

13 DCNW2005/3808/F - NEW VEHICULAR ACCESS WITH PARKING AND TURNING AREA AT PORCH HOUSE, AYMESTREY, LEOMINSTER, HEREFORDSHIRE, HR6 9SU**For: Mr & Mrs P Leedham-Smith per Bryan Thomas Architectural Design Ltd, The Malt House, Shobdon, Leominster, Herefordshire, HR6 9NL****Date Received:**
28th November 2005**Ward: Mortimer****Grid Ref:**
42557, 65185**Expiry Date:**
23rd January 2006

Local Member: Councillor Mrs O Barnett

1. Site Description and Proposal

- 1.1 The application site comprises a detached cottage that fronts the A4110 within the smaller settlement of Aymestrey. The dwelling has a relatively large garden with an approximate distance of 18 metres from the dwelling to the boundary between Porch House and Vicarage Cottage to the north which has the benefit of a close board fence and existing trees and shrubs. The garden also extends to the rear of the property by an average of 14m to the boundary with the Church car park. Likewise this has an existing landscaped boundary. There is an existing parking bay/pull in front of the lean to garaging area to the south of the property but no formal access into the garden/curtilage of the dwelling.
- 1.2 It is noted that the site has recently been cleared from the overgrown foliage and that a portion of the stonewall that formed the boundary with the site has been removed.
- 1.3 Planning permission is sought for the creation of an access to the north of the dwelling from the A4110. A driveway, and turning area would be formed within the existing garden. A gap 11 metres wide would be inserted, with 45 degree splays created to a distance of 5m from the edge of the carriage way. The existing stone wall would be altered and extended to form the boundary and new access point.
- 1.4 English Heritage has recently listed this building although Listed Building Consent is not required for this proposal.

2. Policies**2.1 Herefordshire & Worcester Council Structure Plan**Policy H16A – Development Criteria
Policy CTC13 – Buildings of Special Architectural or Historic Interest**2.2 Leominster District Local Plan (Herefordshire)**

Policy A1 – Managing the District's Assets and Resources

Policy A2(D) – Settlement Hierarchy
Policy A9 – Safeguarding the Rural Landscape
Policy A18 – Listed Building and their Setting

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2 – Development Requirements
Policy S7 – Natural and Historic Heritage
Policy DR1 – Design
Policy LA2 – Landscape Character

3. Planning History

3.1 NW2005/1288/F - Proposed two single storey extension and change of use of ground floor to restaurant and new vehicular access - Refused 10th August 2005 for the following reasons:

1. The use of the proposed access for commercial purposes in such close proximity to the dwelling house known as Porch House would have a detrimental impact on the character of Porch House and on the amenities currently enjoyed by the occupiers of the dwelling. As such the proposal would conflict with Policies A1 and A54 of the Leominster District Local Plan.

2. The proposed access drive by reason of its close proximity and relationship to Porch House would have a detrimental impact on the setting of the potentially listed building. As such it would be contrary to Policy A18 of the Leominster District Local Plan.

4. Consultation Summary

A reconsultation was undertaken when the property was confirmed as listed.

Statutory Consultations

4.1 English Heritage do not wish to offer any comments on this occasion.

Internal Council Advice

4.2 Transportation Manager recommends that any permission with this Authority may wish to give include the following informative notes:

HN1 - Mud on highway
HN5 - Works within the highway
HN10 - No drainage to discharge to highway
HN22 - Works adjoining highway

4.3 The Conservation Manager responded as follows:-

This property is currently under consideration for listing by English Heritage. The proposed access for this drive is through a stone wall that contributes to the character and appearance of Aymestrey. It appears that an opening has already been made in this wall which is unfortunate.

No objections to the proposed access and turning/parking area subject to the following conditions: CO2: Details of all materials to be used.

