

**12A DCNW2005/1217/F - PROPOSED ALTERATIONS TO EXISTING VEHICULAR ACCESS, ERECTION OF TWO DWELLINGS AND ANCILLARY STUDIO BUILDING AND GARAGES ON LAND ADJ THE OLD CORNER HOUSE, BROAD STREET, WEOBLEY, HEREFORD, HEREFORDSHIRE, HR4 8SA**

**12B DCNW2005/1219/C - PARTIAL DEMOLITION OF BOUNDARY WALL TO ALTER VEHICULAR ACCESS AND ERECTION OF TWO DWELLINGS AND ANCILLARY STUDIO BUILDING AND GARAGES AT THE SAME ADDRESS**

**For: Mr. & Mrs. Kilvert per Border Oak Design & Construction, Kingsland Sawmills, Kingsland, Leominster, Herefordshire, HR6 9SF**

**Date Received: 14th April, 2005      Ward: Golden Cross with Weobley      Grid Ref: 40209, 51678**

**Expiry Date: 9th June, 2005**

Local Member: Councillor J.H.R. Goodwin

## **1. Site Description and Proposal**

- 1.1 The application site is a 0.14 hectare plot of land that lies within the settlement boundary of the historical village of Weobley. The plot lies to the west of Broad Street and to the north of The Old Corner House which is Grade II\* Listed. The site is currently lawned with some fruit trees, mature hedge boundaries and has an existing vehicular access to the north of the frontage with Broad Street.
- 1.2 The proposal is for the erection of two 'border oak' dwellings that would front the highway. The dwellings would be set back slightly behind the existing stone wall, allowing for a small garden of approximately 2.5m to 4m in length. The dwellings would be two storey dwellings, utilising the roof space for the upper floor and inserting dormer windows, a single storey element has been shown to the south adjacent the detached dwelling known as Wild Good Chase. A single storey studio also extend from Plot 1 towards the rear of the site. The dwellings would have a maximum ridge height of 7.5m and would be a mixture of timber boarding, render and oak frame.
- 1.3 Access to the site would be sited to the north of dwellings with a shared drive leading to a shared detached double garage. Both dwellings would have rear gardens. The bottom third of the site has been set aside as an orchard area, retaining an existing maple tree and with additional planting proposed.

- 1.4 Conservation Area consent for the partial demolition of the boundary wall to allow for the new vehicular access has also been proposed.
- 1.5 Concerns were raised with regards to the initial application submission and as such amended plans addressing these issues were submitted. It is these amended plans that are the subject of this application.

## **2. Policies**

### **2.1 Leominster District Local Plan (Herefordshire)**

Policy A1 – Managing the District's Assets and Resources  
Policy A2 – Settlement Hierarchy  
Policy A16 – Foul Drainage  
Policy A18 – Listed Building and their Setting  
Policy A21 – Development within Conservation Areas  
Policy A24 – Scale and Character of Development  
Policy A70 – Accommodating Traffic from Development

### **2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy S2 – Development Requirements  
Policy S4 – Employment  
Policy S7 – Natural and Historic Heritage  
HBA6 – New Development within Conservation Areas  
Policy DR1 – Design  
Policy DR2 – Land Use and Activity

## **3. Planning History**

- 3.1 NW2004/4006/F and NW2004/4007/C Alterations to existing vehicular access and erection of three dwelling and ancillary studio building - Applications Withdrawn
- 3.2 89/0915 - Erection of one house on the orchard next to the Old Corner House, Weobley - Approved 15th October 1990

## **4. Consultation Summary**

### Statutory Consultations

- 4.1 Welsh Water raises no objection and recommends conditions relating to foul and surface water drainage.
- 4.2 English Heritage does not wish to make any representations on this application.

### Internal Council Advice

- 4.3 Traffic Manager raises no objection and recommends condition H13 and Highway note HN1.
- 4.4 The Conservation Manager raises no objection to the amended plans and recommends conditions relating to materials and joinery details.

4.5 The Council's Archaeologist makes the following comment:

Whilst archaeological evaluation has clearly shown the presence of medieval and other archaeological remains on site, these remain not in my view of sufficient significance to merit an objection proposed in terms of archaeology.

However given that they form an integral part of the archaeological resource of the historic town of Weobley there will be a need to provide appropriate archaeological mitigation (PPG16 Section 30) under standard archaeological condition D01.

## 5. Representations

5.1 Weobley Parish Council makes the following comments:

No objections to specific amendments but we would firmly re-iterate the comments we made previously, regarding the position of the houses, parking spaces and the siting of the entrance. As such the Parish Council has resolved to make the following comments:

This is a better scheme than the previous application but there are still concerns as follows:

1. There is a lack of parking space at the rear. For these 4 bedroomed houses, there should be 3 parking spaces per house.
2. To have the entrance at the end nearest to the corner is dangerous.
3. There is concern about the properties being closer to the pavement than in previous application and the height of the properties will make them dominant in this sensitive area of the village.

