

13 DCNW2006/1458/F - PROPOSED ERECTION OF TWO DETACHED COTTAGES ON LAND TO THE REAR OF WALCOTE BUNGALOW, HIGH STREET, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE, HR6 9DT**For: J D Greene, Easlslaen House, Eardisland, Herefordshire, HR6 9BD****Date Received:****11th May 2006****Expiry Date:****6th July 2006**

Local Member: Councillor R. J. Phillips

Ward: Pembridge & Lyonshall with Titley**Grid Ref:****38986, 58160****1. Site Description and Proposal**

- 1.1. The site subject to this application is located to the rear of 'Walcote Bungalow' on West Street, Pembridge. The site has recently been cleared of two former light industrial building used historically for builders storage.
- 1.2. Surrounding the site are other dwellings of mixed design and construction. Access to the site is obtained via a right of way that leads directly from the A44, West Street. This right of way is also used as an access by two other dwellings. Access via the right of way is also obtained to the site of 'Walcote Annexe' that is also the subject of a separate planning application for consideration by this Committee today.
- 1.3. The site has a planning history in that planning permission was granted by the Northern Area Planning Committee in January 2005 for a four bedroomed detached dwelling.
- 1.4. The development subject to this application proposes two modest sized two bedroomed cottages in a 'dormer style' that is typical of the surrounding Conservation Area within which the site is located.

2. Policies**2.1. Leominster District Local Plan**

- A1 – Managing the District's Assets and Resources.
- A2 – Settlement Hierarchy.
- A18 – Listed Buildings and their settings.
- A21 – Development within Conservation Areas.
- A23 – Creating identity and an attractive built environment.
- A24 – Scale and character of Development.
- A54 – Protection of Residential Amenity.
- A53 – Design and Layout of Housing Development
- A70 – Accommodating traffic from development.

2.2 Herefordshire Unitary Development Plan (Revised Deposit Plan)

- S1 – Sustainable development.
- S2 – Development requirements.
- S3 – Housing
- DR1 – Design
- DR2 – Land use and activity
- DR3 – Movement
- DR4 – Environment
- H4 – Main villages: settlement boundaries.
- H13 – Sustainable residential design.
- H15 – Density
- H16 – Car Parking
- HBA4 – Setting of listed buildings.
- HBA6 – New development within Conservation Areas

3. **Planning History**

- 3.1. NW2004/4118/F - Proposed removal/demolition of two industrial units and erection of a house and garage - Approved 26th January 2005.
- 3.2. NW 2004/4119/C - Proposed removal/demolition of a two industrial units and erection of new double garage - Approved 26th January 2005.
- 3.3. NW2004/2440/F - Proposed removal of two industrial units. Erection of house and double garage - Withdrawn 23rd August 2004
- 3.4. NW2004/2441/C - Proposed demolition of store buildings - Withdrawn 19th August 2004.

4. **Consultation Summary**

Statutory Consultations

- 4.1. Hyder (Welsh Water) – Comments awaited.

Internal Council Advice

- 4.2. Traffic Manager - Recommends that any permission which this Authority may wish to give include a condition with regard to cycle parking provision.
- 4.3. Conservation Manager – Comments awaited.

5. **Representations**

- 5.1. Pembridge Parish Council object to the application stating:

"Level of backfilling development taking place is spoiling the character of the village.

In addition we have serious concerns about the access down a very narrow track to these proposed two new properties, combined with concerns about possible highway hazards with the increase in vehicular traffic onto and off the main thoroughfare. We wish to link these concerns to the nearby development of an annexe which will exacerbate the matter - application no. DCNW2006/1034/F"

- 5.2. One letter of objection has been received from Mrs Z I Fothergill, Rose Cottage, Market Square, Pembridge. The letter raises concerns about over development in the vicinity and poor highway access from the site to the adjoining public highway.
- 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. This application proposes the construction of two modest sized cottages with an internal floor space on two floors measuring 94.50 square metres and 103.00 square metres respectively. The design of both proposed cottages is typical of the surrounding historic area of Pembridge in that it is proposed that they will be of an oak structural frame under a plain clay tile roof and infill walls using reclaimed brick and a smooth lime-rich render.
- 6.2. The site has a planning history in that planning permission was granted by this committee in January 2005 for the erection of a four bedroomed detached dwelling (Ref. No. NW2004/4118/F).
- 6.3 Therefore, the proposal subject of this application proposes no more increase in the amount of bedroom accommodation for the site even though this application is for two separate residential dwellings.
- 6.4 The main issue of concern with regards to this application is the sub-standard vehicular access to the site, which is gained via a private right of way from the A44 (West Street). However, the Traffic Manager does not oppose this application as the volume of vehicular traffic from residential development is assessed by considering the amount of bedrooms per property. In this case it is reasonable to consider two cars per dwelling, whereas the previous approval on the site would require three car-parking spaces (Leominster District Local Plan – Table 8-2 Adopted Car Parking Standards).
- 6.5 Therefore, Committee need to balance up whether one more vehicle movement is sufficient enough a reason to refuse this application. It is advised that this minor increase is not considered sufficient to substantiate the refusal of planning permission.
- 6.6 Pembridge Parish Council also object to the application because of backfilling development spoiling the character of the village. Although the development subject to this application is for development behind an existing dwelling, it is not strictly backfilling, as there are other dwellings around the site and, therefore, one could argue that the proposal is 'infilling'. Furthermore, the principle of a more substantial detached dwelling has already been established.

