

11 DCNW2005/2765/F - CONVERSION OF CHAPEL INTO THREE BEDROOMED DWELLING AT THE METHODIST CHAPEL, HIGH STREET, PEMBRIDGE, HEREFORDSHIRE**For: Leominster Presteigne & Kington Methodist Circuit per Mr L B Ray, Waterloo, Ledgemoor, Weobley, Herefordshire HR4 8RJ**

Date Received:

19th August 2005

Expiry Date:

14th October 2005

Local Member: Councillor R Phillips

Ward: Pembridge & Lyonshall with Titley

Grid Ref:

39021, 58144

1. Site Description and Proposal

- 1.1 The application site is an existing brick chapel with arch detailed windows that lies on the main road through the village of Pembridge. The building faces immediately onto the A44 with a pathway of approximately a metre before meeting a dwarf wall with black iron railings to a height of approximately 1.2m.
- 1.2 The proposal is for the conversion of the building from a chapel to residential use. This would involve inserting a first floor and subdividing the building so that it would comprise living accommodation consisting of three bedrooms, a sitting room and kitchen with laundry room and wc. A small garden would be achievable to the rear (4m by 6.2m). There would be no off road parking facilities available. Some external alterations will be required in order to facilitate the conversion and these would involve the insertion of a new door and three new windows in the East elevation.

2. Policies**2.1 Leominster District Local Plan (Herefordshire)**

Policy A1 – Managing the District's Assets and Resources
Policy A2 – Settlement Hierarchy
Policy A18 – Listed Building and their setting
Policy A21 – Development within conservation areas
Policy A16 – Foul Drainage
Policy A24 – Scale and character of development
Policy A56 - Alterations, Extensions & Improvements to Dwellings
Policy A66 – Access for the disabled
Policy A70 – Accommodating Traffic from Development

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2 – Development Requirements
Policy S7 – Natural and Historic Heritage

HBA6 - New development within Cons areas
Policy DR1 – Design
H14 – re-using previously developed land and buildings

2.3 National Planning Policy

PPS1 – Delivering Sustainable Development
PPG15 – Planning and the Historic Environment

2.4 Supplementary Planning Guidance – Re-use and Adaptation of Traditional Rural Buildings

3. Planning History

NW2002/3470/F - Internal alterations to provide kitchen and wc. External alterations to provide ramped pedestrian access. - approved with conditions 8th Jan 2003

4. Consultation Summary

Statutory Consultations

4.1 No response received from Welsh Water

Internal Council Advice

4.2 The Transportation Manager makes no recommendation but does make the following observations: The appropriate standard for parking accommodation for a three bedroom dwelling would normally be 2 car parking spaces. The proposal has no available curtilage parking and there seems to be an existing problem with parking on the highway in the immediate vicinity.

4.3 The Conservation Manager makes the following comments: The only concern would be the impact of the floor level on the windows however if this can be suitably disguised then no objection would be raised provided the distinct character of the Chapel is retained.

5. Representations

5.1 Pembridge Parish Council is concerned about the lack of parking provision at this proposed new residence as there is no vehicular access to the rear of the property and no on-street parking possibility.

5.2 Three letter of objection have been received from Peter Klein, Lyndhurst, High Street, The New inn, Market Square and Trevor Nickerson, Chapel Cottage, High Street.

Their letters raise concern relating to the following issues:

a) Parking and Access - There is no parking provision for vehicles on site and the A44 road to the South of the chapel is both narrow and busy. Any vehicle parking in front of the chapel is a hazard, as there is a blind bend a short distance to the west. The new dwelling will put additional pressure on the parking problem in the village. Raises possibility of residents parking? The previous use as a chapel was once a month with visitors on foot so no parking or traffic impact.

- b) Privacy and new windows - The proposed new windows and door would overlook chapel cottage. Residents of Lyndhurst raise no objection as long as they are situated at least 3m back from wall of chapel to avoid overlooking..
- c) No proven Need for new homes - Notes that the two adjacent properties and several others in village have been on market for over a year demonstrating there is no new need for housing in area. The building is likely to be sold for a second home or holiday let.
- d) Water pressure - Existing problems with Water pressure and drainage which could be exacerbated

5.3 The full text of these letters can be inspected at Central 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 the Conversion of the chapel to residential accommodation;
- b) Highway safety and parking
- c) The impact of the proposed building on the character and appearance of the conservation area and setting of the listed building;
- d) The impact of the use on the amenities if the occupiers of the adjoining properties

6.2 The application site lies within the settlement boundary of the village of Pembridge and the building currently enjoys lawful use as a 'chapel'. The principle of conversion of this building to residential use is considered to be acceptable. The site lies within the settlement boundary as defined by the Leominster District Local Plan. The Chapel does not appear to have been used for a number of years for this purpose and Pembridge benefits from alternative 'hall' facilities.

6.3 The main issue that is causing local concern and highway comment is the lack of any off road car parking for the dwelling. The site is constrained and cannot physically provide and off road car parking within the curtilage of the proposed dwelling. It is also accepted that parking in this part of the High Street in Pembridge is restricted. Policy and guidance contained within PPG3 – Housing and PPG 13 – Transport advocates such a proposal in the appropriate location. PPG13 states that the availability of car parking has a major influence on the means of transport people choose for their journeys. A large-scale car free development in the village is unlikely to be appropriate but your officers consider that this site given its small scale, location and the type of dwelling proposed is suited to such a proposal. The fact that the existing use as a chapel has no designated car parking, and that the use as a dwelling would potentially be a reduction in the number of parked cars also leads to the conclusion that the refusal of planning permission on these grounds would be unreasonable.

