

**10 DCNW2005/3607/F - ERECTION OF A TWO STOREY HOUSE AT LAND AT CHAPEL HOUSE, ORLETON, NR. LUDLOW, SHROPSHIRE****For: Mr J Thorpe McCartneys The Ox Pasture  
Overton Road Ludlow Shropshire SY8 4AA****Date Received:**  
**10th November 2005****Ward: Bircher****Grid Ref:**  
**49098, 67105****Expiry Date:**  
**5th January 2006**

Local Member: Councillor S Bowen

**1. Site Description and Proposal**

- 1.1 The application site is within the curtilage of Chapel House, alongside its south western elevation. Alongside a crossroads in the centre of the village, the site is within the designated Conservation Area, on opposite side of the crossroads to a listed building, (Brick House), and the village's War Memorial. The site is screened by a wall and full hedge between itself and the adjacent public highways.
- 1.2 Surrounding dwellings are of a mixed style and design ranging from a modern design on the sites north western elevation, (Yew Tree House), to older designs such as the Post Office/Stores, and Brick House on the opposite side of the public highway, alongside the sites southern elevation.
- 1.3 The application is for the erection of a two storey 'cottage style' house, containing three bedrooms on its first floor and a lounge, kitchen/dining, utility and office on the ground floor. It is proposed to construct the dwelling using bricks for the external walls under a slate roof, with hardwood doors and windows.

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

A1 – Managing the District's Assets and Resources  
A2 – Settlement Hierarchy  
A18 – Listed Buildings and their Settings  
A21 – Development within Conservation Areas  
A23 – Creating Identity and an Attractive Built Environment  
A24 – Scale and Character of Development  
A54 – Protection of Residential Amenity  
A70 – Accommodating Traffic from Development

**2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

S1 – Sustainable Development  
S2 – Development Requirements  
DR1 - Design  
H4 – Main Villages: Settlement Boundaries

H13 – Sustainable Residential Design  
HBA4 – Setting of Listed Buildings  
HBA6 – New Development within Conservation Areas

## 2.3 Planning Policy Guidance Note No. 3: Housing

## 3. Planning History

- 3.1 NW05/2757/F - Erection of two storey house on land at Chapel House, Orleton, Ludlow, Shropshire - Withdrawn 15th September 2005

## 4. Consultation Summary

### Statutory Consultations

- 4.1 Severn Trent Water - No objections to the proposal subject to the inclusion of a condition with regards to drainage works.

### Internal Council Advice

- 4.2 Transportation Manager - Recommends that any permission, which this authority may wish to give, includes conditions with regards to visibility splays and access turning and parking.
- 4.3 Conservation Manager, no objections subject to the inclusion of a condition with regards to details of external construction materials.
- 4.4 Drainage Manager - Raises no objections.
- 4.5 Archaeological Manager raises no objections subject to the inclusion of a condition with regards to a watching brief.

## 5. Representations

- 5.1 Orleton Parish Council object to the proposed development stating:

“It is in the heart of a Conservation Area at prime crossroads of the village. Development will create inappropriate density and visual intrusion. It will diminish the quality of Chapel House and its environs and also that of Yew Tree House. It will also overshadow the War Memorial.

Any development in a Conservation Area is required to enhance the area and we cannot consider that any building on this site would do so. In fact the Parish Council feel that it will harm the Conservation Area and should be refused. The issue of road safety with the entrance at a busy crossroads still applies.

Letters of objection have been received from:

- Mrs A Taylor, 5 Mortimer Drive, Orleton, Ludlow
- Mr Richard & Mrs Jennifer Jack, Brick Corner House, Orleton, Ludlow
- Andrew & Gerry Summers, Honeymoon Cottage, Orleton
- Barbara Mark, Little Overton, Orleton
- A letter of comment has also been received from John P Bertinat, Yew Tree House, 2 Millbrook Way, Orleton, Ludlow. The letter is from the owner/occupier of the adjacent dwelling, the letter stating no objections to the proposed positioning of the new build.

The objections can be summarised as follows:

- Garden area is small where it is proposed to construct the dwelling.
- Any development here will be out of character with the village.
- Concerns about visual impact of proposal.
- Concerns with regards to access from the site onto the adjoining public highway.

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 The application proposes a modest cottage style two-storey dwelling with a ground floor area measuring 68.15 square meters, in a traditional architectural design. The site the proposed dwelling is to be located upon measures approximately 340 square metres. The proposed dwelling measures a height of 7.5 metres.

6.2 The Conservation Manager raises no objections to the proposed development stating that the proposed construction materials and design to a degree, are in keeping, in the character and appearance of the Conservation Area, and that the impact on the setting of the listed building (The Brick House), is likely to be minimal.

6.3 The application is a repeat of a former application subsequently withdrawn (ref. no. NW05/2257/F), due to concerns raised to the proposal from the Council's Highways Manager on the proposed public highway access to the site.

6.4 It is proposed to share the existing public highway access from the site with that of the adjacent Chapel House. The Highways Manager raises no objections to this application subject to the inclusion of conditions with regards to visibility splays, access gates and turning and parking area.

