

12 DCNW2006/1777/F - PROPOSED VARIATION TO PLANNING APPROVAL REF. DCNW2005/1217/F TO PERMIT AMENDMENTS PLOT 1, LAND ADJACENT TO THE OLD CORNER HOUSE, BROAD STREET, WEOBLEY, HEREFORDSHIRE, HR6 8SA

For: Mr & Mrs Kilvert, Border Oak Design & Construction, Kingsland Sawmills, Kingsland, Leominster, Herefordshire, HR6 9SF

Date Received:
5th June 2006

Ward:
Golden Cross with Weobley

Grid Ref:
40209, 51678

Expiry Date:
31st July 2006

Local Member: Councillor J Goodwin

1. Site Description and Proposal

- 1.1 The application site is a 0.14 hectare plot of land that lies within the settlement boundary of the historical village of Weobley. The plot lies to the west of Broad Street and to the north of The Old Corner House which is Grade II* Listed. The site is currently lawned with some fruit trees, mature hedge boundaries and has an existing vehicular access to the north of the frontage with Broad Street.
- 1.2 The proposal is for a variation to planning approval NW05/1217/F to permit amendments to Plot 1. Planning consent already exists for the erection of two 'border oak' dwellings that would front the highway.
- 1.3 The design would be modified to omit the cross passage which runs internally between the two properties, this would be incorporated into the internal layout of the house. A separate staircase bay has been incorporated and the kitchen/sitting room wing has been moved to the south, with a consequent reduction in the length of the single storey utility bay. To the rear, the studio and link have been revised, simplified and reduced in scale. Access to the site remains to the north of the dwellings with a shared drive leading to a shared detached garage block where one extra bay is proposed.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

Policy A1 – Managing the District's Assets and Resources

Policy A2 – Settlement Hierarchy

Policy A18 – Listed Building and their Setting

Policy A21 – Development within Conservation Areas

Policy A24 – Scale and Character of Development

Policy A54 – Protection of Residential Amenity

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2 – Development Requirements
Policy S7 – Natural and Historic Heritage
Policy HBA6 – New Development within Conservation Areas
Policy DR1 – Design

3. Planning History

- 3.1 NW05/1217/F Proposed alteration to existing vehicular access, erection of two dwellings and garages and ancillary studio building. Approved 10th August 2005
- 3.2 NW2004/4006/F and NW2004/4007/C Alterations to existing vehicular access and erection of three dwelling and ancillary studio building - Applications Withdrawn
- 3.3 89/0915 - Erection of one house on the orchard next to the Old Corner House, Weobley - Approved 15th October 1990

4. Consultation Summary

Statutory Consultations

- 4.1 None

Internal Council Advice

- 4.2 Traffic Manager - not clear if parking numbers are reduced from previous approval. No reduction required, increase preferred.
- 4.3 The Conservation Manager raises no objection to the amended plans and recommends conditions as per previously approved application.

5. Representations

- 5.1 Weobley Parish Council makes the following comments:

No objections to the amendment but feels that it is better to have more car parking. However, the previous comments made by the Parish Council still stand regarding the position of the houses, parking spaces and the siting of the entrance and are summarized as follows:

This is a better scheme than the previous application but there are still concerns as follows:

- 1. There is a lack of parking space at the rear. For these 4 bedroomed houses, there should be 3 parking spaces per house.
- 2. To have the entrance at the end nearest to the corner is dangerous.
- 3. There is concern about the properties being closer to the pavement than in previous application and the height of the properties will make them dominant in this sensitive area of the village.

5.2 Letters of objection have been received from the following:

- Antje and Malcolm Lloyd, Wild Goose Chase, Weobley
- Mr & Mrs R Warbuton, Brook Cottage, Bell Square, Weobley

These letters raise the following issues:

- a) Proximity of building to adjacent beech hedge is unwelcome, plans submitted do not show this accurately
- b) The east-west roof-line will be even closer to Wildgoose Chase.
- c) Changing the hipped roof on the studio to a gable will dominate the rear of Wildgoose Chase casting an unnecessarily wide shadow across the rear.
- d) Further consideration should be given to moving the access to the south side of the dwellings.
- e) Perturbed about the additional garage, which already intrude on out outlook.
- f) The addition of another garage implies more traffic, which would cause chaos to an already dangerous corner.

