

**12 DCNW2006/1034/F - PROPOSED CONVERSION OF ANNEXE INTO A SELF CONTAINED DWELLING FOR RENTING AT WALCOTE BUNGALOW ANNEXE, WEST STREET, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE, HR6 9DT**

**For: Mr J Price per Mr D Walters, 27 Elizabeth Road, Kington, Herefordshire, HR5 3DB**

**Date Received:**

**3rd April 2006**

**Expiry Date:**

**29th May 2006**

Local Member: Councillor R J Phillips

**Ward: Pembridge & Lyonshall with Tittley**

**Grid Ref:**

**38984, 58150**

**1. Site Description and Proposal**

- 1.1 The site for the proposed development is to the rear of an existing 'dormer' type dwelling known as 'Walcote Bungalow'. The site subject to this application is currently an annexe to this property.
- 1.2 The application site has other dwellings on either side and to the rear is a residential development site that has planning approval for one detached four bedroomed dwelling (planning approval ref. no. NW2004/244O/F). This site is presently subject to a planning application for the erection of two detached cottages (ref. no. NW2006/1458/F) also on the agenda for Committee consideration today.
- 1.3 This application proposes conversion of an existing externally timber clad annexe under a tiled roof to a self-contained dwelling. It is presently annexed to Walcote Bungalow and is located to its southerly elevation.

**2. Policies**

2.1 Leominster District Local Plan

- A1 - Managing the Districts Assets and Resources.
- A2 - Settlement Hierarchy
- A18 - Listed Buildings and their Settings.
- A21 - Development within Conservation Areas.
- A54 - Protection of Residential Amenity.
- A70 - Accommodating traffic from development.
- A71 - Vehicle parking standards for development away from Central Shopping and Commercial areas and Conservation areas.

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- S1 – Sustainable development Development Requirements
- S2 – Development Requirements.

S3 – Housing  
DR1 – Design  
DR2 – Land use and activity.  
DR3 – Movement  
DR4 – Environment.  
H5 – Main villages: housing land allocations  
H15 – Density  
H16 – Car parking  
H17 – Sub-division of existing housing  
HBA4 – Setting of Listed Buildings  
HBA6 – New development within Conservation areas.  
T11 – Parking Provision.

### **3. Planning History**

3.1. No record of any planning history on site.

### **4. Consultation Summary**

#### Statutory Consultations

4.1. None required

#### Internal Council Advice

4.2. Conservation Manager raises no objections.

4.3. Traffic Manager raises no objections and considers that it would be unreasonable to refuse.

### **5. Representations**

5.1. Pembridge Parish Council object to the proposal because of the unsuitable narrow access to the site. The response also states:-

"These objections are reinforced by, and linked to, nearby application No. DCNW2006/1458/F for two further new properties proposed to the rear of this site, which it is considered will produce vehicular usage down a very narrow accessway, to a level which may well cause a highway hazard when pulling into and out of the main thoroughfare."

5.2. A letter of objection has also been received from Mrs. E. I. Fothergill, Rose Cottage, Market Square, Pembridge. The letter states concerns about over development in the vicinity and access to the site is very narrow and parking by other residents outside her property will be further exacerbated if the proposal is allowed.

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 application proposes the conversion of an existing timber clad annexe into a self-contained dwelling and objections to this proposal have been received with regard to highway and vehicular movement issues.
- 6.2. The applicant has submitted amended plans indicating a car parking space within the curtilage of the proposed dwelling unit to which the Traffic Manager raises no objections.
- 6.3. Pembridge Parish Council and a local resident object to the proposal, due to the poor access roadway leading to the site from the A44 (West Street).
- 6.4. There is no doubt this access route is sub-standard, of single vehicular width and serves two other properties, as well as the site to the rear that is subject to a planning application for two cottage dwellings that is also on the agenda for Committee consideration today (ref. No. NW06/1458/F). Therefore, if both applications are approved this roadway will be expected to accommodate two further vehicle movements. As already mentioned, the Traffic Manager raises no objections to this proposal.
- 6.5. The proposed conversion will not have an adverse affect on the amenity and privacy of other dwellings within the vicinity of the application site and amenity space provision is provided for the proposed dwelling. Otherwise the only other proposed development is for a window in the bedroom at high floor level for emergency escape purposes, which will not impact on neighbouring properties.

