

**22 DCNE2005/3325/F - ERECTION OF TWO COTTAGES
AT LAND OFF QUEENS COURT, LEDBURY,
HEREFORDSHIRE, HR8 2BG****For: Mr D Field Wall, James and Davies 15-23 Hagley
Road Stourbridge West Midlands DY8 1QW****Date Received:
17th October 2005****Ward: Ledbury****Grid Ref:
70669, 37614****Expiry Date:
12th December 2005**

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

1. Site Description and Proposal

- 1.1 The site is currently part of the domestic curtilage of a property known as Bryaderwyn, which fronts onto Woodleigh Road, Ledbury. It is a rectangular parcel of land immediately to the south of the site for the recently approved terraced dwellings, approved under reference DCNE2005/0492/F. It is bounded to the south by the domestic curtilage of the neighbouring property, and to the east by a garage compound, which serves the adjacent Queens Court.
- 1.2 The proposal is for the erection of a pair of 3-bedroom semi-detached dwellings, fronting onto the garage compound. The building has been designed with a symmetrical appearance with lean-to porch entrance and small gable protrusion to the front elevation. It has a total footprint of 85.6m² (42.8m² per dwelling) and a ridge height of 7.8 metres. The application site measures approximately 25 metres by 13 metres and is to be accessed via the garage compound of Queens Court. This equates to a density slightly in excess of 60 dwellings per hectare, which is above the guidance of 30-50 dwellings per hectare prescribed in PPG3.
- 1.3 The rear elevation is some 30 metres distant from that of Bryaderwyn and the north facing gable end; which is blank. The north facing gable end is blank, save for a single bathroom window, and would face directly onto the south-facing gable of the recently approved dwellings once constructed.
- 1.4 This development is "car-free" in that there are no designated parking spaces for prospective residents. A cycle storage facility to the rear of the proposed dwellings forms part of the application.

2. Policies**2.1 Hereford and Worcester County Structure Plan**

H2(B) – Housing Requirements

2.2 Malvern Hills District Local Plan

Housing Policy 2 – Development in Main Towns
Housing Policy 3 – Settlement Boundaries
Housing Policy 17 – Residential Standards
Housing Policy 18 – Tandem and Backland Development
Ledbury Housing Policy 1

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S6 – Transport
H13 – Sustainable Residential Design
H15 – Density
H16 – Car Parking
PPG3 – Housing and
PPG13 – Transport also relevant

3. **Planning History**

DCNE2005/0492/F – Erection of three cottages at land off Queens Court, Ledbury – Approved at Northern Area Planning Sub-Committee 18th May 2005

4. **Consultation Summary**

Statutory Consultations

4.1 None required

Internal Council Advice

4.2 Transportation Manager – No objections

4.3 Conservation Manager – The proposal will have no impact on the setting of a listed building. It is therefore considered to be acceptable.

5. **Representations**

5.1 Ledbury Town Council – No comment received.

5.2 CPRE – In our view the addition of two dwellings on this site would amount to over-development. We are also concerned about the lack of car parking. The concept of car free developments has its place in inner cities but is harder to reconcile in an historic market town.

5.3 The application has generated four letters of objection from the following:

Miss B A Lott, 47 Queens Court, Ledbury
Mr & Mrs Gummery, Kyldonan, Woodleigh Road, Ledbury
Mr & Mrs Davies 53 Bridge Street, Ledbury
Mr Tweed-Rycroft, Rockville, Woodleigh Road, Ledbury

In summary the points raised are as follows:

1. Inappropriate development in an already built up area.

2. Concerns over concept of car free development.
 3. Potential for overlooking and loss of privacy.
 4. Lack of vehicular access.
- 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

The application raises a number of issues and each of these will be dealt with in turn.

6.1 Over-development

Policy H15 of the UDP and advice enshrined within PPG 3 – Housing advises Local Planning Authorities on housing densities. The site occupies a town centre location where densities should be between 30-50 per hectare. The density of the proposal exceeds this advice, but in light of Government advice which encourages more intensive use of land, it is not considered reasonable to refuse this application on such grounds.

6.2 Access/Car Free Development

Again the guiding principles in this respect are founded in Government advice, in this case PPG 13 – Transport. Policy H16 of the UDP suggests a maximum of 1.5 car parking spaces for new housing developments, but most notably states that there should be “no minimum level of provision.” It continues that “..... off-street parking provision should reflect site location, the type of housing to be provided and the types of household likely to occupy the development”.

- 6.3 In this case the site is close to the town centre, the housing is aimed at the lower end of the open market. The lack of parking provision is a lifestyle choice. Clearly it is not a matter that the Council can seek to control via the imposition of planning conditions, but a matter of personal choice. The application does make provision for a cycle storage area, an aspect that has again been carried over from the approved site adjacent.

6.4 Loss of Privacy

The back to back distances between this proposal and properties on Woodleigh Road measure 30 metres; well in excess of the recommended minimum distance of 22 metres suggested for new residential developments.

