

9 DCNC2005/3751/F - PROPOSED DEVELOPMENT FOR 8 DWELLINGS AT FORMER BUS DEPOT SITE, ETNAM STREET, LEOMINSTER, HEREFORDSHIRE**For: Lugg Valley Primrose Travel Ltd. per Mr N La Barre, Easters Court, Leominster, Herefordshire, HR6 0DE****Date Received:**

22nd November 2005

Expiry Date:

17th January 2006

Local Members: Councillors R Burke J P Thomas

**Ward: Leominster
South****Grid Ref:**

50109, 58978

1. Site Description and Proposal

- 1.1 The application site is the former bus depot on Etnam Street, Leominster and lies at its junction with Pinsley Road.
- 1.2 The site is flat and lies between the Grade II listed White Lion public house and new residential development to the north. It is currently occupied by a large open fronted steel framed structure used principally to garage buses. This use has since ceased and the site is now vacant.
- 1.3 The site is positioned at the south-western edge of a conservation area. It is designated to protect the setting and views of the Priory Church and includes little built development. However the site is outside this boundary.
- 1.4 The proposal seeks to replace the garage structure with eight 2 bedroomed dwellings. These are to be arranged in two terraces of four. The first of these terraces fronts onto Etnam Street, continuing the line of development along the road. The second terrace is set back behind a shared parking area and backs onto Pinsley Road.

2. Policies**2.1 Hereford and Worcester County Structure Plan**H16A – Housing in Rural Areas
CTC15 – Conservation Areas**2.2 Leominster District Local Plan**A2 - Settlement Hierarchy
A17 - Contaminated Land
A18 - Listed Buildings and their Settings
A21 - Development within Conservation Areas
A23 - Creating Identity and an Attractive Built Development
A24 - Scale and Character of Development

A29 - Loss of Employment Sites Outside Industrial Estates
A54 - Protection of Residential Amenity
L17 - Protecting the Setting and Views of the Priory Church

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

H1 – Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
H14 – Re-Using Previously Developed Land and Buildings
HBA4 – Setting of Listed Buildings
HBA6 – New Development Within Conservation Areas

3. Planning History

NC2003/1715/F - Change of use to form new sales area for motor vehicles – Withdrawn

NC2003/2699/F – Construction of six new dwellings – Approved 24/03/04. (It should be noted that this is an adjacent site).

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water - No objection subject to conditions.

Internal Council Advice

4.2 Conservation Manager - No objection in principle to the residential development of the site, subject to improvements in design. Consider the introduction of chimneys and re-alignment of housing onto Etnam Street.

4.3 Transportation Manager - No objection subject to conditions.

4.4 Public Rights of Way Manager - No objection.

4.5 Archaeological Advisor - No objection subject to condition.

4.6 Head of Environmental Health and Trading Standards - No objection subject to conditions.

5. Representations

5.1 Leominster Town Council - Recommend approval.

5.2 Three letters of objection have been received from:

Mr & Mrs Waudby, 127 Etnam Street, Leominster
Dr A Rowanchild and Ms J M Preston, 129 Etnam Street, Leominster
Miss S Johnson, 131 Etnam Street, Leominster

In summary the points raised are as follows:

a) the proposal represents over-development of the site

- b) the design does nothing to lift the appearance of the area.
- c) Concerns over parking arrangements and impact on Pinsley Road.

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 main considerations in the determination of this application are as follows:

- a) Design criteria
- b) Impact of development on the surrounding area
- c) Over-development
- d) Highway safety

6.2 Design

The scheme takes its architectural lead from the Edwardian dwellings to the west of the site. They are characterised particularly by bay windows and a canopy extending across its frontage, and also by their tall narrow sash windows at first floor level.

It is considered that the proposal goes some way to achieving an appropriate design solution. The inclusion of a canopy along the front elevation of each of the blocks, the symmetrical positioning of windows and the addition of header detailing all seek to add visual interest to the elevations. It is accepted however, that the ridge line should be broken and the introduction of chimneys would achieve this. It is considered that this could be addressed by a suitably worded condition.

Subject to the condition referred to above, and further areas relating to materials and joinery details the proposal is considered to be acceptable in design terms.

6.3 Impact on the Surrounding Area

At present the existing bus depot detracts from the setting of the listed building and from the character and appearance of the area more generally. It has been established above that the design is deemed to be acceptable and consequently the scheme is considered to represent a visual improvement to the area. A similar consideration was made on the former engineering site now being developed for six dwellings.

The block facing onto Etnam Street is set back and will not obscure views of the listed public house. The scheme represents an improvement to its setting and to that of the adjacent conservation area. It is therefore considered to be acceptable in this respect.

6.4 Over-development

The application shows eight two bedroomed dwellings that will provide accommodation at the lower end of the open market. Each is provided with a small garden and a parking space. The scheme also makes allowance for small pockets of landscaping to occur within the site and the dwellings are orientated in a manner that ensures that no detriment to the residential amenity is caused by way of loss of privacy or overbearance.

It is accepted that the scheme makes an intensive use of the site, but does not compromise the area in terms of design or residential amenity. It sits well within the site and therefore it is your officer's opinion that the scheme does not constitute over development.

6.5 Highway Safety

Letters of objection express concern at the proximity of the access to the site to the junction of Etnam Street and Pinsley Road, and the increase in traffic that will result along the already congested road. The Council's Highways Engineer has visited the site and is satisfied that the proposal is acceptable subject to the imposition of conditions.

