site was not within the indicative flood plain and the Environment Agency was not therefore consulted. The newer Flood Zone maps now include this site. In view of the earlier grant of permission which has been implemented it would not be reasonable to refuse permission for this amended scheme which would be no more likely to flood than that approved.

RECOMMENDATION

That subject to submission of acceptable revised drawings, 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. A09 (Amended plans)**

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

- 3. E19 (Obscure glazing to windows)**

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

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

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

- 5. H05 (Access gates)**

Reason: In the interests of highway safety.

- 6. 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.

- 7. W01 (Foul/surface water drainage)**

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

- 8. W03 (No drainage run-off to public system)**

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

- 9. E16 (Removal of permitted development rights)**

Reason: To protect the amenities of neighbours.

- 10. Notwithstanding the approved drawing no. 101-04-Planning A, the dwelling shall not be occupied until a stone wall has been constructed at the rear of the visibility splays in accordance with details which have been submitted to and approved in writing by the local planning authority.**

Reason: To protect the visual amenities of the area.

- 11. G04 (Landscaping scheme (general))**

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

- 12. G05 (Implementation of landscaping scheme (general))**

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

Informative(s)

- 1. HN01 – Mud on highway**
- 2. HN05 – Works within the highway**
- 3. HN10 – No drainage to discharge to highway**
- 4. N15 – Reasons(s) for the Grant of Planning Permission**

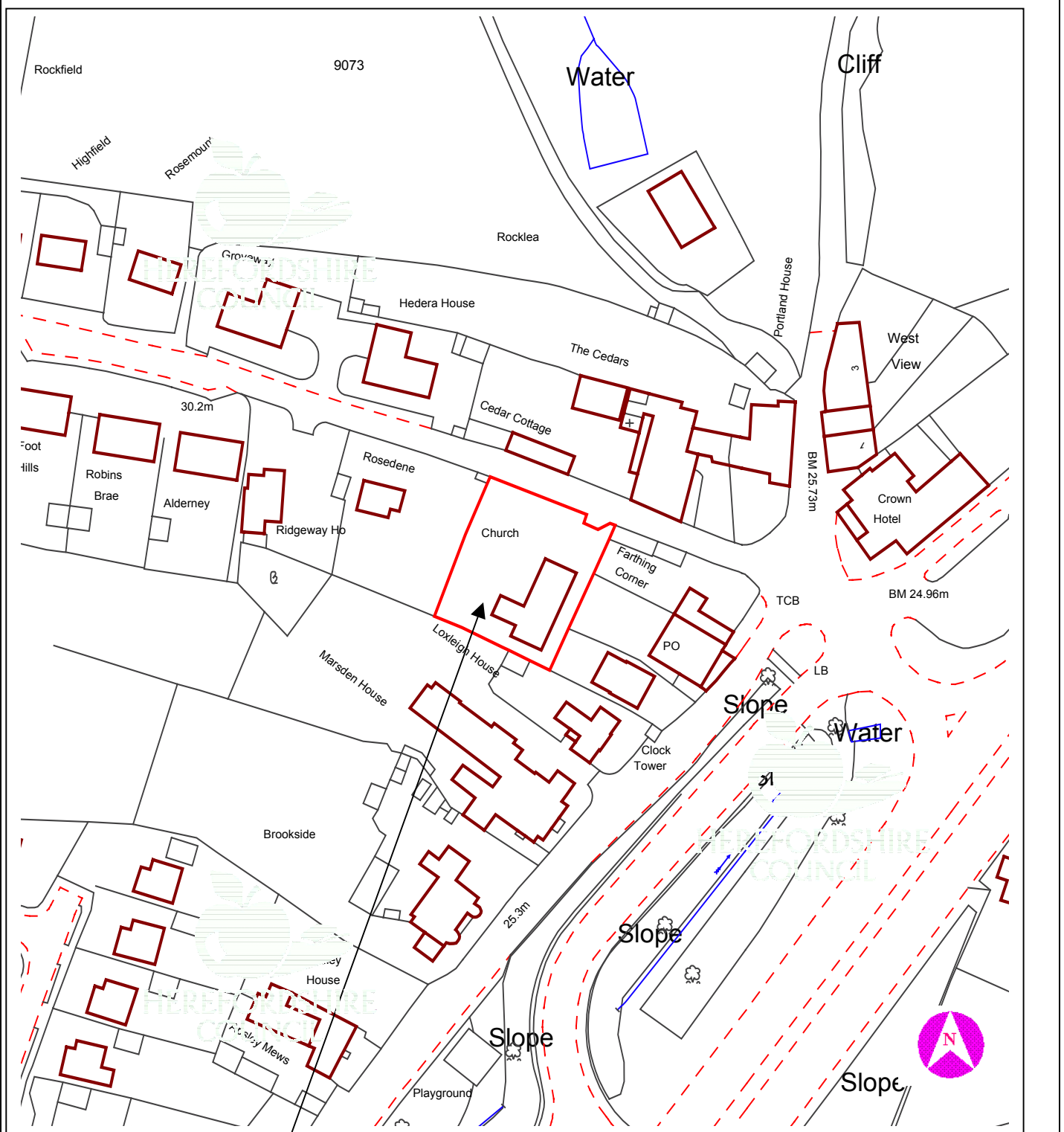
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/1648/F

SCALE : 1 : 1250

SITE ADDRESS : Our Lady of St Teresa of Liseux RC Church, Whitchurch, Symonds Yat, Herefordshire, HR9 6AJ

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