

15A DCNC2005/3982/F - DEMOLITION OF A SINGLE DWELLING AND ERECTION OF 4 NO. DWELLINGS AT 25 NEW STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8DR

15B DCNC2005/3983/C – DEMOLITION OF A SINGLE DWELLING AT ABOVE

For: Mrs S Sage per Mr P S Hackett Dunhampton Cottage Hatfield Leominster Herefordshire HR6 OSE

Date Received:
13th December 2005

Ward: Leominster South

Grid Ref:
49468, 59151

Expiry Date:
7th February 2006

Local Member: Councillors R Burke and J P Thomas

1. Site Description and Proposal

- 1.1 The application site is on New Street, the A44, within the centre of the town. The site is also within the Conservation Area and fronts the inner ring road adjacent to the intersection of Cranes Lane, Green Lane and Rainbow Street.
- 1.2 The proposal involves the demolition of the existing single dwelling and the erection of a terrace of 4 no. dwellings: 2 three bed and 2 four bed dwellings on a site of approximately 0.045 ha. This is a re-submission following a recent refusal at Committee for 5 no. dwellings, application numbers NC04/3030/F and NC04/2831/C.
- 1.3 The design proposal follows the bend in the road, and heights step down from 10m to 7.6m. Each proposed dwelling has personal amenity space and additionally a shared parking and amenity area to the rear accessed via the existing vehicular access. Your officers have liaised with the applicants to incorporate a number of amendments to the original application, such that the design, parking and landscape amendments incorporated in this design are now fully supported by the Conservation and Traffic Managers. In your officers opinion the proposal can now provide for the parking of four cars and an additional two double-parked vehicles.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

- A1 – Managing the district's assets and resources
- A2 – Settlement hierarchy
- A21 – Development within Conservation Areas
- A24 – Scale and character of development
- A54 – Protection of residential amenity
- A55 – Design and layout of housing development

2.2 Hereford and Worcester County Structure Plan

CTC7 – Development and features of historic and architectural importance
CTC9 – Development criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

HBA6 – New development within Conservation Areas
H2 – Hereford and the market towns: housing land allocations
H14 – Re-using previously developed land and buildings
H15 – Density
H16 – Car parking

2.4 PPS1 Delivering Sustainable Development
PPG15 Planning and the Historic Environment

3. Planning History

DCNC2004/2831/C – Application for the demolition of single dwelling. Refused at Northern Area Committee 10.08.05

DCNC2004/3030/F – Application for the demolition of a single dwelling and erection of 5 no. dwellings. Refused at Northern Area Committee 10.08.05, for the following reasons: overdevelopment of the site; detrimental impact on the Conservation Area.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water: Object, however recommend conditions, preventing occupation prior to the completion of essential water works scheduled for completion by 1.4.08.

Internal Council Advice

4.2 Traffic Manager – Objects to the proposal though the grounds for objection have been greatly reduced to a visibility issue only, and it is clarified that this is merely one of many users accessing via New Street.

4.3 Conservation Manager – Historic Buildings have no objection. The report states the site is located on a “prominent and important corner on Leominster’s inner ring road. Existing dwelling, although inoffensive, does not offer a positive contribution to the Conservation Area. Proposals for replacement building are considered acceptable, but would advise that contract for approval new development is let before demolition is permitted.”

“Form and massing of the development is as discussed during pre-application consultations. No objection. Request conditions for boundary wall treatment to New Street; Samples of external materials, and; Landscaping.”

4.4 Landscaping have no objection to this amended proposal, which includes a revised landscape scheme as per their specifications. Request for conditions G02 and G03.

5. Representations

5.1 Town Council objects to the proposal on the grounds of overdevelopment, access and character of Conservation Area.

5.2 Representations have been received from neighbours at:
14 Rainbow Street
Leominster Properties Ltd

Reasons for Objection:

- Overlooking (amenity)
- Loss light (amenity)
- Traffic
- Access
- Character of Conservation Area
- Loss of Property Value

5.3 A letter of support has been received from Mrs Jones, of 20 Burgess Street, Leominster, HR6 8DE. This letter claims that years ago there used to be houses on the site.

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 issues raised within this report are discussed below:

- Amenity
- Traffic increase
- Access
- Property value
- Character of Conservation Area

Amenity issues

6.2 The objections regarding loss of light and overlooking are noted. However, due to the design of the proposal it is clear that there are no gable end windows from which overlooking can occur, and distances from upper floor windows to any other residences are acceptable.

6.3 The proposal is to the north of adjacent properties and as such it is deemed no loss of light can occur to them. Loss of light and overlooking are therefore not substantiable objections to these proposals.

Traffic increase

6.4 The points regarding traffic increase are noted, however it is relevant to point out that the additional four dwellings are a small percentage of existing users of the access so

this is not a X4 increase but a far smaller increase in traffic use, merely one of many possible groups of users.

Access

- 6.5 The access has substandard visibility, however since this is an existing access used by a number of vehicles the additional use is not considered to be so significant as to justify refusal.
- 6.6 The right of way over land to the east of the proposed site already exists and is not a planning matter.

Property value

- 6.7 This is not a planning matter and cannot be used as material to this application.

Conservation Area character

- 6.8 The neighbour's and Town council objections on Conservation Area grounds are noted. However, the Historic Buildings Officer supports the proposal as does the Landscape Officer and your officer therefore concludes there are no Conservation Area grounds on which to sustain an objection to this proposal.