6.6 It is therefore concluded that the development is acceptable in all aspects and accords with the relevant Development Plan Policies. Accordingly it is recommended that planning permission be approved.

RECOMMENDATION

That planning permission be recommended 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: To safeguard the character and appearance of this building of [special] architectural or historical interest.

5 - C05 (Details of external joinery finishes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

6 - E16 (Removal of permitted development rights)

Reason: In order that the local planning authority can assess any future additions to the dwellings hereby approved.

7 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

8 - F41 (No burning of materials/substances during construction phase)

Reason: To safeguard residential amenity and prevent pollution.

9 - D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

10 - F17 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

11 - G01 (Details of boundary treatments)

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

12 - H01 (Single access - not footway)

Reason: In the interests of highway safety.

13 - H04 (Visibility over frontage)

Reason: In the interests of highway safety.

14 - H11 (Parking - estate development (more than one house))

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

15 - 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.

16 - Notwithstanding the plans hereby approved, details shall be submitted to an approved in writing by the Local Planning Authority to show the provision of chimneys. Development shall be carried out in accordance with the approved details.

Reason: In order to create a visual break in the ridge lines of each of the accommodation blocks.

Informatives:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC**
- 2 - HN01 - Mud on highway**
- 3 - HN04 - Private apparatus within highway**
- 4 - HN05 - Works within the highway**
- 5 - HN10 - No drainage to discharge to highway**
- 6 - HN13 - Protection of visibility splays on private land**

7 - HN23 - Vehicular use of public rights of way

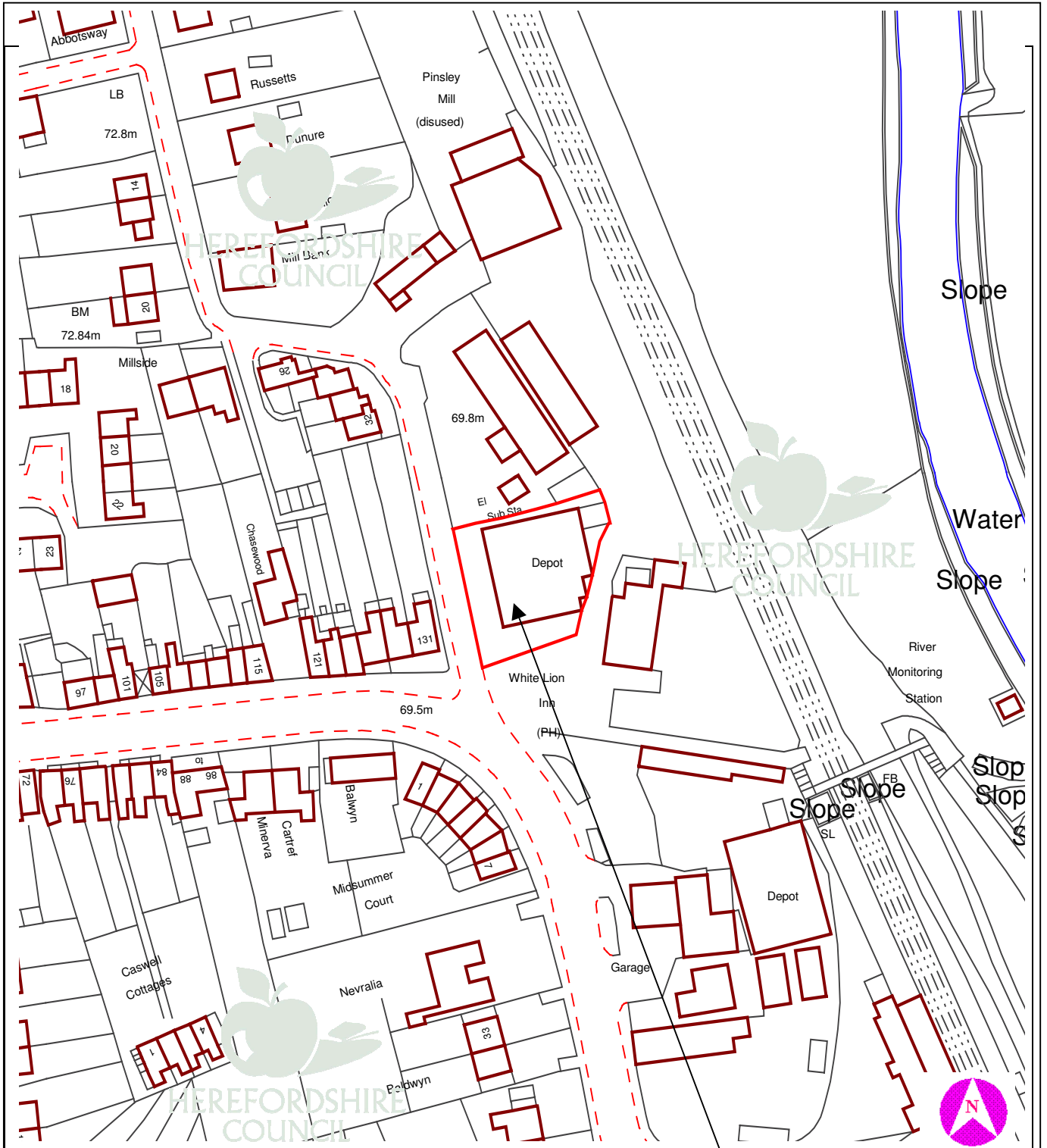
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2005/3751/F

SCALE : 1 : 1250

SITE ADDRESS : Former bus depot site, Etnam Street, Leominster, Herefordshire

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