

16 DCNC2005/4028/F - PROPOSED 3 BEDROOM DWELLING AT LAND ADJOINING GRANGE HOUSE, 2 & 3 THE GRANGE, LEOMINSTER, HR6 8NP.**For: DBH Developments per Mr A Last Brookside Cottage Knapton Green Herefordshire HR4 8ER****Date Received:**
19th December 2005**Ward: Leominster South****Grid Ref:**
49871, 59014**Expiry Date:**
13th February 2006

Local Member: Councillors R Burke and J P Thomas

1. Site Description and Proposal

- 1.1 This site, within the town centre of Leominster, is located at the eastern end of the Etnam Street public car park with the Grange cricket field to the north. The site itself is a red brick building with plain tiles on the roof. This three-storey building is currently vacant but was last used as offices. Planning permission has recently been granted to change the use of the building to create four residential units, ref. No. DCNC2005/3720/F. There is a garden area to the side with an existing parking area to the rear with vehicular access onto the public car park. There is an existing red brick wall on the southern and western boundaries of the site. There are also some large fir trees on part of the northern boundary of the site.
- 1.2 This application is to erect a new two-storey dwelling within the side garden of the property. The new dwelling will be attached to the side of the existing building, i.e. onto the side lean-to, with a new roof over the lean-to and creating a covered walkway. The proposed external materials will match those on the existing building. The link roof will be slates to match those on the existing lean-to. The existing parking area at the rear of the premises will be utilised to provide parking.

2. Policies**2.1 Planning Policy Guidance**PPS1 – Delivering Sustainable Development
PPG3 – Housing**2.2 Hereford and Worcester County Structure Plan**Policy H2B – Location of Housing (General)
Policy CTC9 – Development Criteria
Policy CTC15 – Preservation, Enhancement and Extension of Conservation Areas**2.3 Leominster District Local Plan**Policy A1 – Managing the District's assets and Resources
Policy A2 – Settlement Hierarchy
Policy A10 – Trees and Woodlands

- Policy A21 – Development within Conservation Areas
- Policy A24 – Scale and Character of Development
- Policy A32 – Development within Town Centre Shopping and Commercial Areas
- Policy A54 – Protection of Residential Amenity
- Policy A72 – Parking within or adjacent to Central Shopping and Commercial Areas
- Policy A73 – Parking Standards and Conservation

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- Policy S2 – Development Requirements
- Policy S3 – Housing
- Policy DR1 – Design
- Policy H1 – Hereford and the Market Towns: Settlement Boundaries
- Policy HBA6 – New Development within Conservation Areas

3. Planning History

NC2005/0103/F - Demolition of on site cabins and 1970s extension. Conversion and extension to shared house. Withdrawn 23.05.05.

NC2005/3720/F - Change of use into 4 residential units. Planning permission granted 12.01.06.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager has no objections.

4.3 Conservation Manager comments that this Edwardian villa is in a very sensitive location in the Grange public park, the town Conservation Area and its proximity to a Grade II* listed building (The Grange). The proposal picks up none of the character, proportion or features of the existing house. Therefore objects to proposal. Principle of a small extension in this location acceptable, subject to design. This proposal does not preserve or enhance character of Conservation Area and is contrary to Policies A21 and A24.

5. Representations

5.1 The Town Council states:

'Although Grange House falls a little short of satisfying listing criteria, it is considered that this application would not only constitute back-filling, but would also detract from this example of local vernacular architecture. It would not be appropriate in the Conservation Area.'

5.2 No representations have been received in response to statutory advertisement procedure, which expires on 26 January 2006.

6. Officers Appraisal

6.1 The main issues relate to:

- (i) the principle of erecting a dwelling on this site
- (ii) the size and design of the dwelling and its effect on the character and appearance of the existing building and its setting within the Conservation Area
- (iii) the effect of the development on adjacent land uses
- (iv) parking and vehicular access

The most relevant policies with respect to these issues are A1, A2, A21, A24 and A54 of the Leominster District Local Plan.

6.2 The size and design of the proposed dwelling is considered to be acceptable and not out of keeping with the character and appearance of the existing building. The external materials will match those on the existing building and the roof pitch is of a similar angle. The size and proportion of the windows on the existing building vary. The design of the windows on the proposed new dwelling does generally match those on the existing building even though the proportions do not exactly match. The proposed dwelling is smaller in terms of height and mass when compared to the existing building. Consequently, the proposed dwelling will be subservient in visual terms when compared to the existing building.

6.3 The proposed new dwelling, due to its modest size and design and despite the Conservation Manager's concern, is not considered to be out of keeping with the character or visual amenities/appearance of the surrounding area and designated Conservation Area. Also, it is considered to be too far away from any Listed buildings to adversely affect their setting. When viewed from the north the new building will be to a certain extent hidden from view by the stone wall, hedgerow and mature trees on the northern boundary and the fact that the building will be set down on a lower ground level. When viewed from the south it will be set against the backdrop of these trees and when viewed from the west will be seen against the backdrop of the existing building.

6.4 In principle the siting of a dwelling on this site within the town centre is considered to be acceptable. The proposed development will not adversely affect the amenities of any adjoining land use and will not interfere with the adjacent public car park. Also, the existing car park area is large enough to accommodate the required parking to serve the dwelling. Although the proposed layout plan shows a reduced parking area, this can easily be enlarged in the space available within the site. The use of the existing vehicular access from the site onto the public car park is considered to be acceptable.