5.2 Letters of objection have been received from the following:

P.F. and J.P. Holmes Woodland, Bellbeck House, Bell Square, Weobley  
Antje and Malcolm Lloyd, Wild Goose Chase, Weobley  
John Nixon, April Cottage, 5 Broad Street, Weobley  
Mrs. Warbuton, Brook Cottage, Bell Square, Weobley  
Mr. C.G. Anthony, Little Croft, Broad Street, Weobley  
P.W. Lippett, 4 Broad Street, Weobley

These letters raise the following issues:

- a) Proximity of building to adjacent beech hedge is unwelcome, plans submitted do not show this accurately
- b) The building will be taller and larger, this will spoil the view of the main streets in the village and suburbanise the area
- c) Highway safety issue due to proximity with blind corner
- d) Highway safety issue due to single lane road, conflict with traffic and additional manoeuvres
- e) Increased pressure on on-street parking
- f) Impact of the houses will make the street dark and tunnel like due to proximity to highway
- g) Cramming 2 four bed dwellings in is unacceptable

- h) Access to the site is dangerous and would be better located alongside the beech hedge to the south side
- i) Concern about height of garages and request that the height be reduced.

5.3 Letters of support have been received from the following:

A. Browne, 3 Broad Street, Weobley  
David Whittaker, Wits End, Hereford Road, Weobley  
J.S. Pritchard, Rowan House, Bearcroft, Weobley  
Mr. Pennington, 1 Chisel Close, Orchard Glade, Hereford  
Ann E.C. Sanders, Mellington House, Weobley  
Mrs. A. Tootell, Weobley Post Office, Weobley  
Katherine Jones, Glebe House, Church Road, Weobley

These letters make the following comments:

- a) The design is attractive and entirely appropriate for the setting, blending in with existing houses
- b) The inclusion of garages and off street parking is welcomed
- c) The new design is most sympathetic and in keeping with the houses opposite and can only add to the attraction of the village

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 The main issues for consideration is the determination of this application are as follows:-

- a) The principle of residential development
- b) The impact of the proposed building on the character and appearance of the Conservation Area and setting of the Listed Building
- c) Highway safety and parking
- d) Impact on amenities of neighbouring properties

6.2 Policy A2(C) of the Leominster District Local Plan (Herefordshire) and emerging Policy H4 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) broadly support the principle of residential developments on sites within the defined settlement boundaries of main villages such as Weobley. As such there are no objections in principle to the residential development of this site.

6.3 The application site lies within the Weobley Conservation Area and designated historic core and is clearly visible from both of the adjacent highways and public viewpoints along Broad Street. It is accepted that the traditional, historic views along Broad Street are historically well known tourist attraction. The proposed dwellings will fill the frontage of the site but have been set back behind the existing wall to preserve the character and appearance of the Conservation Area and this important street scene. The design of the dwellings is traditional and relatively simple forming a transition between the modern dwelling known as Wild Goose Chase and the Grade II\* Listed Old Corner House. The setting of the Grade II\* Listed Building would not be compromised. It is therefore considered that the proposed development would

conform with local plan policies A18 and A21 and national guidance contained within Planning Policy Guidance 15.

- 6.4 Residents of the adjacent dwelling have raised a number of issues relating to the impact of the development on highway safety, in particular its proximity to the blind bend at the bottom of Broad Street. It is noted that the proposed access will serve the two dwellings and will provide off street parking for two vehicles per dwelling. The Transportation Manager has raised no objection and conditions relating to the provision of parking and turning space are recommended. There is an existing vehicular access onto the site and the development for two dwellings is relatively small scale and meets current standards as such it is considered that a reason for refusal on highway safety ground could not be sustained.
- 6.5 A number of concerns have arisen with regards to the impact on the neighbouring properties. The first relates to the proximity of the dwelling to the beech hedgerow, which forms the boundary with Wild Goose Chase and the application site. It is accepted that the submitted plans do not show the extent to which the hedgerow has grown and as such the dwellings would be closer to this hedge than shown. However, this concern is not one which substantiates a reason for refusal. The residents to the rear of the north of the site have also raised concern with regards to the erection of the garages. The height of these garages would be 4.6 metres to the ridge and are located some 8.5 metres away from the boundary of the property in the centre of the site. As such the garages would not have an overbearing effect on the residents of this dwelling. Likewise, the siting and distances between the surrounding dwellings prevent overlooking and privacy issues being relevant.
- 6.6 To conclude, the proposal is considered to comply with policies that allow residential development within village settlements. The dwellings by virtue of their scale, design and siting are considered to be acceptable and would preserve the character of the Conservation Area, the street scene and setting of the adjacent listed building. As such the proposal now meets the criteria of the Local Plan Policies and is therefore recommended for approval with the relevant conditions.

## **RECOMMENDATION**

**That planning permission be granted with the following conditions:**

### **DCNW2005/1217/E**

- 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 - B01 (Samples of external materials)**

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

- 4 - C05 (Details of external joinery finishes)**

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

**5 - C10 (Details of rooflights)**

**Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of [special] architectural or historical interest.**

**6 - Foul water and surface water discharges must be drained separately from the site.**

**Reason: To protect the integrity of the Public Sewerage System.**

**7 - No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.**

**Reasons: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.**

**8 - No land drainage run-off will be permitted, either directly or in-directly, to discharge into the public sewerage system.**

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

**9 - D01 (Site investigation - archaeology)**

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

**10 - 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.**

**11 - F16 (Restriction of hours during construction)**

**Reason: To protect the amenity of local residents.**

**NW2005/1219/C**

**That conservation area consent be granted with the following conditions:**

**1 - C01 (Time limit for commencement (Conservation Area Consent))**

**Reason: Required to be imposed by Section 18(1) of the Conservation Areas Act 1990.**

**Informatives:**

- 1 - HN01 - Mud on highway**
- 2 - N03 - Adjoining property rights**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.