

**11 DCNC2006/2193/F - ERECTION OF 4 NO ONE  
BEDROOMED DWELLINGS ON AT LAND ADJACENT  
TO HOP POLE BARN, ROWBERRY STREET,  
BROMYARD HR7 4DT****For: Rocrest Ltd per Linton Design 27 High Street  
Bromyard Herefordshire HR7 4AA****Date Received:  
7th July 2006****Ward: Bromyard****Grid Ref:  
65565, 54695****Expiry Date:  
1st September 2006**

Local Member: Councillors P J Dauncey and B Hunt

**1. Site Description and Proposal**

- 1.1 This application relates to a site formerly used as a car park and accessed off Rowberry Street in Bromyard. It sits immediately behind a prominent two storey building that is located on the road frontage and has recently been converted to residential use. Vehicular access is positioned at the south-eastern corner of the site and it provides for the conversion scheme.
- 1.2 The site is bounded to the east and west by brick and stone walls respectively, and by a 1.8 metre high fence to the north. Residential dwellings on Schallenge Walk lie beyond the site boundary to the north-west and properties fronting onto Church Street to the north-east.
- 1.3 The building fronting onto Rowberry Street is a Grade II listed building and the whole of the site also falls within Bromyard conservation Area.
- 1.4. The application is for the erection of four one bed dwellings, taking the form of a single U shaped building positioned adjacent to the north, east and west boundaries. The main bulk of the building has a ridge height of 5.8 metres, with the wings projecting along the east and west boundaries measuring 5.2 metres in height. The application indicates that the building will be faced in brick with a tiled roof and that the courtyard between it and the roadside building will be landscaped with a combination of hard and soft materials.

**2. Policies****2.1 Malvern Hills District Local Plan**

Housing Policy 2 - Development in Main Towns

Housing Policy 17 - Residential Standards

Conservation Policy 2 - New Development in Conservation Areas

Conservation Policy 11 - The setting of Listed Buildings

## 2.2 Herefordshire Unitary Development Plan

DR1 - Design  
H1 - Hereford and the Market Towns  
H13 - Sustainable Residential Design  
H14 - Re-using Previously Developed Land and Buildings  
HBA4 - Setting of Listed Buildings  
HBA6 - New Development within Conservation Areas

## 3. Planning History

NC06/0980/F - Erection of 4 cottages and 1 flat - withdrawn - 23/05/06

NC04/0294/F & 0297/L - Conversion of redundant barn to 4 dwellings - Approved - 25/03/04

## 4. Consultation Summary

### Statutory Consultations

4.1 Welsh Water - No response.

### Internal Council Advice

4.2 Transportation Manager - No objection subject to secure cycle parking provision condition.

4.3 Conservation Manager - No objection subject to the imposition of conditions relating to materials, joinery details and hard and soft landscaping.

## 5. Representations

5.1 Bromyard Town Council - no response

5.2 Two letters of objection have been received from J R Rayner, 22 Schallenge Walk and Mrs J E Oxenham, 15 Church Street. In summary the points raised are as follows:

- Concerns that the development will cause a loss of daylight
- Proximity will cause a loss of privacy
- Concerns over drainage arrangements

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 A number of key considerations are relevant to this application and they are identified as follows:

- Impact on residential amenity
- Drainage – capacity of the existing mains system
- Impact on the setting of a listed building and the Conservation Area
- Design

Impact on residential amenity

- 6.2 By its very nature, the historic core of Bromyard is characterised by closely related development, accessed via narrow streets and alleys, often with buildings set behind one another. This proposal is no different from much existing development in this sense.
- 6.3 Two property owners have expressed concerns over amenity issues, particularly loss of privacy and daylight. 15 Church Street is set at a level at least 2 metres lower than the application site and is then bounded by a wall of approximately 1.2 metres. Ground floor windows look into an enclosed courtyard, and the effect is to create a darkened area with limited sunlight. Whilst the proposal is closely located to this boundary, it is not considered that it will so significantly contribute an additional loss of daylight to warrant refusal on this ground alone. Similarly, the gable facing the property has only an external door in its elevation, and no windows. A condition could be imposed to maintain this situation and on this basis the scheme is not considered to cause a demonstrable loss of privacy to 15 Church Street.
- 6.4 In relation to 22 Schallenge Walk, the issue is solely one of loss of daylight. The site level is marginally lower than the ground floor level of this property and the contiguous boundary is a 2 metre high brick wall. The objection letter concerns itself with potential loss of daylight to ground floor rooms, but again with the proximity of a substantial boundary wall that in itself causes a significant degree of overshadowing, your officers are not convinced that the development will cause such an increase in overshadowing to warrant refusal.

Drainage

- 6.5 At the time of writing this report, no comments have been received from Welsh Water. It is known that there is an issue with drainage capacity in the town and that objections have been lodged to other developments on this basis, including the earlier withdrawn application. The applicant's agent was advised of this, and it is understood, has been in discussions in this respect. The result is a proposal to deal with surface water separately, rather than discharging it to the mains sewer. This is an approach that Welsh Water have accepted elsewhere.
- 6.6 It should be noted that objections originally lodged by Welsh Water to the draft Unitary Development Plan were only in relation to specific sites and the perceived problems that an increase in loads on the mains system would cause. These objections were withdrawn once re-wording to reflect their concerns had been agreed.