5. Representations

5.1 Aymestrey Parish Council initial comments were as follows:

"The Council understands that Porch House is in the process of being 'listed'. Until the process is completed, the Council is of the opinion that significant developments should be pre-cluded. The Council understands that there is (or at least, was until recently) garage space available at the southern end of Porch House. If so, then the need for the rear parking/turning area is not evident. If the garages are no longer available, then the Council would have expected to have seen an application for change of use, but it has not done so.

The Council is concerned about the visual impact of the proposed development on Porch House and the destruction of a large segment of the old, stone boundary wall fronting the property.

If there is a fully substantiated need for new car parking and turning areas, then the Council would welcome alternative plans which are less obtrusive and less damaging to the frontage of the property. Any development to be fully consistent with the potential 'listed' status of Porch House."

Its comments further to the listed are as follows:

"The Council objects to the plans on the following grounds:-

1. The scale and siting of the works are inappropriate for Porch House
2. The new access would largely destroy the existing front boundary wall.

If a new parking area is required (but note existing garages) alternative proposals would be preferred.

5.2 Letters have been received from:

- W.A. and P.J. Cartwright, Vicarage Cottage, Aymestrey, Leominster, Herefordshire (x 2)
- Richard Gresko, The Riverside Inn, Aymestrey, Leominster, Herefordshire (x 2)
- K.G. Holland, The Cottage, Aymestrey, Leominster, Herefordshire

5.3 These letters raise the following issues:

- The new access would restrict vehicles parking at the gate of The Cottage that would impact on the life of the owner and elderly visitors and be a hazard to vehicles using the new access.
- There is restricted visibility of traffic travelling south on the A4110 especially due to existing neighbours stone wall and telegraph pole.
- Creation of the new access would have a severe detrimental impact not only on the village street scene but also on the aesthetics of Porch House itself. This would cause a double void to the roadside.
- More sympathetic approach would be to create an access off of the access to the church car park and would minimise visual impact on the house and street scene

and retain existing stone wall which borders the property on the A4110. It would prevent yet another exit onto the main road.

- Increase of noise and light pollution caused by vehicles using the access on properties opposite.
- If access granted then a covenant should be added so that the access can be used for private dwelling only and not to serve or give rise to access to any other property.
- Porch House is a listed building of charming character which contributes positively to the street scene.
- Alteration to Porch House garden for the purposes of parking and turning.
- Fundamentally alters the street scene and visual aspect of the curtilage.
- Parking could be achieved just as successfully and more sensitively by using the area in the south east corner of the property adjoining existing access road.

5.4 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 issues for consideration is the determination of this application are as follows:-

- a) Highway safety
- b) The impact of the proposed access the character and appearance of the area and setting of the listed building.

6.2 The proposed access has been designed and drawn to meet the requirements of the Highway Officer. The Transportation Manager has raised no objections. Having regard to the existing parking arrangements for the property this proposal would improve highway safety for occupants of the dwelling.

6.3 The proposal includes alterations to the existing stone wall which forms the boundary with the highway. This stone wall would not be lost, but rebuilt, to incorporate the access to maximise visibility and ability to manoeuvre into and out of the site. It is acknowledged that this is in relatively close proximity to the driveway, (including fencing and trees) that serve the adjacent listed cottage, but this would not harm the rural street scene especially with the sympathetic rebuilding and reinstating of the stone boundary wall. The proposed access would be sufficiently screened and distanced from the listed Vicarage Cottages not to have a detrimental impact. As such the proposed access would conform with Policies A18 – Listed Buildings and their Settings and A21 of the Leominster District Local Plan.

6.4 Having regard to the new 'listed' status of Porch House, the proposed alterations to the boundary wall to allow access have been considered and these alterations would not harm the character and setting of this building or the adjacent listed cottages. Appropriate conditions are suggested to ensure the stone wall is retained and rebuilt in a sympathetic manner. Details of the proposed hardsurface and landscaping are also required by condition.

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.