6.5 The proposed development is considered acceptable in density terms, in relationship to all surrounding dwellings, with minimal impact on the Conservation Area and setting of the adjacent listed building. Therefore the proposal will have minimal impact on the setting of the Conservation Area. Concerns raised about public highway safety from the site are not supported by the Highways Manager. The proposal is also considered acceptable in relationship to adjacent dwellings privacy and amenity. The site is also currently surrounded on its roadside boundary by a wall and tall hedge, this would help to screen any development on site. If Members are mindful to approve the application it is recommended that a condition be attached to the approval notice in order to retain the existing vegetation on the boundary.

**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 - A06 (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 - H03 (Visibility splays )**

**Reason:** In the interests of highway safety.

**5 - H05 (Access gates )**

**Reason:** In the interests of highway safety.

**6 - H13 (Access, turning area and parking )**

**Reason:** In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

**7 - The development hereby permitted shall not commence until drainage works for the disposal of both surface water and foul sewage have been carried out in accordance with the details to be submitted to and approved in writing by the local planning authority.**

**Reason:** To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

**8 - E16 (Removal of permitted development rights )**

**Reason:** In order that the local planning authority can control the form of development in this sensitive location.

**9 - E18 (north western)**

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

**10 - 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.

**11 - G09 (Retention of trees/hedgerows )**

**Reason:** To safeguard the amenity of the area.

**12 - 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 - HN01 - Mud on highway**
- 2 - HN05 - Works within the highway**
- 3 - HN10 - No drainage to discharge to highway**
- 4 - HN22 - Works adjoining highway**
- 5 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

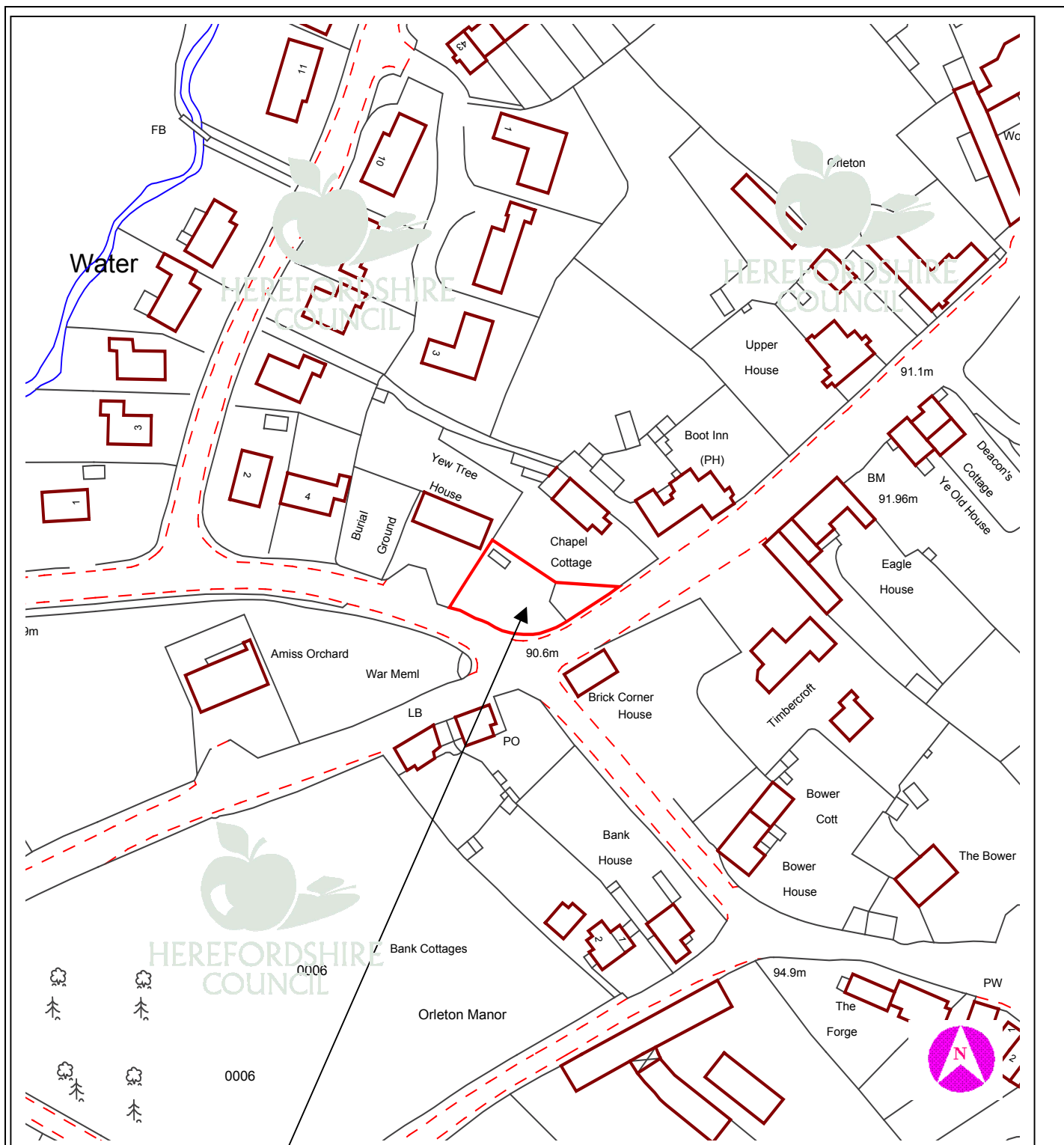
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2005/3607/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land at Chapel House, Orleton, Nr. Ludlow, Shropshire

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