Comments

- 6.9 In conclusion, the previous applications were refused at Northern Area committee on overdevelopment and Conservation Area grounds. In your officers opinion this proposal is a vastly improved scheme, improved in design, scale and landscaping terms. Even the objection from the Traffic Manager regarding visibility splays is caveated with notes regarding the fact that this is an existing and shared access, and the increase in use would be a very minor percentage of that which exists.
- 6.10 In your officer's opinion, the proposal is therefore deemed to make a relatively insignificant increase to traffic numbers accessing to and from New Street and all other objections though noted have been mitigated within the existing proposals. The proposals are therefore recommended for approval subject to conditions.
- 6.11 The existing dwelling makes no positive contribution to the Conservation Area. Its demolition is therefore considered to be acceptable.

RECOMMENDATION

NC05/3982/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 - 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 - G02 (Landscaping scheme (housing development))

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

5 - G03 (Landscaping scheme (housing development) - implementation)

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

6 - C02 (Approval of details) (a) boundary wall treatment)

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

7 - None of the buildings hereby approved shall be occupied until essential improvements to the public sewerage system have been completed by Dwr Cymru Welsh Water, and the local planning authority have been informed in writing of its completion. This work is scheduled for completion by 1 April 2008.

Reason: To mitigate the existing hydraulic overloading of the public sewerage system and ensure the local community and environment are not unduly compromised.

8 - W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

9 - W02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

10 - W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Informative:

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

NC05/3983/C

That Conservation Area Consent 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 - C16 (Detailed scheme of demolition operations)

Reason: To minimise the risk of damage to the existing building.

3 - D03 (Site observation – archaeology)

Reason: To allow the potential archaeological interest of the site to be investigated and recorded.

Informative:

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

2 – D03 – Archaeology contact address

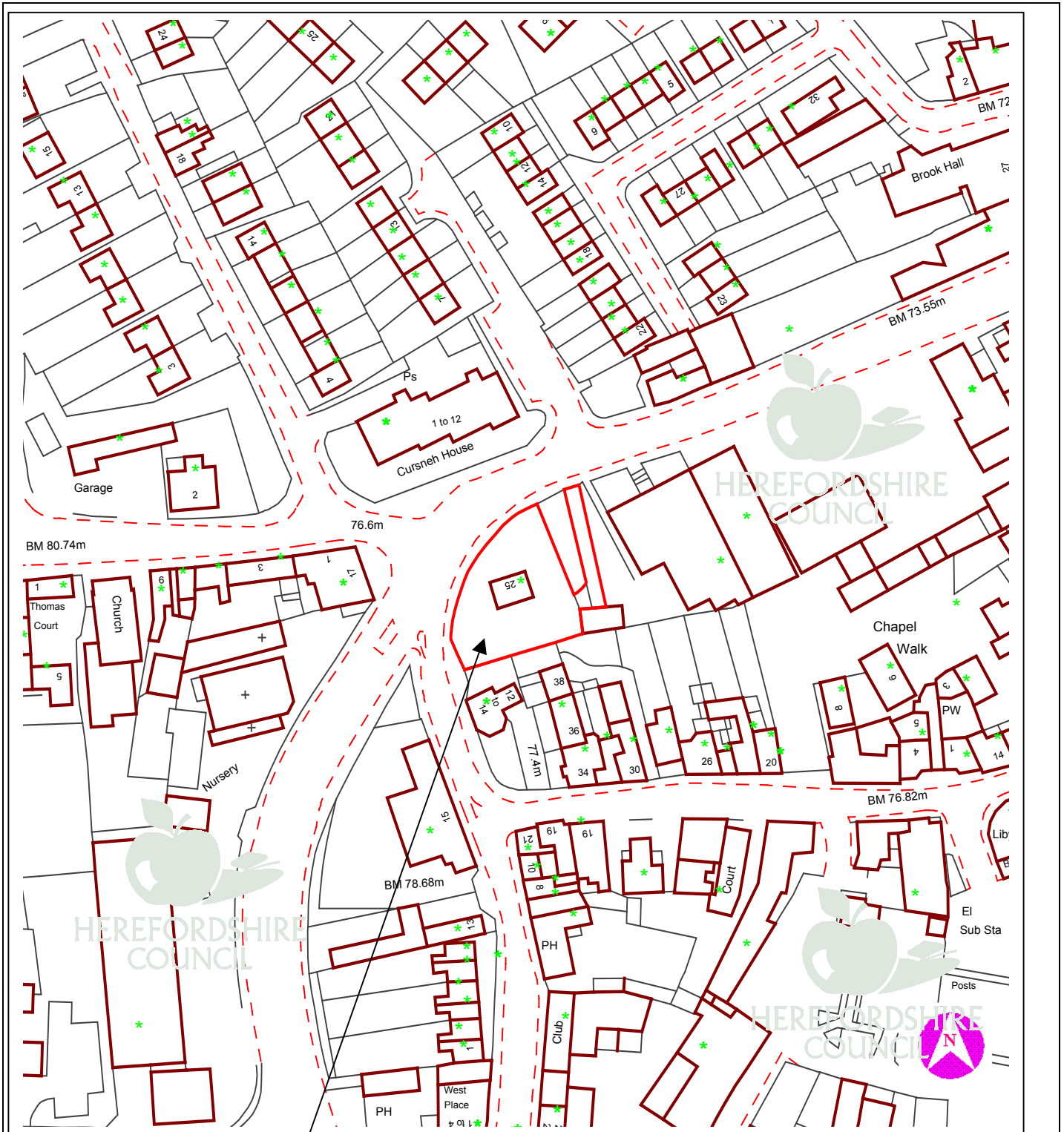
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCNC2005/3982/F

SCALE : 1 : 1250

SITE ADDRESS : 25 New Street, Leominster, Herefordshire, HR6 8DR

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005