The development subject to this application is considered acceptable in that it will not create any adverse impact on the amenity and privacy of surrounding dwellings; is of a design and character considered acceptable in relationship to the surrounding built environment and will not create undue adverse impact in term of highway safety. It is recommended that permitted development rights are taken away from any planning approval if committee are mindful to approve.

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.

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 - C10 (Details of rooflights)

Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of [special] architectural or historical interest.

7 - C11 (Specification of guttering and downpipes)

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

8 - E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

9 - E16 (Removal of permitted development rights)

Reason: In order to bring any future development under the control of the Local Planning Authority in the interest of the visual amenity of the area.

10 - H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

11 - G01 (Details of boundary treatments)

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

Informatives

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

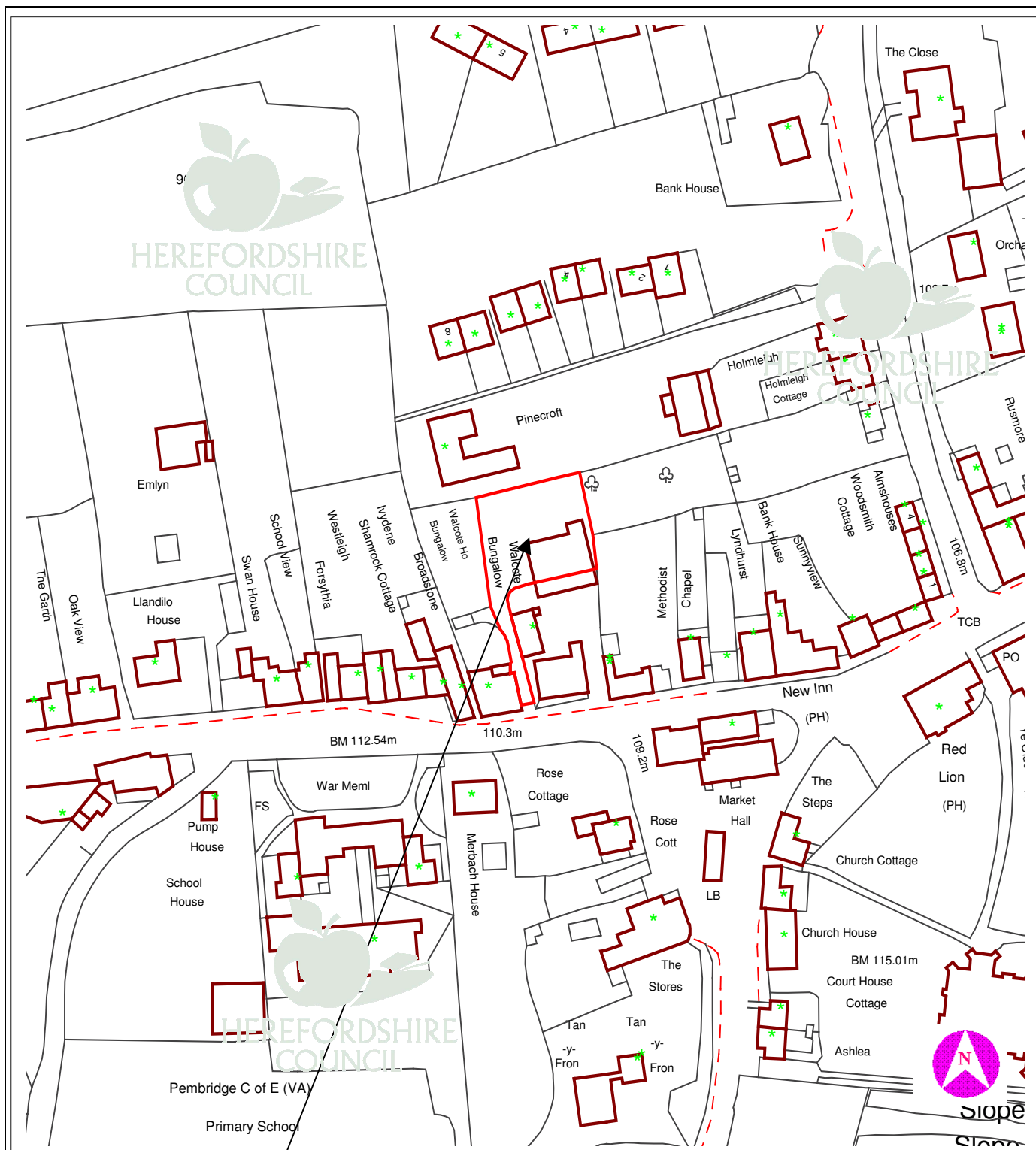
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2006/1458/F

SCALE : 1 : 1250

SITE ADDRESS : Land to the rear of Walcote Bungalow, High Street, Pembridge, Leominster, Herefordshire, HR6 9DT

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