- 6.5 The proposals give no indication of boundary treatments, but these could be used to minimise any perception of overlooking. Details should be the subject of a suitably worded condition.

- 6.6 It is considered that the proposal is suitably distant from neighbouring dwellings to ensure that it does not cause any demonstrable loss of privacy or overbearance. The scheme accords with the relevant policies in this respect.

- 6.7 The overall design and appearance of the scheme is generally considered to be satisfactory, being identical to that of the previously approved scheme. The points raised in objection to the application are not sufficient to warrant its refusal and therefore 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 - B01 (Samples of external materials)

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

- 3 - A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 4 - E18 (No new windows in specified elevation)

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

- 5 - G01 (Details of boundary treatments)

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

- 6 - H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

Informative(s):

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

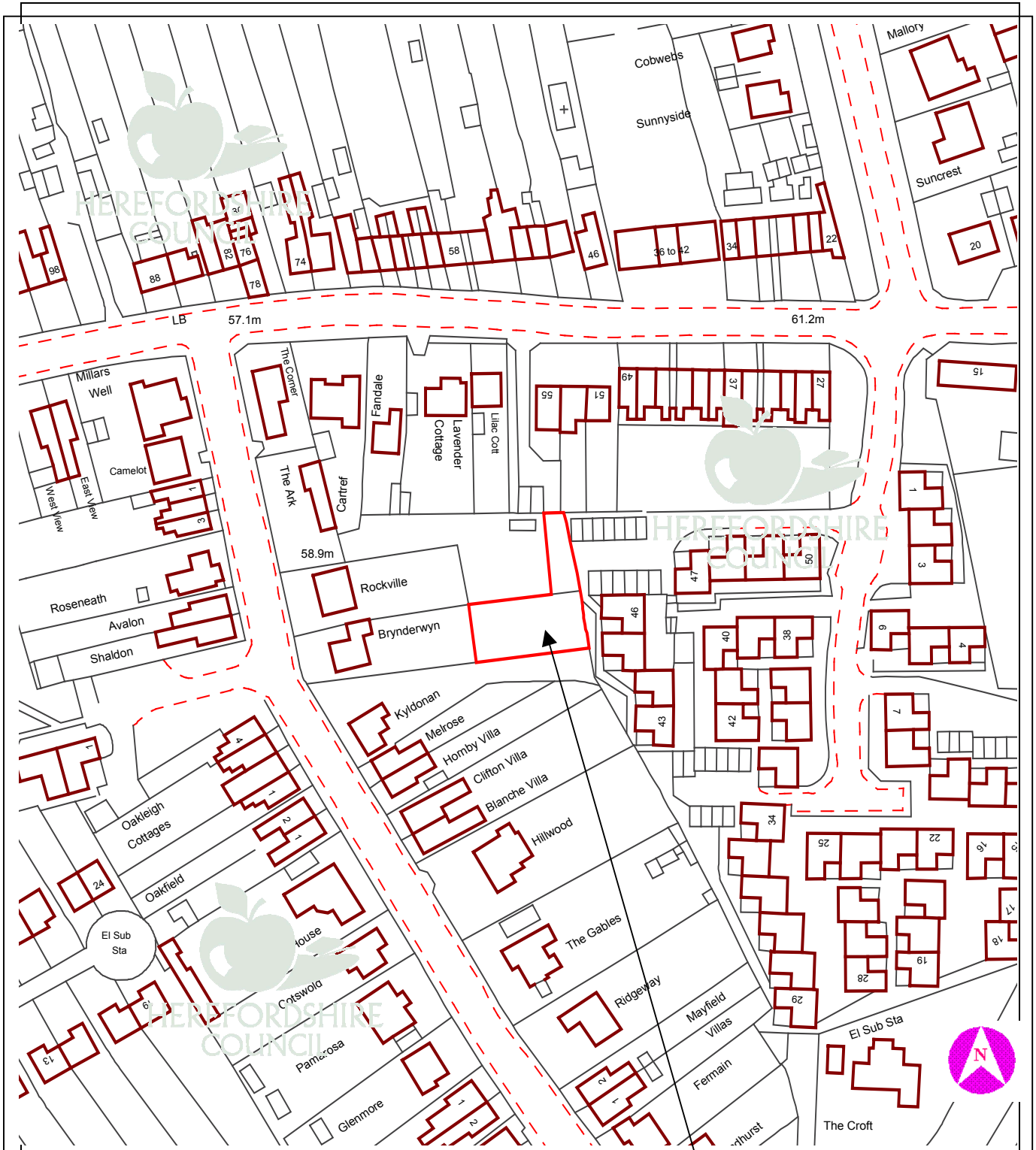
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2005/3325/F

SCALE : 1 : 1250

SITE ADDRESS : Land off Queens Court, Ledbury, Herefordshire, HR8 2BG

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