

**20 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

Introduction

This application was deferred at the Northern Area Planning Sub-Committee meeting of 5th October 2005 in order that further discussions could be undertaken by its officers in attempt to address concerns relating to the layout and design of the proposal.

Amended plans have now been submitted and have been the subject of a reconsultation exercise with all interested parties. The plans maintain the overall design of the proposed dwelling, but see it moved back from the road frontage in order that its front elevation is now 4.8 metres from the edge of the carriageway. This allows two parking spaces to be created to the front of the proposed dwelling.

The re-positioning of the dwelling also allows a minimum distance between it and the neighbour at Barnetts Cottage of 1.5 metres. This distance increases through the site as the two are set at an angle to one another.

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. The plans now show a property fronting onto but set back from 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. 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 History

NE2005/1562/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 – No objections to the amended plans. The alternative parking provision addresses the previous concerns raised.

4.3 Conservation Manager – The design of the proposed building is acceptable. However, we would continue to recommend that the building follows the building line of the surrounding properties within the street and is not set back. This will create an unfortunate gap-like effect and will therefore be detrimental to the character of the streetscape.

5. Representations

5.1 Ledbury Town Council – Comments on the amended plans not received. Objected to the original submission due to a lack of information.

5.2 One letter was received in response to the original submission from Mr J Thurston, Barnetts Cottage, Homend Crescent, Ledbury. In summary the points raised were 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 No further objections have been received in response to re-consultation relating to the amended scheme.

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 amended plans would appear to meet the concerns raised by the objector residing at Barnettts Cottage since no further letter of objection has been submitted. Indeed, it is understood that the applicant did consult with the neighbour prior to the submission of the plans.
- 6.2 The position of the dwelling does not correspond with the advice of the Council's Conservation Manager, and he maintains the view that the scheme should continue the building line of this particular group of properties. However, he does not object to the amended position of the dwelling. Members will note that he is satisfied with the overall design and appearance subject to conditions.
- 6.3 On balance, the revised scheme is considered to be acceptable and the application is therefore 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

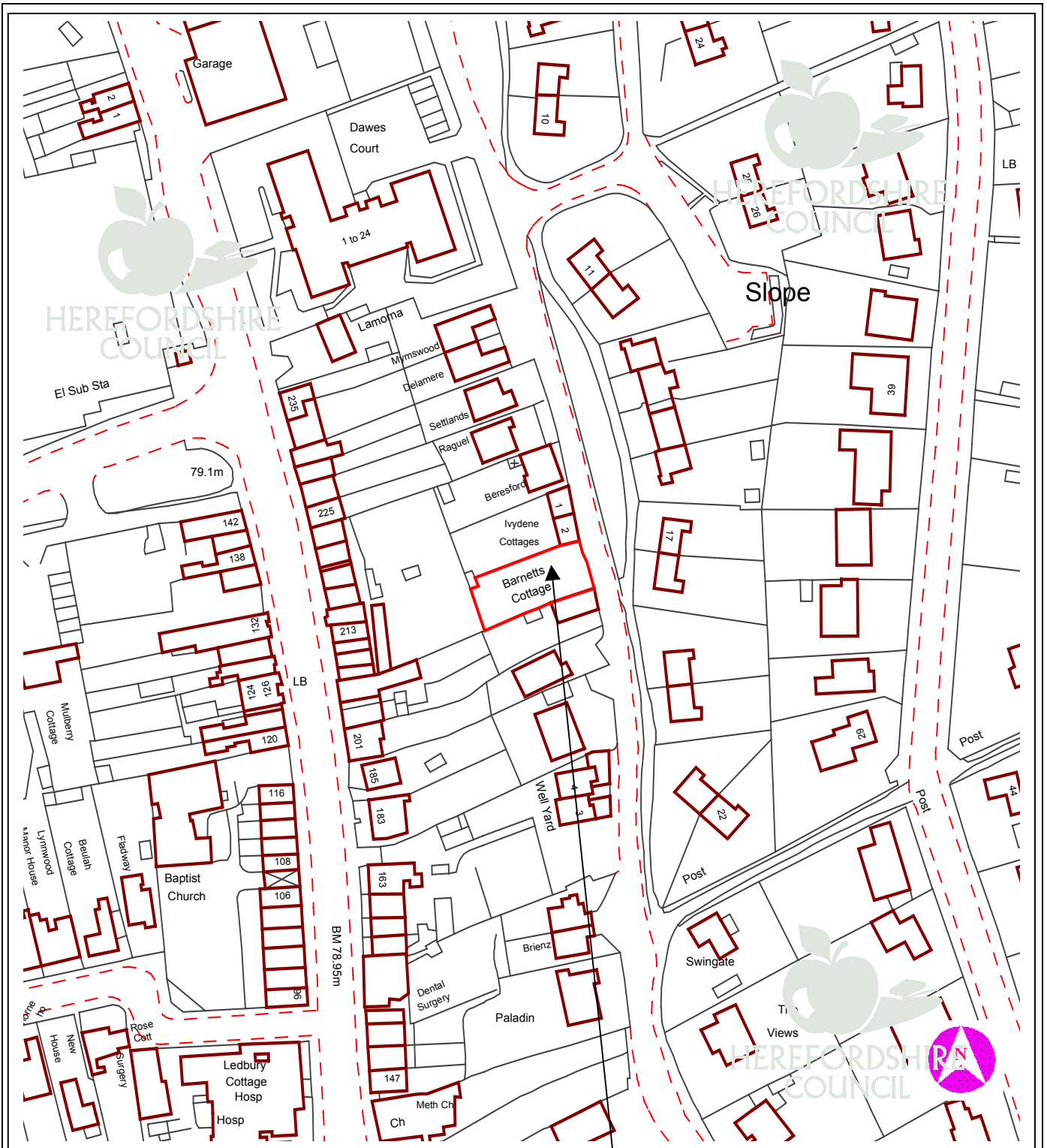
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCNE2005/2601/F

SCALE : 1 : 1250

SITE ADDRESS : Land at Homend Crescent, Ledbury, Herefordshire

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005