

**9A DCNW2005/3604/F - DEMOLITION OF REDUNDANT
OUTBUILDING AND REPLACE WITH 2 BEDROOM
BUNGALOW AT THE OLD BAKERY, ORLETON,
LUDLOW, SY8 4HN**

For: Mr & Mrs R O'Neill

**9B DCNW2005/3605/C – DEMOLITION OF REDUNDANT
BUILDING AT THE OLD BAKERY, ORLETON,
LUDLOW, SY8 4HN**

For: Mr & Mrs R O'Neill

Date Received:
10th November 2005
Expiry Date:
5th January 2006

Ward: Bircher

Grid Ref:
49441, 67266

Local Member: Councillor S Bowen

1. Site Description and Proposal

- 1.1 The site for the proposed development is within the curtilage of a two-storey detached dwelling, located within the Conservation Area of the Settlement.
- 1.2 Presently on the site of the proposed new build, is a former bakery. A single-storey structure, it is visually in a dilapidated condition, externally constructed of concrete block and render under a felt roof with an open plastic sheeted verandah alongside its frontal elevation.
- 1.3 Surrounding the site are other residential dwellings. Alongside the northern and eastern boundaries, these are of single-storey construction and very similar in design to that of the proposed development.
- 1.4 The application proposes the demolition of the existing structure and construction of a two-bedroomed single storey dwelling of a similar footprint to the existing building on site. The application for Conservation Area Consent reflects this demolition.

2. Policies

2.1 Leominster District Local Plan

A1 – Managing the District's Assets and Resources
A2(C) – Settlement Hierarchy
A21 – Development within Conservation Areas
A23 – Creating Identity and an Attractive Built Environment

A24 – Scale and Character of Development
A54 – Protection of Residential Amenity
A55 – Design and Layout of Housing Development
A78 – Protection of Public Rights of Way

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 – Sustainable Development
S2 – Development Requirements
S3 – Housing
DR1 - Design
DR2 – Land Use and Activity
H4 – Main Villages: Settlement Boundaries
H13 – Sustainable Residential Design
H14 – Re-using previously Developed Land and Buildings
H15 - Density
H16 – Car Parking
HBA6 – New Development within Conservation Areas
HBA7 – Demolition of Unlisted Buildings Within Conservation Areas

3. Planning History

3.1 None identified on site.

4. Consultation Summary

Internal Council Advice

4.1 Highways Manager raises no objections to the granting of permission.

4.2 Environmental Health Manager has no comment to make on the application.

4.3 Conservation Manager states: In principle the proposal is acceptable. The reason for this is the group of bungalows located adjacent to this property. The height and massing are appropriate to this part of the Conservation Area. There are however other buildings in the immediate vicinity that do contribute positively to the Orleton Conservation Area. I would like to see the character and appearance of the Conservation Area reflected either in the materials - the proposed brick and slate are appropriate. However UPVC fascias soffits and windows are not entirely appropriate and will have a negative impact on the character of the Conservation Area.

4.4 Archaeological Manager raises no objections subject to the inclusion of a condition to any approval notice issued with regards to a watching brief during development.

5. Representations

5.1 Orleton Parish Council have responded to the application stating: The bungalow should be of a better design to fit in the Conservation Area. It should be tied to The Old Bakery and not be sold separately. The Parish Council also have concerns about the adequacy of the shared entrance.

5.2 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 application proposes a modest two bedroomed bungalow on the site of a former bakery that ceased trading on site in 2003. The proposed new dwelling is not significantly larger in ground area than the existing structure on site.
- 6.2 The Conservation Manager raises no objections to the demolition of the former bakery and its replacement with the proposed dwelling. However concerns are raised about the proposed UPVC external construction materials that will not enhance the surrounding Conservation Area.
- 6.3 Orleton Parish Council's response to the application cannot be supported at Officer level, as the proposed dwelling in design terms is similar to other single-storey dwellings located alongside the site's northern and eastern boundaries and therefore will blend in satisfactorily into the surrounding Conservation Area. The proposed development will have no detrimental impact on other dwellings amenity and privacy within the vicinity and the plans submitted for planning determination indicate sufficient amenity space provision in relationship to the proposed new dwelling. The Highways Manager raises no objections to the proposal. It is noted that a bakery was conducted on the site until May 2003, and therefore amount of vehicular traffic using the shared entrance would have been significantly higher.
- 6.4 Alongside the western side of the proposed development is a significant mature Yew Tree. The application form indicates that no trees are to be felled or pruned as a result of the proposed development. However as the tree is within close proximity to the development site it is recommended that a condition be attached to any approval notice issued with regards to excavations beneath the tree canopy in order to protect the tree which is located within the Conservation Area.
- 6.5 In conclusion the proposal is acceptable and complies with all relevant local plan policies subject to appropriate conditions to any approval notice issued with regards to fascias soffits and windows.

RECOMMENDATION

DCNW2005/3604/F

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

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

- 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 and enhance the character and appearance of the surrounding Conservation Area.