6.4 The building, although not listed does have a significant contribution to the character of the Conservation Area. The proposed conversion respects the character of the existing building and the only alterations to the external appearance would be to the side elevation with the insertion of three windows and a door. The only concern that

has been raised is how the first floor would be inserted without detriment to the character and appearance of the building. It is noted that the first floor level has been inserted at the same height as the glazing bars for the window. A section showing how this can be achieved is required and an additional plan is requested. This is reflected in the recommendation to Members. The proposed conversion would not adversely affect the setting of the adjacent listed building and would preserve the character of the conservation area. As such it complies with policies A18 and A21 of the Leominster District Local Plan.

- 6.5 The chapel is situated between two residential properties and there is some concern that the introduction of the new windows would cause an element of overlooking to the adjacent properties. The new windows are set towards the front of the building in the east elevation. The adjacent house has no windows in their side elevation and the windows are set forward far enough not to introduce an overlooking issue to the neighbouring property. A condition removing permitted development rights will ensure no further windows or openings are inserted.

RECOMMENDATION

Subject to the receipt of a suitable additional plan detailing the insertion the first floor into the building 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 - **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 - **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.

- 5 - **C12 (Repairs to match existing)**

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

6 - E16 (Removal of permitted development rights)

Reason: To ensure the character and appearance of the building is maintained.

7 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

Informative:

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

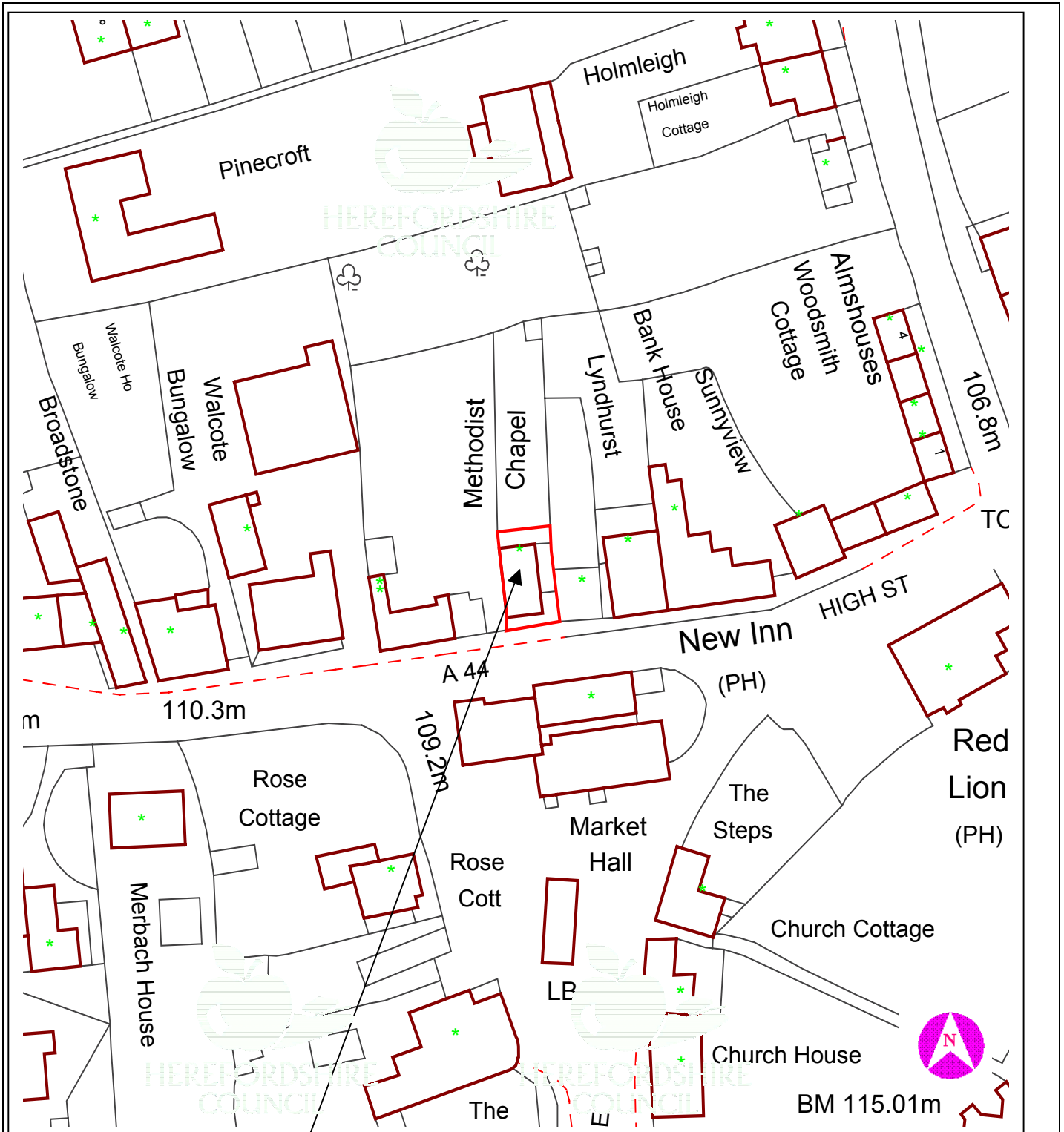
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2005/2765/F

SCALE : 1 : 1250

SITE ADDRESS : Methodist Chapel, High Street, Pembridge, Herefordshire

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