

**10 DCNC2006/2440/F - PROPOSED VARIATION TO PLANNING APPROVAL REF. DCNC2004/0778/RM TO AMEND DESIGN TO PLOT 2 AT PLOT 2, LAND ADJACENT VILLAGE HALL, STOKE PRIOR, LEOMINSTER**

**For: Mr & Mrs Young per Border Oak Design & Construction Kingsland Sawmills Kingsland Leominster Herefordshire HR6 9SF**

**Date Received:**  
28th July 2006

**Ward: Hampton Court**    **Grid Ref:**  
52191, 56542

**Expiry Date:**  
22nd September 2006

Local Member: Councillor KG Grumbley

## **1. Site Description and Proposal**

- 1.1 The site is located on the south side of the C1110, to the south-east of its junction with the Stoke Prior Road and between the village hall and Belmont, a detached bungalow. Reserved Matters planning approval was granted for residential development at the site on 19 May 2004 under application reference DCNC2004/0778/RM. The permission was for three dwellings, all of similar design and scale.
- 1.2 The design for Plot 2 as approved is a one and a half storey cottage with brickwork to the ground floor and a half storey oak framed to the first floor level, and an attached, timber boarded garage. This is an application for a minor amendment to the external approved design of Plot 2. The application proposes an oak frame on the front and rear elevations and the gable walls to be in the same brick on a stressed skin softwood frame. The length of the cottage has been increased slightly by 0.2 m and is 0.2 m wider. It is also proposed to marginally increase the height of the house by 0.1 m. The access and the position of the house on the plot is the same as that currently approved.

## **2. Policies**

Planning Policy Guidance Note 1 – General Policy and Principles  
Planning Policy Guidance Note 3 – Housing

**Herefordshire Unitary Development Plan (Deposit Draft)**  
H6 – Housing in Small Settlements

**Leominster District Local Plan**  
A2 – Settlement Hierarchy  
A24 – Scale and Character of Development  
A54 – Protection of Residential Amenity  
A55 – Design and Layout of Housing Development

Supplementary Planning Guidance – Design and Development Requirements

### 3. Planning History

NC2006/1660/F - Proposed amendments to design and siting on Plot 2. Withdrawn.

NC2004/0778/RM - Residential development, for approval of Reserved matters. approved 19.5.2004.

NC2003/1503/F - Erection of 4 detached dwellings with garages and private drive. Refused 28.1.2004.

NC2000/3426/O - Residential development - outline planning permission granted 7.3.2001.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 The Ramblers Association: Objects to the application as they believe it will affect the Rights of Way SP9.

#### Internal Council Advice

- 4.2 Public Rights of Way Officer comments as follows:

'The proposed amendments will have less of an effect on public footpath SP9 than the previous application DCNC2006/1660/F. This footpath was recently diverted to allow the overall development of the site.'

- 4.3 The Conservation Officer comments as follows:

'On the whole, the extra height and the additional footage is fairly insignificant and although the plot is small, these proposed increases are unlikely to impact greatly. A minor comment regarding the changes in elevation treatment. The approved application, with timber framing at ground level only, is fairly traditional and is more authentic than this proposal which, with changes in timbering to accommodate windows and doors, borders on whimsical.'

- 4.4 Traffic Manager: No objection.

### 5. Representations

- 5.1 Stoke Prior Parish Council comments as follows:

'The Parish Council objects to this application. This small estate was very carefully planned as a whole. No piecemeal alteration to the properties should be permitted. The Council oppose any increase in size of the footprint or other dimensions of the property to be built on Plot 2.'

- 5.2 Stoke Prior Village Hall Committee object to the proposal on the grounds that any increase in the size of the property erected on Plot 2 will, in their opinion, present a major risk if fire occurred at the village hall which relies on the footpath between both Plots 1 and 2 as a vital means of evacuating the hall in case of emergency.

- 5.3 Three letters of objection have been received. The main point raised is that the plot is small and any increase in size is overdevelopment of the site.
- 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. Officer's Appraisal**

- 6.1 The application site is clearly locally sensitive. The determining factors of this application are those that relate to the increase in size and appearance of the dwelling at Plot 2, and their impact on the locality together with the impact on the amenities of the adjoining bungalow and the adjoining village hall.
- 6.2 The application has been submitted following the withdrawal of DCNC2006/1660/F, which was for amendments to design and siting of Plot 2.
- 6.3 In terms of scale of the dwelling, the submitted plans show that the footprint of the proposed dwelling will be increased by 0.2 m in length and 0.2 m in width. As far as the impact on the amenities of the adjoining dwelling and village hall are concerned, it was acknowledged by officers in NC04/0778/RM, that the ground level of the site is higher than Belmont, the adjoining dwelling. However, it is considered that given the increase in height is only 0.1 m and the orientation of the dwelling is to remain the same, the proposed amendments will not result in any additional loss of amenity.
- 6.4 There have been concerns over the impact the proposal will have on the public footpath SP9. The footpath runs between plots 1 and plots 2 at the site and is a means of evacuating the hall in case of emergency. SP9 has recently been diverted to allow the overall development on the site. The PROW manager has no objection to the application.
- 6.5 The proposed amendments to Plot 2 are considered to comply with policies that aim to protect residential amenities and community facilities. Although full timber framing is not so common place in Herefordshire, given that the site is not within a conservation area or close to a Listed Building the amendments to the design are considered to be acceptable. As such the proposal meets the criteria of the Leominster District Local Plan and is therefore recommended for approval with the relevant conditions.

