

11 DCNC2006/2174/F - CONVERSION OF EXISTING HOUSE INTO 3 APARTMENTS AT 84 ETNAM STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8AN.**For: Mr D Palmer at above address.****Date Received:****5th July 2006****Ward:****Leominster South****Grid Ref:****50029, 58924****Expiry Date:****30th August 2006**

Local Members: Councillors R Burke and J Thomas

1. Site Description and Proposal

- 1.1 84 Etnam Street lies on its northern side and is part of a terrace of 2 1/2 storey dwellings located hard onto the road frontage. It is brick built under a slate roof. A large lean-to extension has been added to the rear elevation. It is rendered with a tiled roof and is a large, unsightly addition, disproportionate to the terrace as a whole.
- 1.2 The application has been amended since its original submission and is now simply for the sub-division of the property into three apartments. A proposal to create a pitched roof over the existing extension has been withdrawn from the scheme following concerns being raised by neighbours regarding loss of daylight.

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

A54 - Protection of Residential Amenity

A57 - Sub-division of Houses

A70 - Accommodating Traffic from Development

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

H16 - Car Parking

H17 - Sub-Division of Existing Housing

3. Planning History

- 3.1 None identified.

4. Consultation SummaryStatutory Consultations

- 4.1 None required.

Internal Council Consultations

- 4.2 Transportation Manager – Considers that there will be no net increase in parking demand. This is based on the fact that there are similar number of bedrooms proposed to those already existing. Note also that one-bedroom flats have significantly lower car ownership rates than other dwelling types. It is also worth noting that in the 2001 Census, the percentage of households without access to a car or van was 26.4%

in Leominster South and 22.4% in Leominster north. Demand for dwellings without car parking clearly exists. I consider that because of the town centre location, and easy access to transport and local services, the proposal easily meets the standards of PPG 3, and we have no reasonable grounds to recommend refusal because of lack of car parking that would be successful at an appeal. In conclusion there is no objection subject to the inclusion of a condition requiring provision to be made for cycle storage.

5. Representations

5.1 Leominster Town Council - Recommends refusal due to overcrowding, noise, car parking problems and general loss of amenity to neighbouring properties.

5.2 Seven letters of objection have been received from local residents. In summary the points raised are as follows:

- Concerns about parking.
- Increased pressure on infrastructure of high density living.
- Loss of amenity caused by 'Juliet' balcony.
- Loss of amenity caused by sub-division.
- No consideration of refuse storage.

5.3 A letter has also been received from Lloyds & Cooper Solicitors on behalf of their client at No 3 Caswell Terrace. It highlights a discrepancy over the position of a footpath on the plans.

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 There are two main issues in relation to this application and they are car parking and residential amenity.

6.2 With respect to car parking, the comments of the Transportation Manager are most relevant. They highlight trends in car use in respect of one bedroom flats and demonstrate that there is generally less dependency on the car. It is also noted that the property is close to the town centre and therefore has the potential for reduced car usage.

6.3 The proposal seeks the creation of three one bed apartments whilst the property currently exists as a five bed roomed dwelling. In your officer's opinion, it is reasonable to expect that its uses as a single dwelling could generate a need for at least three parking spaces, if not more. The proposal is therefore unlikely to result in a net increase in on-street parking and does not justify the refusal of the application.

6.4 The issue of amenity would appear to be founded principally on a perception that high density living will result in anti-social behaviour, a point raised in a number of the objection letters. This is not something that can be substantiated on planning grounds.

6.5 Letters also refer to noise nuisance likely to be caused through a more intensive use of the building and the fact that it is not appropriately insulated. A condition requiring the submission of sound attenuation measures prior to the commencement of development would address these concerns.

- 6.6 Finally reference is made to the inclusion of a 'Juliet' balcony on the rear elevation. Its design is such that it does not provide a functional space to allow its user to sit outside, but simply allows a full height door to be used at a first floor level. Whilst balconies are not encouraged in residential areas due to the amount of overlooking that they are likely to cause, the design of this is unlikely to create any significant increase over and above that of a window.
- 6.7 The concern about the right of access has been addressed through the submission of an amended detail. Provision of adequate refuse storage facilities can be addressed by condition.
- 6.8 It is therefore concluded that the proposal accords with the relevant policies in respect of parking and amenity and the application 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 - **A09 (Amended plans)**
Reason: To ensure the development is carried out in accordance with the amended plans.
- 3 - **F01 (Scheme of noise attenuating measures)**
Reason: To safeguard the amenity of the area.
- 4 - **F39 (Scheme of refuse storage)**
Reason: In the interests of amenity.

