

9 DCNE2005/2601/F - PROPOSED DWELLING AT LAND AT HOMEND CRESCENT, LEDBURY, HEREFORDSHIRE**For: Mr J Haines per Mr P D Jones 92 Robinsons Meadow Ledbury Herefordshire HR8 1SX****Date Received:
9th August 2005****Ward:
Ledbury****Grid Ref:
71012, 38117****Expiry Date:
4th October 2005**

Local Members: Councillor P Harling, Councillor B Ashton and Councillor D Rule MBE

1. Site Description and Proposal

- 1.1 The application site is currently vacant and has been since the 1980's when a former dwelling was demolished. It is long and narrow, being 27 metres in length and having a road frontage width of 10 metres. The part of the site closest to Homend Crescent is relatively flat, but slopes progressively to the west, looking over The Homend and the town beyond. A listed building lies immediately to the north and the site is also adjacent to Ledbury Conservation Area.
- 1.2 The application is for the erection of a dwelling. It has been amended since its original submission and the plans now show a property fronting onto Homend Crescent with a cross wing to the rear. It has a total floor area of approximately 130m sq and a ridge height of 7.4 metres. Off street parking is achieved by a drive to the north of the proposal, adjacent to the listed building. The plans indicate the use of a facing brick, plain clay tile and timber windows, the exact details of which are to be agreed if planning permission is forthcoming.

2. Policies**Malvern Hills District Local Plan**

Housing Policy 2 - Development in Main Towns

Housing Policy 3 - Settlement Boundaries

Housing Policy 17 - Residential Standards

Conservation Policy 3 - Setting of Conservation Areas

Unitary Development Plan (Revised Deposit Draft)

H13 – Sustainable Residential Design

HBA4 – Setting of Listed Buildings

3. Planning HistoryNE2005/1562/F – Erection of a dwelling – Withdrawn 8th July 2005.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Transport Manager - Parking below standards for spaces and visibility. However, given the precedents nearby, the difficult site and the residential nature of the area it would appear unreasonable to refuse.

4.3 Conservation Manager - Comments on the amended plans are awaited.

5. Representations

5.1 Ledbury Town Council - Objected to the original submission on the basis of loss of light to the adjacent dwelling. Recommend refusal of the amended plans due to a lack of information (it is not specified in their comments what information is lacking).

5.2 One letter has been received from Mr J Thurston, Barnetts Cottage, Homend Crescent, Ledbury. In summary the points raised are as follows:

- a) Loss of daylight to two windows serving a stairwell and study
- b) Proximity of proposal to Barnetts Cottage
- c) Unsatisfactory parking provision
- d) Concerns over highway safety
- e) Access difficulties during construction

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 position of the proposed dwelling has been influenced by earlier comments from the Historic Buildings Officer. The first application (NE2005/1562/F) suggested that the dwelling would be set back from Homend Crescent with a parking area in front. It was noted that the properties immediately adjacent all abut the road and that the dwelling set back would not respect this general form of development in particular the listed building adjacent. The current application follows this advice.

6.2 If the objections relating to loss of daylight and proximity are to be completely addressed any development would have to be set back at least 10 metres from the road frontage and clearly this would be at odds with the advice given by the Historic Buildings Officer. A view must therefore be taken on whether the scheme is so harmful to the amenity of Barnetts Cottage to warrant refusal.

6.3 The two windows in question serve a stairwell and a study. The principal window openings front either onto Homend Crescent or the rear garden. Setting the dwelling back into the plot would cast shadows over those rooms at the rear and in your officers opinion would be more harmful to amenity. The dwelling is contained entirely within the plot and, whilst it is close to its neighbour, the proximity is not an unacceptable aspect when considered in the context of amenity. It is therefore concluded that the

application as it stands does not warrant refusal on the grounds of either amenity or proximity.

- 6.4 The Transportation Manager has commented that the parking arrangements do not meet standard requirements but that the local circumstances mean a refusal on highway grounds could not be sustained.
- 6.5 A balance must be struck between providing off street parking and the on street parking that is lost as a result of any development. If off street parking is provided, an element of on street is lost due to the provision of a new access. This proposal will have a neutral effect in this respect.
- 6.6 Concerns regarding construction work can be addressed to a degree by the imposition of a condition restricting working hours. However, more general disturbance and the manner in which materials are delivered to the site are not issues that can be controlled by condition, nor do they warrant the refusal of an application.
- 6.7 The general design and layout of the amended scheme is acceptable and will sit comfortably within its surroundings and will compliment its position adjacent to the Conservation Area. Subject to conditions referring to materials, joinery details and to prevent the addition of openings into the south elevation the application is recommended for approval.

