

**11 DCCW2006/2012/F - CONVERSION TO 4 DWELLINGS
IN LIEU OF 2 DWELLINGS AS APPROVED 25/08/04
APPLICATION NO. DCCW2004/1701/F AT THE
PLOUGH INN, CANON PYON, HEREFORDSHIRE, HR4
8NU****For: CD Developments Ltd. per Mr. A. Last, Brookside
Cottage, Knapton Green, Herefordshire, HR4 8ER****Date Received: 21st June, 2006 Ward: Wormsley Ridge Grid Ref: 46316, 48674****Expiry Date: 16th August, 2006**

Local Member: Councillor J.C. Mayson

1. Site Description and Proposal

- 1.1 The application site is comprised of a former public house and grounds located on the western side of the A4110 within the designated settlement boundary of Canon Pyon. The site has the benefit of planning permission to convert the original building to two self-contained residential units and erect a total of four new dwellings within the curtilage to the rear. (DCCW2004/1704/F refers).
- 1.2 This planning permission has been implemented and the new dwellings having been erected with some now being occupied.
- 1.3 The present application seeks consent to convert the original building into four 2 bedroom units as a variation to planning permission DCCW2004/1701/F, which permitted its conversion into two 4 bedroom units.

2. Policies

2.1 Leominster District Local Plan:

Policy A1	-	Managing the District's Assets and Resources
Policy A2	-	Settlement Hierarchy
Policy A23	-	Creating Identity and an Attractive Built Environment
Policy A24	-	Scale and Character of Development
Policy A70	-	Accommodating Traffic from Development
Policy 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):

Policy DR1	-	Design
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H4	-	Main Villages: Settlement Boundaries
Policy H13	-	Sustainable Residential Design
Policy H15	-	Density

Policy H16 - Car Parking

3. Planning History

3. 194/0361 Site for four dwellings. Refused 23rd August, 1994.
- 3.2 95/0569/O New access, two dwellings and revised car park layout. Approved 19th October, 1995.
- 3.3 98/0668/O New access, two dwellings and revised car park layout. Approved 20th January, 1999.
- 3.4 NW2000/1800/F 2 no. four bedroomed houses with garages. Approved 1st November, 2000.
- 3.5 CW2003/1547/F Change of use from public house to private dwelling. Alterations and extensions to convert existing building into two units and erection of three units. Refused 20th August, 2003.
- 3.6 DCCW2004/1701/F Change of use from public house to private dwelling. Alterations and extensions to convert the existing building into two units and the erection of two additional units. Approved 24th August, 2004.
- 3.7 DCCW2004/1703/F Change of use of existing car park to residential use and for the erection of two dwellings and associated covered and uncovered parking. Approved 25th August, 2004.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection.

5. Representations

- 5.1 Canon Pyon Parish Council: Objection summarised as, the provision of an extra two units is overdevelopment, which would be out of keeping with the wider settlement and highway safety would be compromised by the intensified use of the access.
- 5.2 Five letters of objection have been received from Mr. Williams, Canon Pyon Post Office; Mr. Moseley, Langdale House; Mr. Owen, The Cider House; Mr. Thurlow, Rose Cottage and Mr. Martin, The Villa, which are summarised as follows:
- Highway safety issues arising from additional traffic entering and leaving the site.
 - Inadequate on-site parking provision.

- Proposal will give rise to additional parking on the public highway, particularly on the service road in front of the village store.
 - Noise and disruption during the conversion phase.
- 5.3 Two letters of support have been received from Mrs. V. Santillo, 5 Valentine Court and Miss L. Santillo, 81 Stanhope Street, Hereford, which are summarised as follows:
- The proposal will provide lower cost housing, which may help young people to stay in the village.
 - The volume of traffic using the property has reduced following the closure of the public house.

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The site is identified within the settlement boundary of Canon Pyon in both the Leominster District Local Plan and the emerging Herefordshire Unitary Development Plan, whereby policy allows for new residential development in principle.
- 6.2 The proposal to convert the former public house into four self-contained units offers a limited increase in the number of units over and above the approved scheme, which permitted the creation of two units.
- 6.3 Therefore having regard for the relevant policies, the primary issues in determining this application are considered to be:
- The impact of the proposed additional dwellings on amenity of the wider locality.
 - Access and highways issues.

Visual and Residential Amenity

- 6.4 The extant planning permission to convert the original building permitted first floor extensions on the southern flank and the rear elevations.
- 6.5 The present proposal seeks to enlarge the approved extension by adding a further first floor element incorporating two dormer windows in between the two gable ended extensions already approved.
- 6.6 Each of the four units will provide an acceptable standard of habitable accommodation, served by private rear gardens, as well as having access to the communal courtyard.
- 6.7 Although the comments of the Parish Council are noted, the proposal to create two additional units is not considered to give rise to cramming or over development of the site, as there will be no increase in the total number of bedrooms.
- 6.8 Consequently it is not considered that the proposal will give rise to any harm to the visual or residential amenity of the wider locality when measured against the

development already approved. A condition restricting the hours during which construction could take place would be included.

