

10A DCNC2004/3030/F - DEMOLITION OF A SINGLE DWELLING AND THE ERECTION OF 5 NO. DWELLINGS AT 25 NEW STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8DR

10B DCNC2004/2831/C - DEMOLITION OF SINGLE DWELLING

For: Mrs. S. Sage at same address

Date Received: 16th August, 2004 Ward: Leominster South Grid Ref: 49467, 59151

Expiry Date: 11th October, 2004

Local Member: Councillors R. Burke and J.P. Thomas

Introduction

These applications were deferred at the last meeting of the Sub-Committee for a site visit.

1. Site Description and Proposal

- 1.1 The site is located on the south-east side of the junctions of New Street, Rainbow Street and Cursneh Road, and is occupied by an unprepossessing dwelling, circa 1950.
- 1.2 The site is located in the central shopping and commercial area of Leominster, as shown on Inset Map No. 1: Leominster in the Leominster District Local Plan. It is also within the Leominster Conservation Area. Lion Yard development is adjacent and housing is to the rear and opposite.
- 1.3 This application proposes the replacement of 25 New Street with a terrace of 5 dwellings that will be positioned at the back of pavement and following the curvature of the road. Parking for 3 vehicles is also proposed.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

- A1 – Managing the district's assets and resources
- A2 – Settlement hierarchy
- A21 – Development within Conservation Areas
- A24 – Scale and character of development
- A54 – Protection of residential amenity
- A55 – Design and layout of housing development

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)

- HBA6 – New development within Conservation Areas
- H2 – Hereford and the market towns: housing land allocations
- H14 – Re-using previously developed land and buildings
- H15 – Density
- H16 – Car parking

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

3. Planning History

- 3.1 None.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Traffic Manager: No comment received on amended plan.

- 4.3 Conservation Manager: No in principle objection.

5. Representations

- 5.1 Leominster Town Council: 'Recommends refusal as it is considered overdevelopment of the site, it is felt that the access is inadequate for the potential number of vehicles and is considered out of character with other buildings in the Conservation Area.'

- 5.2 Letters of objection have been received from:

E. and C. Cooper, 12 Rainbow Street, Leominster
Miss S. Walter, 14 Rainbow Street, Leominster
Leominster Properties Ltd, 17 Broad Street, Leominster

- a) Inadequate parking provision.
- b) The A44 cannot take any further development.
- c) I will be overlooked.
- d) The house will be too close to my dwelling.
- e) It is an overdevelopment of the site.
- f) It will be unsympathetic development in a Conservation Area.

- 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 Although the site is located within a commercial and shopping area, as shown in the Leominster District Local Plan, the area is characterised by a mix of residential housing. There is no in principle objection to the redevelopment of this site.
- 6.2 The site is located on a strategic corner where several streets converge. The site is important in townscape terms as well as its contribution to the Leominster Conservation Area. The existing dwelling is located in the middle of the site and is of a style, which does not, in the opinion of your officers, relate to its surroundings.
- 6.3 The proposal has been amended in terms of design and layout so that the siting of the dwellings follows the curvature of the adjacent road, and becoming a focus at the road junctions. The proposal is considered to make positive contribution to the character of the Conservation Area, and is similar in design to approvals on the adjoining site. The proposal is of a scale that does not dominate the locality. It is also considered that the positioning of the dwellings at the back of the adjoining pavement provides sufficient distance between the development and neighbouring houses so as not to give rise to loss of residential amenity.
- 6.4 The site is located close to the centre of Leominster in a position where car-free development would be considered acceptable. However, this application proposes to provide parking for 3 vehicles. While this is well below the recommended standards for parking provision to developments of this type, a minimum of 10 spaces is required, there is car parking available nearby and the reduced standard is considered acceptable. The site is also assessable to public transport securing the Government's emphasis on securing sustainable environments.

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) (5th May, 2005)

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

3 - B01 (Samples of external materials)

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

4 - A06 (Development in accordance with approved plans)

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

5 - D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

6 - C14 (Signing of contract before demolition)

Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7 - E16 (Removal of permitted development rights)

Reason: In order to control future development in the interest of maintaining the character and appearance of the Conservation Area.

Informative:

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

Decision:

Notes:

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NC2005/2831/C

That Conservation Area Consent be granted subject to the following conditions:

1 – C01 (Time limit for commencement)

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

2 – C14 (Signing of contract before demolition)

Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.