Informative:

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

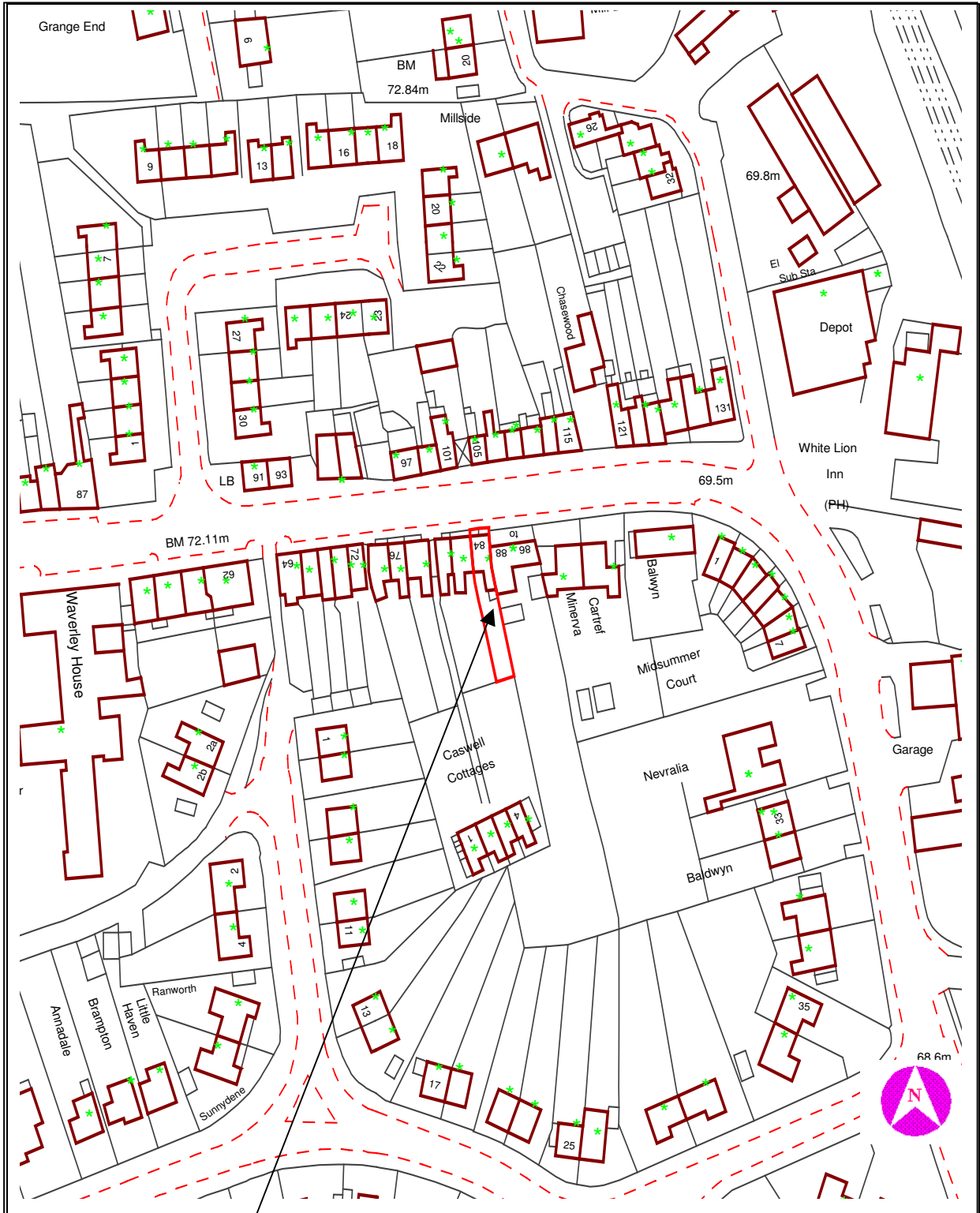
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/2174/F

SCALE : 1 : 1250

SITE ADDRESS : 84 Etnam Street, Leominster, Herefordshire, HR6 8AN

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