5.3 Letters of support have been received from the following:

- The Occupiers, Richmond, Weobley
- Katherine Jones, Glebe House, Church Road, Weobley
- Susan Whittaker, Wits End, Hereford Road, Weobley
- J S Pritchard, Rowan House, Bearcroft, Weobley

These letters make the following comments:

- a) The increase in garages is not substantial and in view of its distance from other properties should not appear to cause significant additional distress to neighbours.
- b) The removal of one more car from parking on the street is welcomed.

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) The impact of the proposed building on the character and appearance of the Conservation Area and setting of the Listed Building
 - b) Highway safety and parking
 - c) Impact on amenities of neighbouring properties
- a) The impact of the proposed building on the character and appearance of the Conservation Area and setting of the Listed Building

The application site lies within the Weobley Conservation Area and designated historic core and is clearly visible from both of the adjacent highways and public viewpoints along Broad Street. It is accepted that the traditional, historic views along Broad Street are historically well-known tourist attraction. The proposed dwellings will fill the frontage of the site but have been set back behind the existing wall to preserve the character and appearance of the Conservation Area and this important street scene.

The design of the dwellings is traditional and relatively simple forming a transition between the modern dwelling known as Wild Goose Chase and the Grade II* Listed Old Corner House. The setting of the Grade II* Listed Building would not be compromised. It is therefore considered that the proposed development would conform with local plan policies A18 and A21 and national guidance contained within Planning Policy Guidance 15.

b) Highway safety and parking

Consent is currently in place for a two and a half bay garage. This proposal aims to extend the garage block by 1.5 metres in order to provide one further off road parking space. The Transportation Manager has raised no objection stating that parking provision should be increased rather than reduced. Consent has already been granted for the proposed access to the north of the site and the access arrangements do not form part of this application.

c) Impact on amenities of neighbouring properties

A number of concerns have arisen with regards to the impact on the neighbouring property to the south. The first relates to the proximity of the dwelling to the beech hedgerow, which forms the boundary with Wildgoose Chase and the application site. It is accepted that the submitted plans do not show the extent to which the hedgerow has grown and as such the dwellings would be closer to this hedge than shown. However, this concern is not one which substantiates a reason for refusal and it should be noted that the position of the dwellings has already been approved under the previous planning application.. The occupiers of Wildgoose Chase also state that the gable end on the studio would significantly reduce the amount of daylight to the rear of their property. Because of the orientation of the new dwelling, which will be built directly to the north of Wildgoose Chase, and because there is an attached garage between Wildgoose Chase and Plot 1, it is not considered that there would be a loss of light.

6.2 The residents to the rear of the north of the site have also raised concern with regards to the erection of the garages. The height of these garages would be 4.6 metres to the ridge and are located some 8.5 metres away from the boundary of the property in the centre of the site. The addition of one further bay, which equates to the widening of the garage block by 1.5 metres is considered a minimal addition, especially as it means that one further off street parking space is provided.

6.3 Due to the distances the garages would not have an overbearing effect on the residents of this dwelling. Likewise, the siting and distances between the surrounding dwellings prevent overlooking and privacy issues being relevant.

Conclusion

6.4 To conclude, the proposed amendments to Plot 1 are considered to comply with policies that allow residential development within village settlements and policies that aim to protect the residential amenity of the occupiers of adjacent properties. The amendments are considered to be acceptable and would preserve the character of the Conservation Area, the street scene and setting of the adjacent listed building. As such the proposal meets the criteria of the Local Plan Policies and is therefore recommended for approval with the relevant conditions.

RECOMMENDATION

That planning permission be granted with 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 - **A10 (Amendment to existing permission) NW05/1217/F 10th August 2005**

Reason: For the avoidance of doubt.

