

12 DCNE2005/3975/F - PROPOSED 2 BEDROOMED HOUSE AT LAND TO THE REAR OF OAKLAND HOUSE, SOUTH PARADE, LEDBURY, HEREFORDSHIRE, HR8 2HB

For: Ms J Powell per Mr C M Smith, Design Link Associates Ltd, Hillside Horse Road, Wellington Heath, Ledbury, Herefordshire, HR8 1LS

Date Received:
13th December 2005

Ward: Ledbury

Grid Ref:
71112, 37314

Expiry Date:
7th February 2006

Local Members: Councillor P Harling, Councillor B Ashton & Councillor D Rule

1. Site Description and Proposal

- 1.1 Oakland House is an attractive Grade II listed building occupying a position at the junction of The Southend and a private road known as South Parade. The back garden of the dwelling runs parallel with the latter and both vehicular and pedestrian access is gained from it to the property. A broad surfaced area provides on street parking for residents.
- 1.2 The area is characterised particularly by Georgian style houses, although some smaller cottage type properties also lie in close proximity to the site. It also falls within the Ledbury Conservation Area.
- 1.3 More particularly the site is bounded by a 2 metre brick wall with a garage compound at the bottom of the garden. These are rather unsightly buildings that do not generally reflect the architectural character or quality of the area.
- 1.4 The proposal seeks to erect a two bedroomed dwelling through the subdivision of the garden of Oakland House. It fronts directly onto South Parade and has a symmetrical appearance in the Georgian style to reflect its surroundings. Principle windows are positioned either in the front (north) or side (east).

2. Policies

2.1 Hereford and Worcester County Structure Plan

H16A – Housing in Rural Areas
CTC15 – Conservation Areas

2.2 Malvern Hills District Local Plan

Housing Policy 2 - Development in Main Towns
Conservation Policy 2 - New Development in Conservation Areas
Conservation Policy 4 - Demolition of Unlisted Buildings in Conservation Areas

Conservation Policy 11 - The Setting of Listed Buildings

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

H1 – Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas

H13 – Sustainable Residential Design

HBA4 – Setting of Listed Buildings

HBA6 – New Development within Conservation Areas

3. Planning History

NE2004/1232/K - Removal of two Silver Birch and two Leyladii - Approved.

4. Consultation Summary

Statutory Consultations

4.1 Severn Trent - no objection subject to condition.

Internal Council Advice

4.2 Transportation Manager - No objections to the application but queries the alternative parking arrangements for Oakland House and whether the Silver Birch tree to the front of the site is to be removed.

5. Representations

5.1 Ledbury Parish Council - No objection subject to:

- a) a further investigation of drainage and underground stream prior to the commencement of development.
- b) the existing Silver Birch be retained.
- c) no loss of amenity to adjacent properties.

5.2 In total nine letters of objection have been received in response to statutory consultation procedures from the following:

Mr B Price, 3 Southend Mews, Ledbury
Mr I Beer, Ankerdine House, South Parade, Ledbury x 2
Mr A Hall, South Lodge, South Parade, Ledbury x 2
Priscilla Hebblethwaite, 40 The Southend, Ledbury
Mrs Clarke, St Michaels, South Parage, Ledbury
Mr & Mrs Nicholson, Rutland Lodge, South Parade
Mr & Mrs Smith, Southend House, The Southend

In summary the points raised are as follows:

- a) The proposal will adversely affect privacy of adjacent dwellings
- b) Concerns over parking provision, particularly the loss of garaging to Oakland House
- c) The existence if an underground stream that crosses the site

d) Increased pressure on drainage in the area

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) impact on residential amenity
- b) parking provision for the proposal and Oakland House
- c) existence of an underground stream
- d) drainage
- e) design and impact on the Conservation Area

6.2 It is considered that one dwelling is potentially affected in terms of impact upon its residential amenity, and that is 3 Southend Mews. Other properties within any proximity wither have blank gable ends onto the site or have a closer relationship with others.

6.3 3 Southend Mews is orientated on an east/west plane with a gable end on to the application site. A single first floor window is located in this elevation. The proposed dwelling has two first floor windows opposing 3 Southend Mews. Both of these serve bathrooms and subject to a condition requiring them to be obscure glazed will not have any detrimental impact on residential amenity.

6.4 Parking

The current arrangements for Oakland House see the applicant parking in South Parade parallel to the boundary wall. The garaging that is proposed to be removed is in a state of disrepair and does not appear to have been used for the garaging of motor vehicles for some time. Indeed its current condition would not facilitate any such use.

6.5 The proposal makes provision for off-street parking for the new dwelling whilst the existing arrangements for Oakland House would remain. On balance, and given particularly the poor condition of the existing garage buildings, these arrangements are considered to be acceptable.

6.6 Existence of an Underground Stream

No conclusive evidence has been provided by the objectors to demonstrate whether the stream crosses the site. The Council's Drainage Engineer has been consulted but a response is yet to be received. This will be reported verbally to Committee. If a stream is found to cross the site it would be a matter for building regulations to ensure that it could be constructed without compromising the stability of the new dwelling or those surrounding.