Highway Safety

- 6.9 The property is served by an existing vehicular access leading into a courtyard off which allocated parking for each of the existing residential units are located. In addition there is a central area for visitor parking and there is capacity within the site to provide sufficient parking to serve the proposed development.
- 6.10 Although it is noted that most of the letters of objection focussed on highway issues, the Traffic Manager has raised no concern about the proposed development. The concerns about parking on the adjacent highway and in front of the village shop are noted but since the parking provision within the site is satisfactory these local concerns could not be substantiated as grounds for refusal.

Conclusion

- 6.11 Overall the proposal complies with the relevant policies in the Local Plan and as such approval is recommended.

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. **A10 (Amendment to existing permission).**

Reason: For the avoidance of doubt.

3. **A06 (Development in accordance with approved plans).**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

4. **H13 (Access, turning area and parking).**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

1. **N01 - Access for all.**
2. **N15 - Reason(s) for the Grant of Planning Permission.**

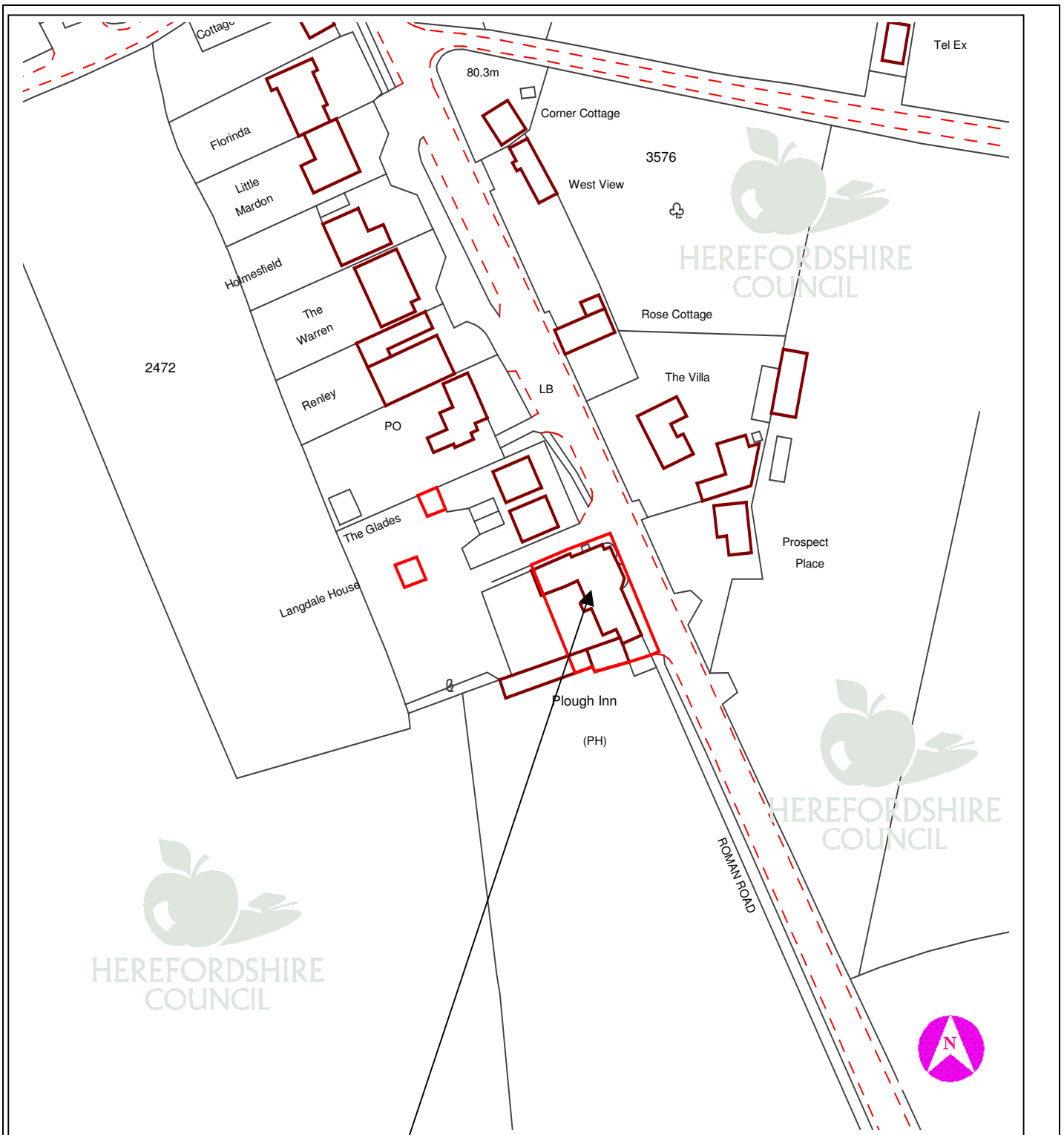
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/2012/F

SCALE : 1 : 1250

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