INFORMATIVES:

- 1 - **HN01 - Mud on highway**
- 2 - **N03 - Adjoining property rights**
- 3 - **N14 - Party Wall Act 1996**
- 4 - **N15 - Reason(s) for the Grant of PP/LBC/CAC**

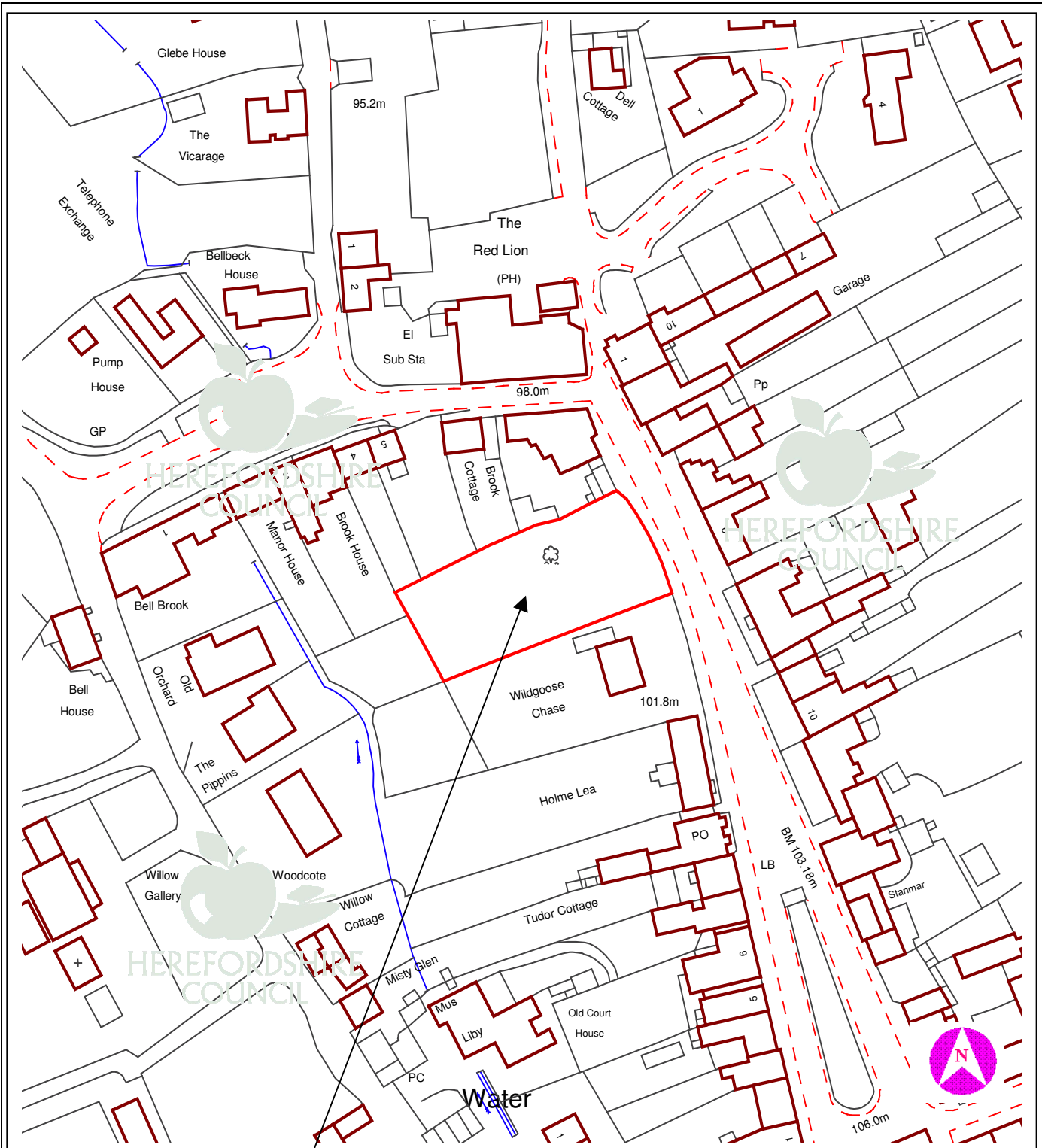
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2006/1777/F

SCALE : 1 : 1250

SITE ADDRESS : Plot 1, Land adjacent The Old Corner House, Broad Street, Weobley, HR6 8SA.

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