## **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 - A08 (Development in accordance with approved plans and materials )**

**Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.**

**Informative:**

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

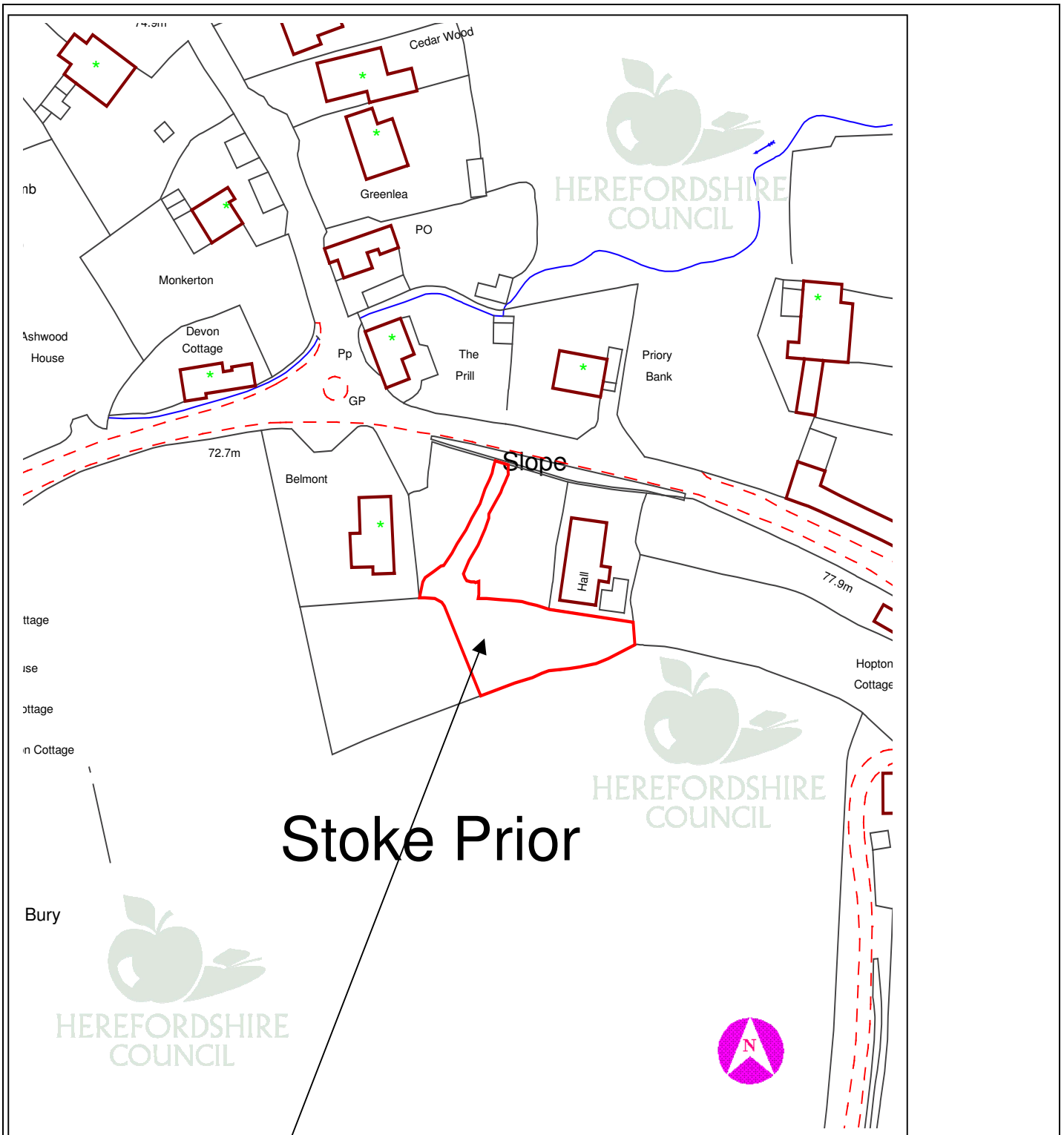
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies



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**APPLICATION NO:** DCNC2006/2440/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Plot 2, Land adjacent Village Hall, Stoke Prior, Leominster

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