RECOMMENDATION

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 - **B01 (Samples of external materials)**

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

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

Reason: In the interests of the character and appearance of the surrounding area.

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

Reason: In the interests of the character and appearance of the surrounding area.

6 - E18 (No new windows in specified elevation)

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

7 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

8 - F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

9 - G01 (Details of boundary treatments)

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

Informative:

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

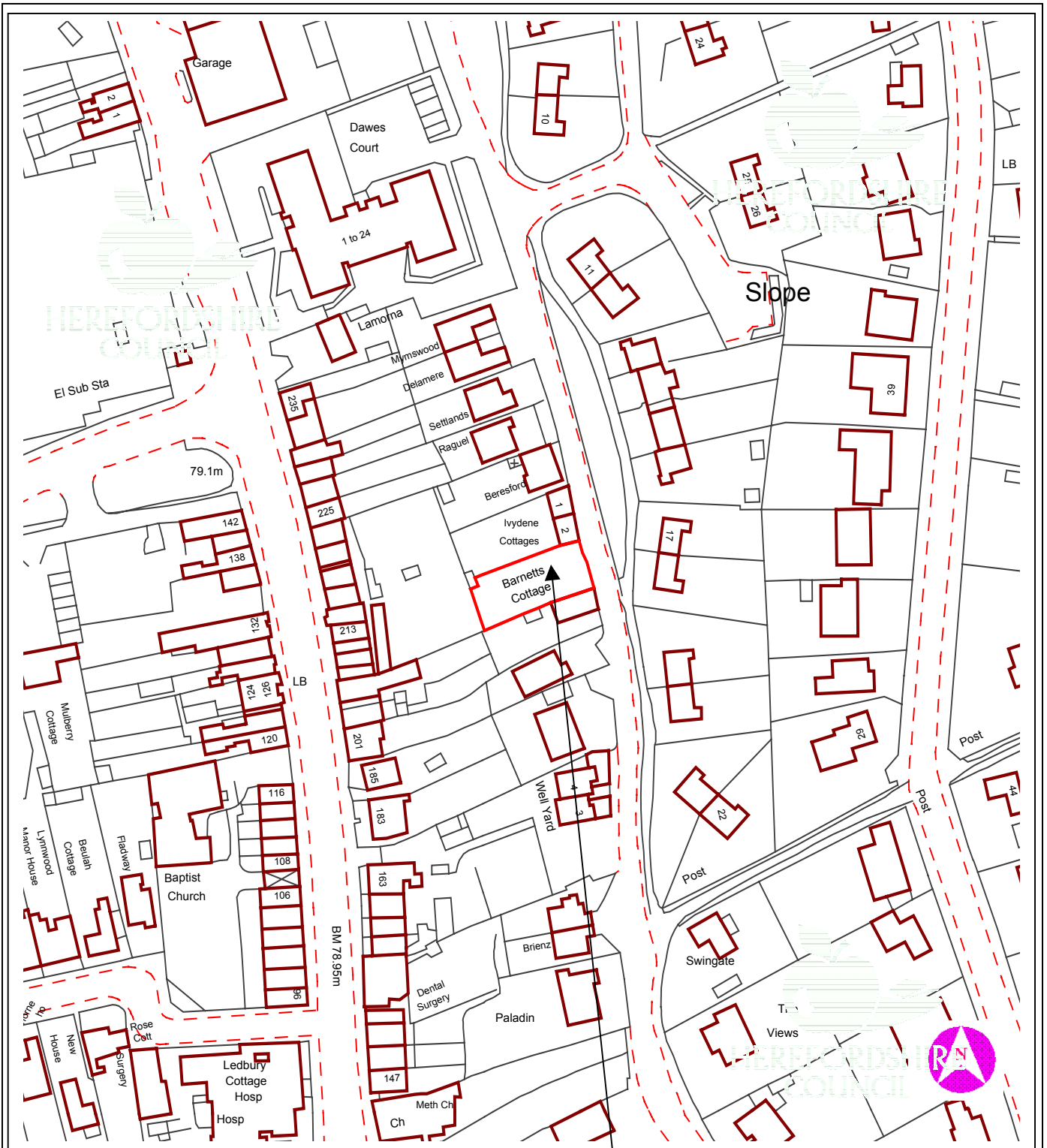
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2005/2601/F

SCALE : 1 : 1250

SITE ADDRESS : Land at Homend Crescent, Ledbury, Herefordshire

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