Impact on listed building and Conservation Area

- 6.7 The original scheme, eventually withdrawn, proposed a two-storey building not dissimilar in proportions to the roadside building. This was not considered to be appropriate due to the dominance and architectural competition that would result between the two. A single storey structure is considered to be subservient and more akin to the form of development that can be expected in rural towns, that being a dominant structure with secondary buildings forming a central yard. The proposal achieves this and is not considered to be harmful to the setting of the listed building or Conservation Area, as reflected in the comments of the Conservation Manager.

Design

- 6.8 The comments made in respect of the listed building and Conservation Area are relevant to this aspect of the scheme and have ultimately driven the design. Subject to precise details of materials, joinery and landscaping, the proposal is considered to be acceptable in this respect.
- 6.9 In conclusion, the scheme will not cause a demonstrable loss of daylight or privacy to adjoining properties, the applicant has taken steps to alleviate any concerns over drainage and the design of the scheme is acceptable in relation to Conservation Area and listed building. It therefore accords with the relevant local plan and unitary development plan policies and is recommended for approval.

**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 - B01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings.**

**3 - C05 (Details of external joinery finishes )**

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

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

**Reason: To bring any future development under planning control.**

**6 - E18 (No new windows in specified elevation ) (east elevation)**

**Reason: In order to protect the residential amenity of adjacent properties.**

**7 - G13 (Landscape design proposals )**

**Reason: In the interests of visual amenity.**

**8 - G14 (Soft landscaping works )**

**Reason: In the interests of visual amenity.**

9 - G15 (Landscaping implementation )

Reason: To ensure the site is satisfactorily landscaped.

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.

**Informative:**

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

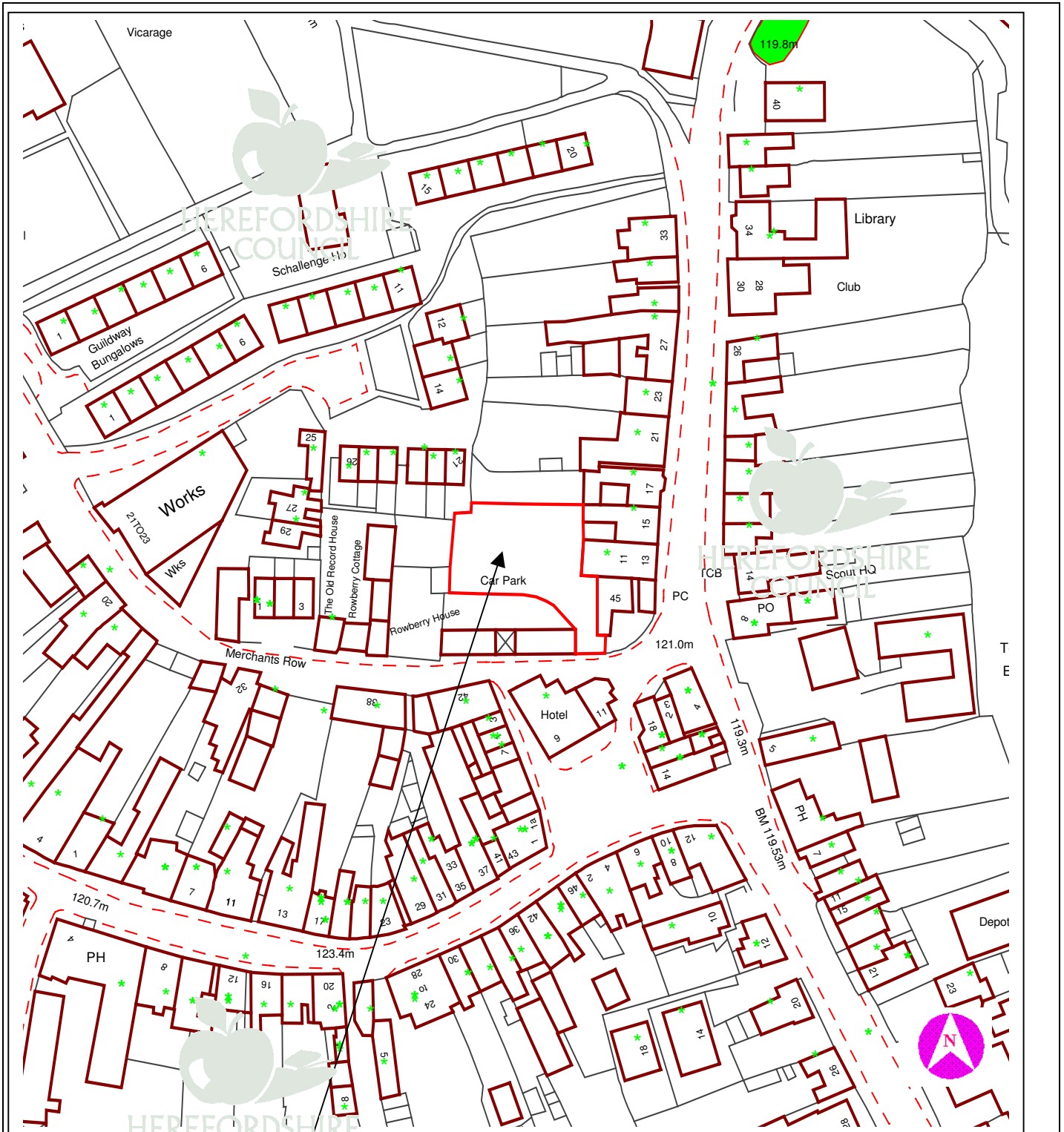
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNC2006/2193/F

**SCALE:** 1 : 1250

**SITE ADDRESS:** Land adjacent to Hop Pole Barn, Rowberry Street, Bromyard HR7 4DT

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