6.7 Drainage

The consultation response from Severn Trent does not indicate that there is insufficient capacity within the mains drainage system and have consequently raised no objection to the application.

6.8 Design and Impact on the Conservation Area

The dwelling is well designed and pays due regard to the architectural character of the surrounding area. The removal of the garaging is seen to be a visual enhancement and therefore beneficial to the character and appearance of the conservation area.

In conclusion it is considered that the proposal accords with the relevant policies. The issues raised in objection to the application can be satisfactorily addressed by condition and it is subsequently 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: 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: To allow the local planning authority to assess the impact of any further additions to the dwelling hereby approved.

7 - E19 (Obscure glazing to windows)

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

8 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

9 - F17 (Scheme of foul drainage disposal)

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

10 - G01 (Details of boundary treatments)

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

11 - H05 (Access gates)

Reason: In the interests of highway safety.

12 - H10 (Parking - single house)

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

Informative:

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

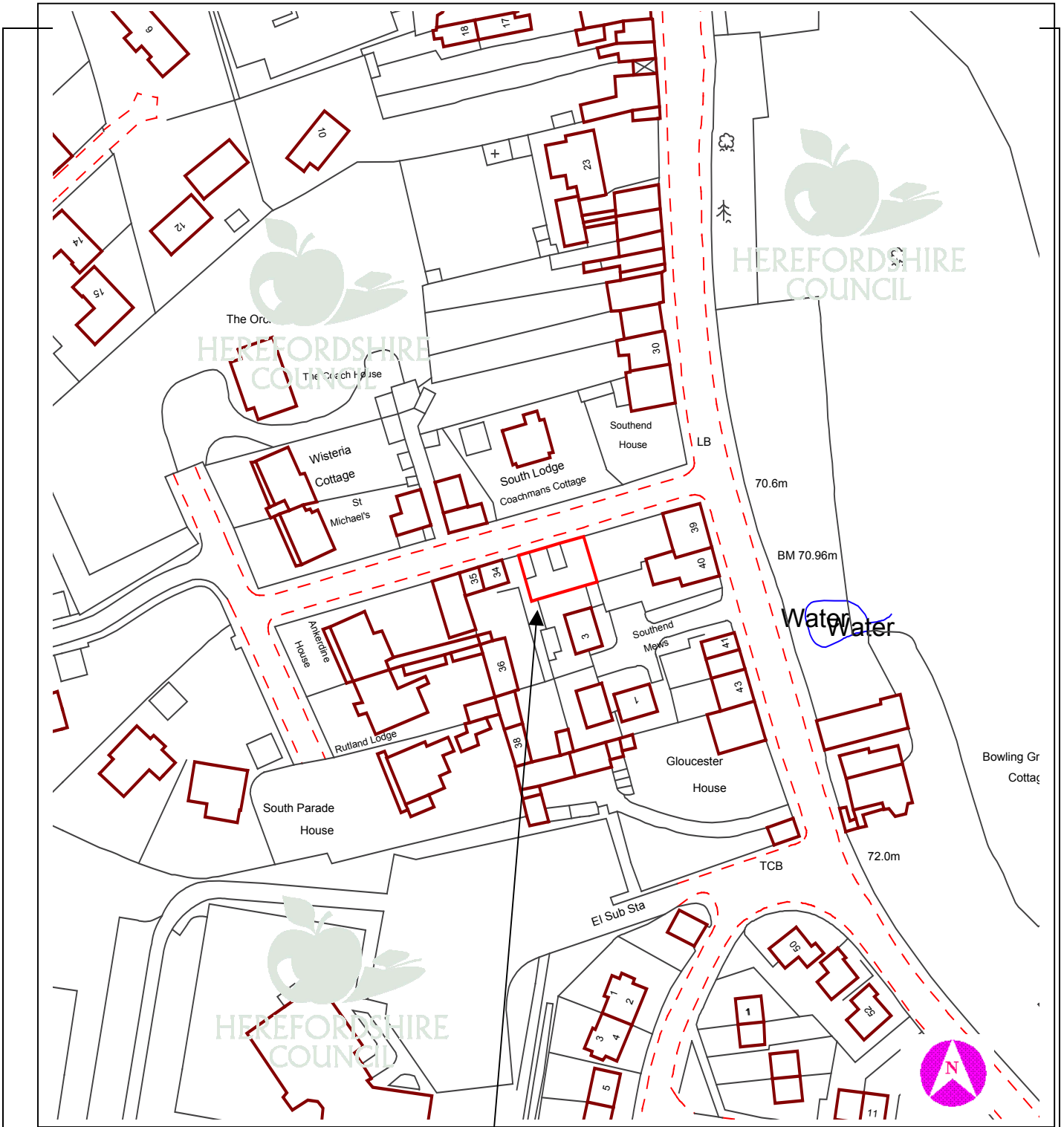
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2005/3975/F

SCALE : 1 : 1250

SITE ADDRESS : Land to the rear of Oakland House, South Parade, Ledbury, Herefordshire, HR8 2HB

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