5 - Notwithstanding the approved plans all fascias, soffits, external doors and windows will be of timber construction and prior to C05 (Details of external joinery finishes)

Reason: To safeguard and enhance the character and appearance of the surrounding Conservation Area.

6 - G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

7 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

8 - G10 (Retention of trees)

Reason: In order to preserve the character and amenities of the area.

9 - G21 (Excavations beneath tree canopy)

Reason: To prevent the unnecessary damage to or loss of trees.

10 - The applicants or his/her agents or successors in title shall ensure that a professional archaeological contractor undertakes an archaeological watching brief during any development to the current archaeological standards of and to the satisfaction of the local planning authority.

Reason: To ensure that the archaeological interest of the site is investigated.

Informatives:

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

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1 - C1 - The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 - The existing structure on site to be demolished will be completely moved from the application site prior to any construction of the approved dwelling.

Reason: In the interests of the surrounding amenity.

Informatives:

- 1 - Your attention is drawn to Section 80 of the Building Act 1984 whereby no demolition may be carried out without proper notice to the local authority and a counter notice issued under Section 81.

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

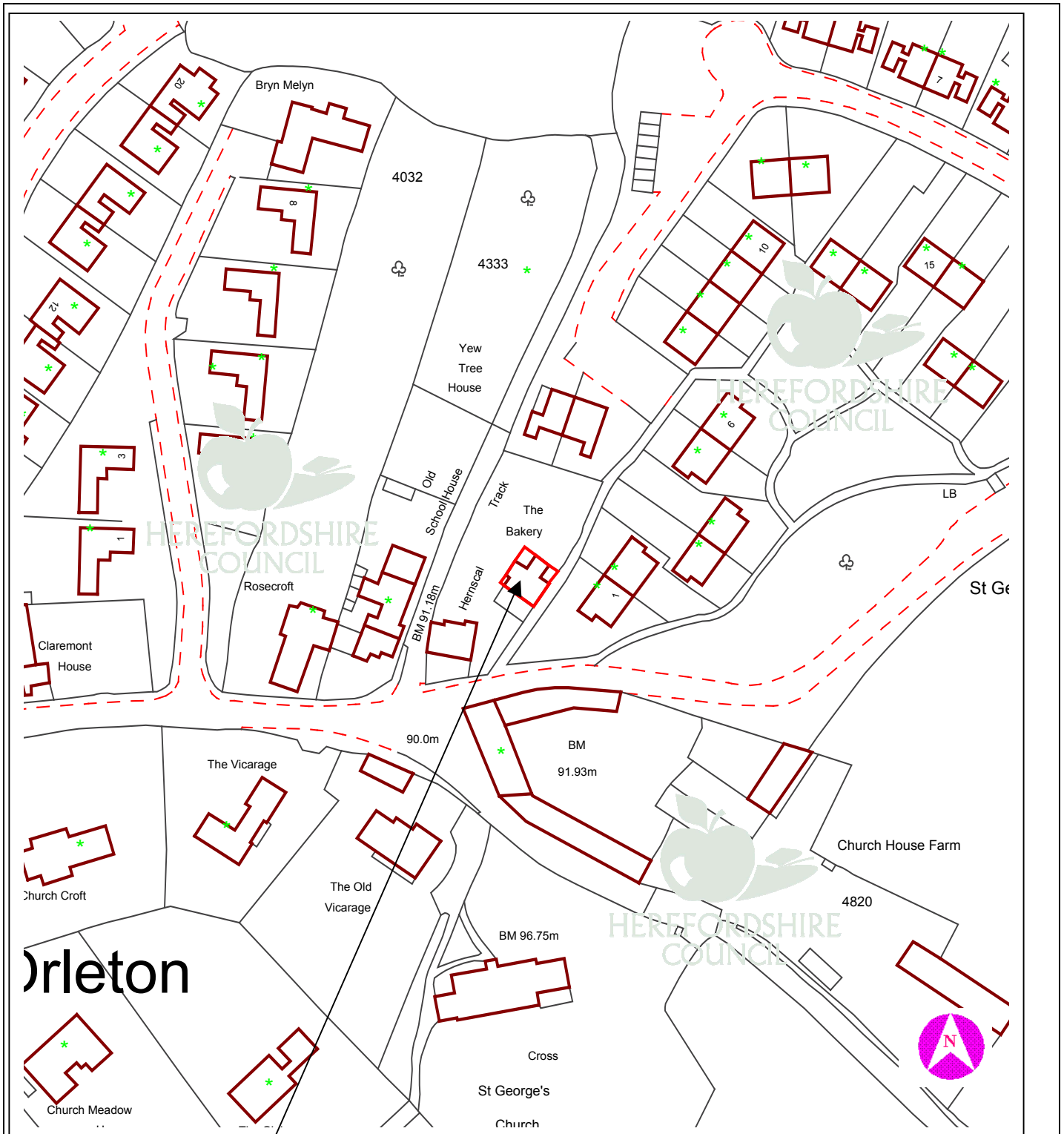
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2005/3605/C

SCALE : 1 : 1250

SITE ADDRESS : The Old Bakery, Orleton, Ludlow, Herefordshire, SY8 4HN

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