## 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 - E16 (Removal of permitted development rights )**

**Reason: In order to protect the privacy and amenity of surrounding dwellings and the character of the surrounding area.**

**Informatives:**

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

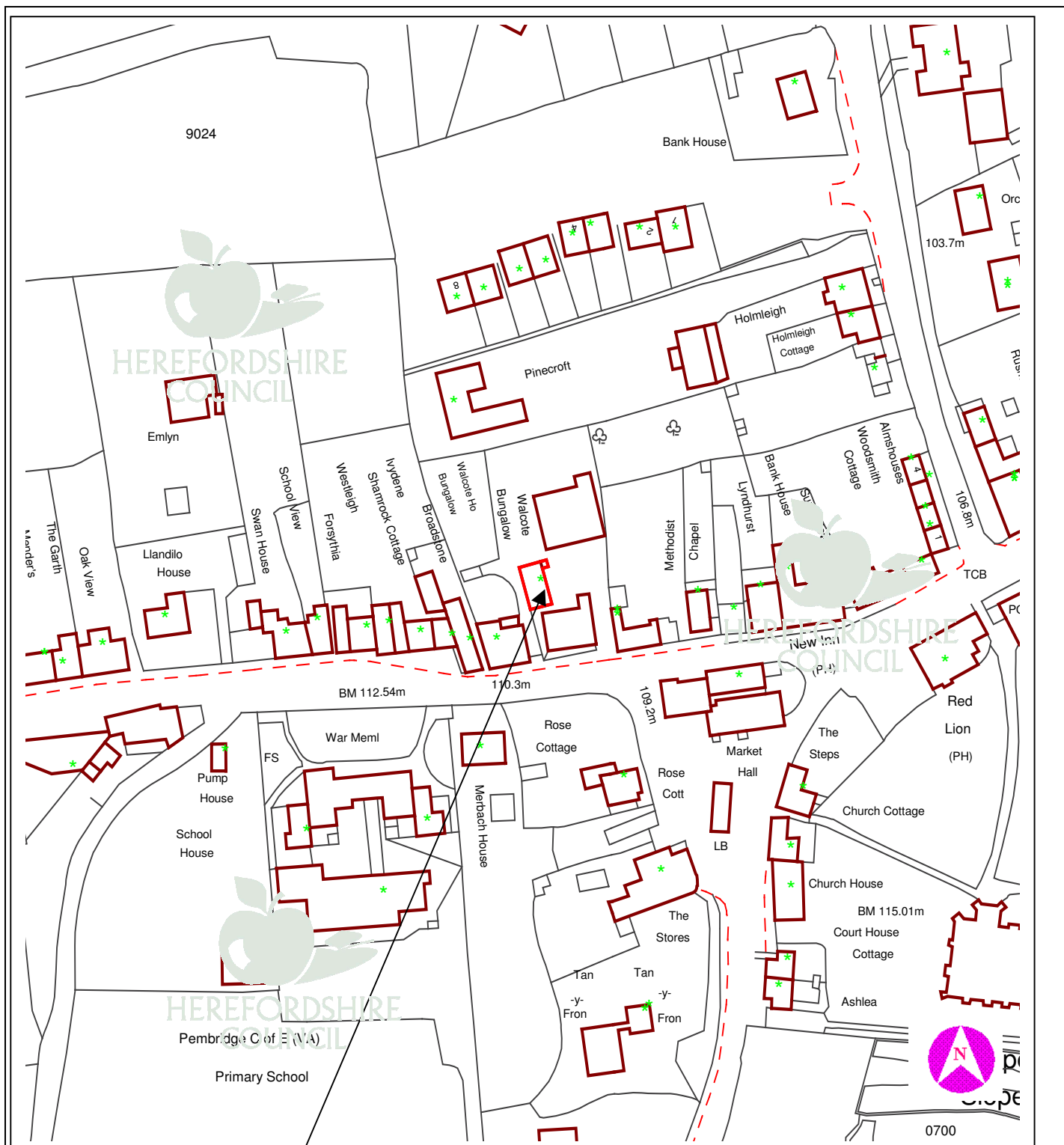
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2006/1034/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Walcote Bungalow Annexe, West Street, Pembridge, Leominster, Herefordshire, HR6 9DT

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