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**

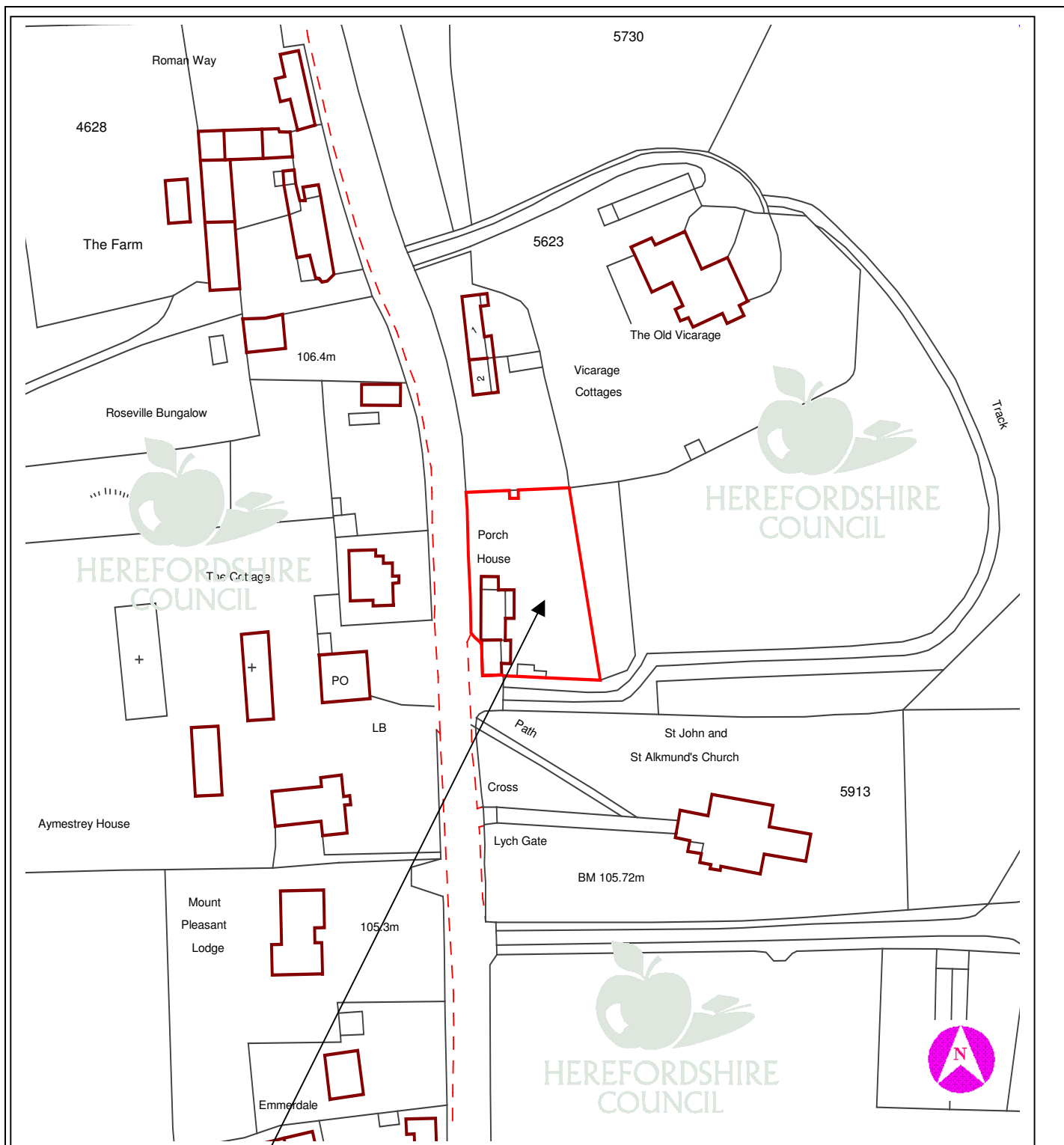
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2005/3808/F

SCALE : 1 : 1250

SITE ADDRESS : Porch House, Aymestry, Leominster, Herefordshire, HR6 9SU

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