6.5 In conclusion, although finely balanced, it is considered that the proposed development is acceptable in this town centre location and will not adversely affect the character and appearance of its immediate setting and the town Conservation Area. As such, the proposal is considered to be in accordance with the approved planning policies for the area, in particular those relating to new residential development and the visual amenities of the Conservation Area.

RECOMMENDATION

That subject to no new representations raising matters not previously considered, the Head of Planning Services be given delegated authority to approve the application 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 - H10 (Parking - single house) (5 cars)

Reason: To ensure there is adequate parking provision for the approved dwelling units within the property as a whole.

5 - G04 (Landscaping scheme (general))

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

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

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

Informatives:

1 - N03 - Adjoining property rights

2 - The applicant should be aware that this planning permission does not override any civil/legal rights enjoyed by adjacent property owners. If in doubt the applicant is advised to seek legal advice on the matter.

3 - N14 - Party Wall Act 1996

4 - With reference to condition no. 5 on the decision notice, it is considered important that the existing mature trees, stone wall and hedgerow on the northern boundary are retained.

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

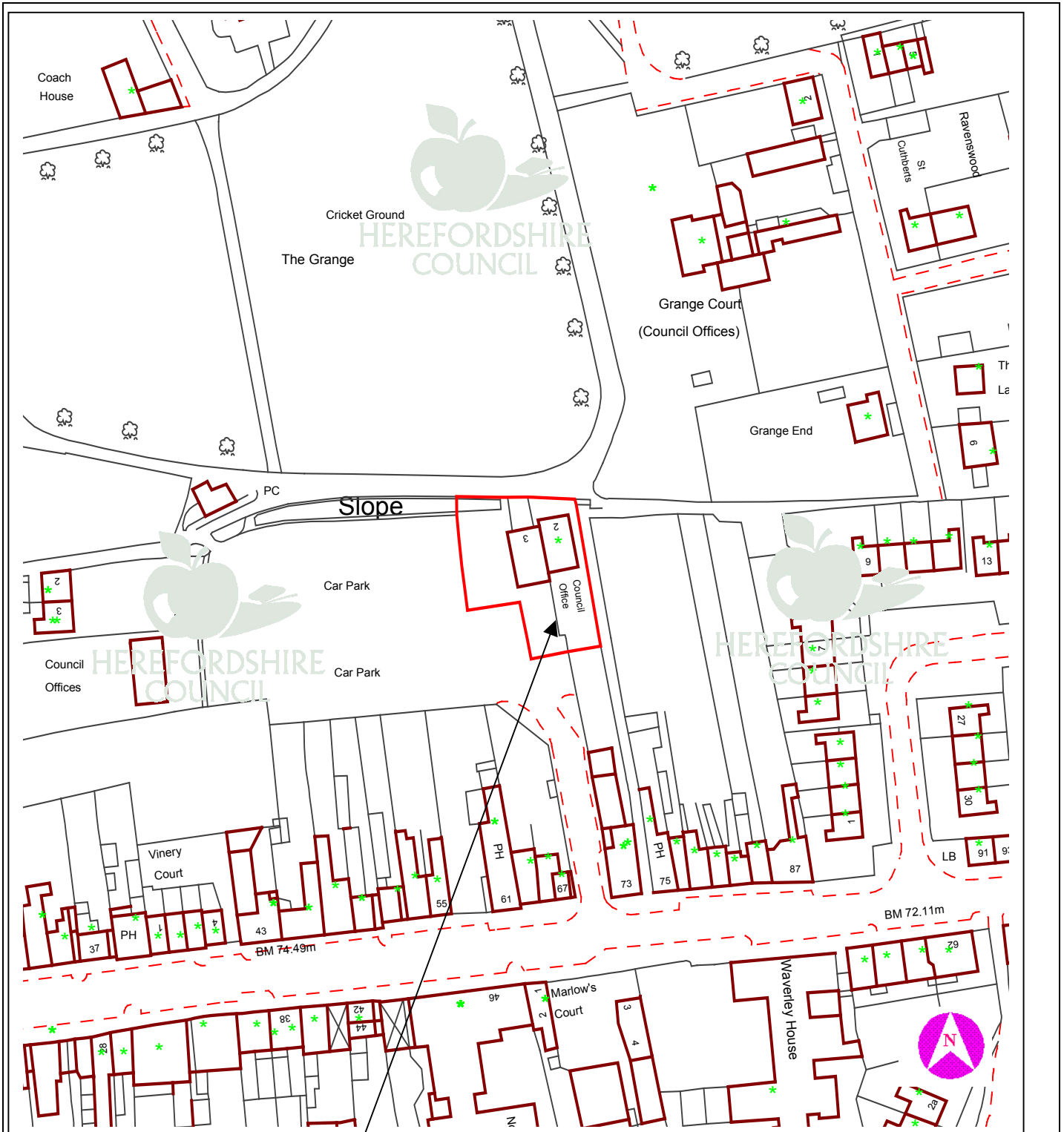
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2005/4028/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjoining Grange House, 2 & 3 The Grange, Leominster, HR6 8NP.

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