

19 DCNC2005/2834/F - PROPOSED CONVERSION OF CARRIAGE HOUSE TO FORM TWO COTTAGES WITH GARDENS AND INTEGRAL GARAGING AT OLD CARRIAGE HOUSE, CHURCH STREET LEOMINSTER

For: Mr J J Rann & Ms S A Gable per J J Rann & Associates The Wain House Stretfordbury Leominster Herefordshire HR6 0QW

Date Received:
26th August 2005

Ward:
Leominster South

Grid Ref:
49696, 59102

Expiry Date:
21st October 2005

Local Members: Councillors D Burke and J P Thomas

1. Site Description and Proposal

- 1.1 The Old Carriage House is an 'L' shaped two storey red brick building under a clay tiled roof which is located to the rear of the Gatehouse. The ground floor of the building is being used for storage and the upper floor is vacant. There is vehicular access off the unmade lane that it is on the east side of the site that leads to the rear of the Post Office.
- 1.2 The site is located in a Conservation Area and within the Central Shopping and Commercial Area of Leominster as shown on the Town Centre Inset Map in the Leominster District Local Plan.
- 1.3 This application proposes the conversion of the building to two residential units. Units 1 will accommodate kitchen/dining room on the ground floor with bedroom and bathroom at first floor. Unit 2 provide kitchen/dining area, sitting area and entrance hall, and cloakroom on the ground floor with two bedrooms and bathroom at first floor. Both units have an integral single garage.

2. Policies

Leominster District Local Plan

- A1 – Managing the District's Assets and Resources
- A2 – Settlement Hierarchy
- A21 – Development with Conservation Areas
- A24 – Scale and Character of Development
- A32 – Development within Town Centre Shopping and Commercial Areas

Hereford and Worcester County Structure Plan

- CTC7 – Development and Features of Historic and Architectural Importance

Herefordshire Unitary Development Plan (Revised Deposit Draft)

TCR1 – Central Shopping and Commercial Areas

TCR2 – Vitality and Viability

H14 – Re-using Previously Developed Land and Buildings

HBA6 – New Development within Conservation Areas

PPS1 – Delivering Sustainable Development

PPS6 – Planning for Town Centres

Planning Policy Guidance Note 15 – Planning and the Historic Environment

3. Planning History

None relevant.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager - no objection.

4.3 Conservation Manager - no objections subject to conditions.

5. Representations

5.1 Leominster Town Council - recommend approval but suggests a visit by the Conservation Officer. Councillors Mrs Begg and Mrs Davies would like to accompany her in order to alert her to historic features.

5.2 Letters of objection have been received from:

Mr K E Ward, 8 Church Street, Leominster

M J & P M Pridham, 2 The Gatehouse, Leominster

Mr & Mrs A Gray, 18 St Botolph's Green, Leominster

A Willies, 6 Church Street, Leominster

The owner/occupier of Flat 2, 6 Church Street, Leominster

Their comments are summarised as follows:

- a) It is an over development.
- b) It is unsuitable development.
- c) Loss of privacy - overlooking.
- d) The conversion is not sympathetic to the character of the original building.

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 this site is located within the commercial area of Leominster it is ?? by the residential development. The re-use of the residential accommodation is considered acceptable in this location.
- 6.2 Since the application has been submitted the Conservation Manager has been in negotiation with the applicant on an amended scheme to ensure that the character of the building is served and not compromised. Comments have now been received to which the Conservation Manager raised no objection.
- 6.3 It is not considered that the proposal would result in unreasonable loss of amenity to adjoining residents. Consequently it is considered that the proposal complies with relevant policies.

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)(11th October 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 - 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.

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.

Informative:

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

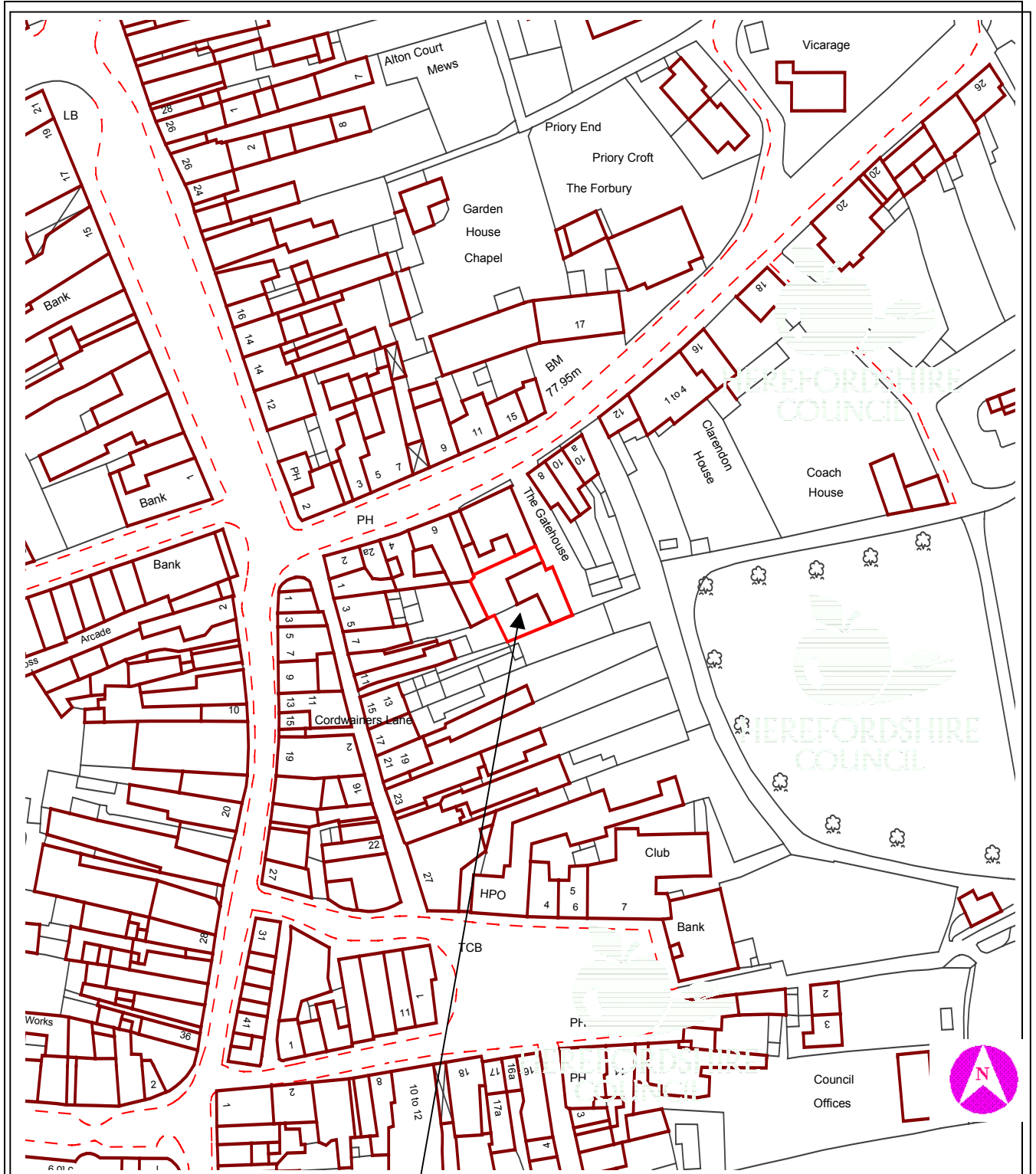
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2005/2834/F **SCALE :** 1 : 1250

SITE ADDRESS : Old Carriage House, Church Street Leominster

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