

17 DCCW2006/2613/F - CONVERSION OF VACANT BUTCHERS SHOP INTO TWO DWELLINGS AT 7-8 WALKERS GREEN, MARDEN, HEREFORD, HEREFORDSHIRE, HR1 3DN.

For: PMW Lettings per Mr. B. Merrick, High Ridge, Church Lane, Wellington Heath, Ledbury, HR8 1NA.

Date Received: 7th August, 2006

Ward: Sutton Walls

Grid Ref: 52197, 47519

Expiry Date: 2nd October, 2006

Local Member: Councillor J.G.S. Guthrie

1. Site Description and Proposal

- 1.1 This application site forms part of a single storey L-shaped commercial property of little architectural merit or character, which is located within the settlement of Marden.
- 1.2 The part of the property subject to this application was formerly used as a butchers shop (A1) but has been vacant for approximately 18 months, the remaining units being occupied by Blue Bee Sewing Services, a chiropodist and a hairdressers.
- 1.3 The units are served by a tarmac forecourt accessed directly from the adjoining public highway (C1124), whilst a sizeable area of undeveloped open land lies between the building and the rear boundary to the north.
- 1.4 The application site is enclosed on all sides by residential development, which mostly comprises bungalows or dormer style properties, whilst a group of farm buildings are located directly across the road.
- 1.5 The application seeks permission to convert the former butchers shop unit into two self-contained dwellings, each comprising a living room, a kitchen and one bedroom.

2. Policies

2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy H4	-	Main Villages: Settlement Boundaries
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Developed land and Buildings
Policy TCR14	-	Village Commercial Facilities

2.2 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy CF1	-	Retention and Provision of New Community Facilities
Policy SH6	-	Housing Development in Larger Villages
Policy SH7	-	Residential Proposal Sites in Larger Villages

Policy SH8 - New Housing Development Criteria in Larger Villages
Policy C2 - Settlement Boundaries

3. Planning History

- 3.1 DCCW2005/3151/F Use of former butchers shop as a fish and chip shop. Refused 16th November, 2005.
- 3.2 DCCW2006/0732/F Conversion of vacant butchers shop into two dwellings. Refused 28th April, 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection, subject to standard highways conditions.
- 4.3 Head of Environmental Health & Trading Standards: No objection.

5. Representations

- 5.1 Marden Parish Council: Objection - two dwellings on the site would be over-development as the site is not large enough for two dwellings. The proposal for two parking spaces per dwelling would encroach on the parking areas of existing businesses. The site is identified in the Marden Parish Plan as a retail area for the village and the Parish Council wishes it to remain as a retail area.
- 5.2 Letters of objection have been received from Mr. Milne, 18 Burmarsh Cottages; Mrs. Lloyd, 11a Walkers Green; Mr. Jenkyn, 6 Walkers Green; Mr. Dutson, Woodcroft and Mr. Jenkins, 11b Walkers Green.

The main points raised are:

- The property should remain as a shop.
 - Overdevelopment.
 - Housing in this location would not benefit Marden.
 - Poor quality design.
 - Loss of parking.
 - One dwelling would be acceptable, if it matched the development opposite.
 - The proposed one bedroom dwellings are not large enough.
- 5.3 A further letter has been received from Mrs. Mann and Mrs. Skyrme, Units 9, 9a and 10 Walkers Green objecting to the proposal as it obstructs a private right of way.

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 settlement of Marden is identified as a sustainable settlement, within which there is a presumption towards new residential development, therefore the primary consideration in determining this application is the impact of the proposed dwellings on the amenity of the surrounding area and the loss of a retail facility.
- 6.2 The application proposes to convert the existing building, with relatively modest alterations to its external appearance, mostly comprising the infilling of the large glazed panels on the western and southern elevations. Having consideration for the relatively poor design of the existing building, the conversion will have a neutral effect on the character and appearance of the wider locality, however it will act to overcome the present state of dilapidation brought about by the vacant shop unit.
- 6.3 With regard to residential amenity the proposed development will not have any detrimental impact on the dwellings located to the east, or those in the wider locality.

Retention of Community Facilities

- 6.4 The application site was formerly occupied as a butchers shop (A1), but has remained unoccupied for some time; a recent application to secure consent to change the use of the property to an A5 take-away retaining the building as a community facility was refused. Furthermore the settlement is served by a combined post-office convenience store, which lies approximately 500 metres to the northeast of the application site. Therefore, the loss of the retail unit is not considered to give rise to any defensible grounds for refusal in this instance.

Parking and Highways

- 6.5 The application states that four parking spaces will be provided within the existing forecourt area, which serves all the commercial units, and appropriate conditions are recommended to secure their exact siting and layout.
- 6.6 With regard to the concern raised by Mrs. Mann and Mrs. Skyrme, their right of access is a civil matter, and as such is not a material consideration that would give rise to grounds for refusal. However an appropriate informative has been recommended advising the applicant of the need to comply with any civil liabilities which may affect the property.
- 6.7 Overall the proposal complies with the relevant policies in development 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. A06 (Development in accordance with approved plans).

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

3. B03 (Matching external materials (general)).

Reason: To ensure the satisfactory appearance of the development.

4. H11 (Parking - estate development (more than one house)).

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

5. During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 7.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason: To safeguard residential amenity.

6. No materials or substances shall be incinerated within the application site during the construction phase.

Reason: To safeguard residential amenity and prevent pollution.

Informatives:

- 1. N01 - Access for all.**
- 2. N04 - Rights of way**
- 3. N19 - Avoidance of doubt.**
- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

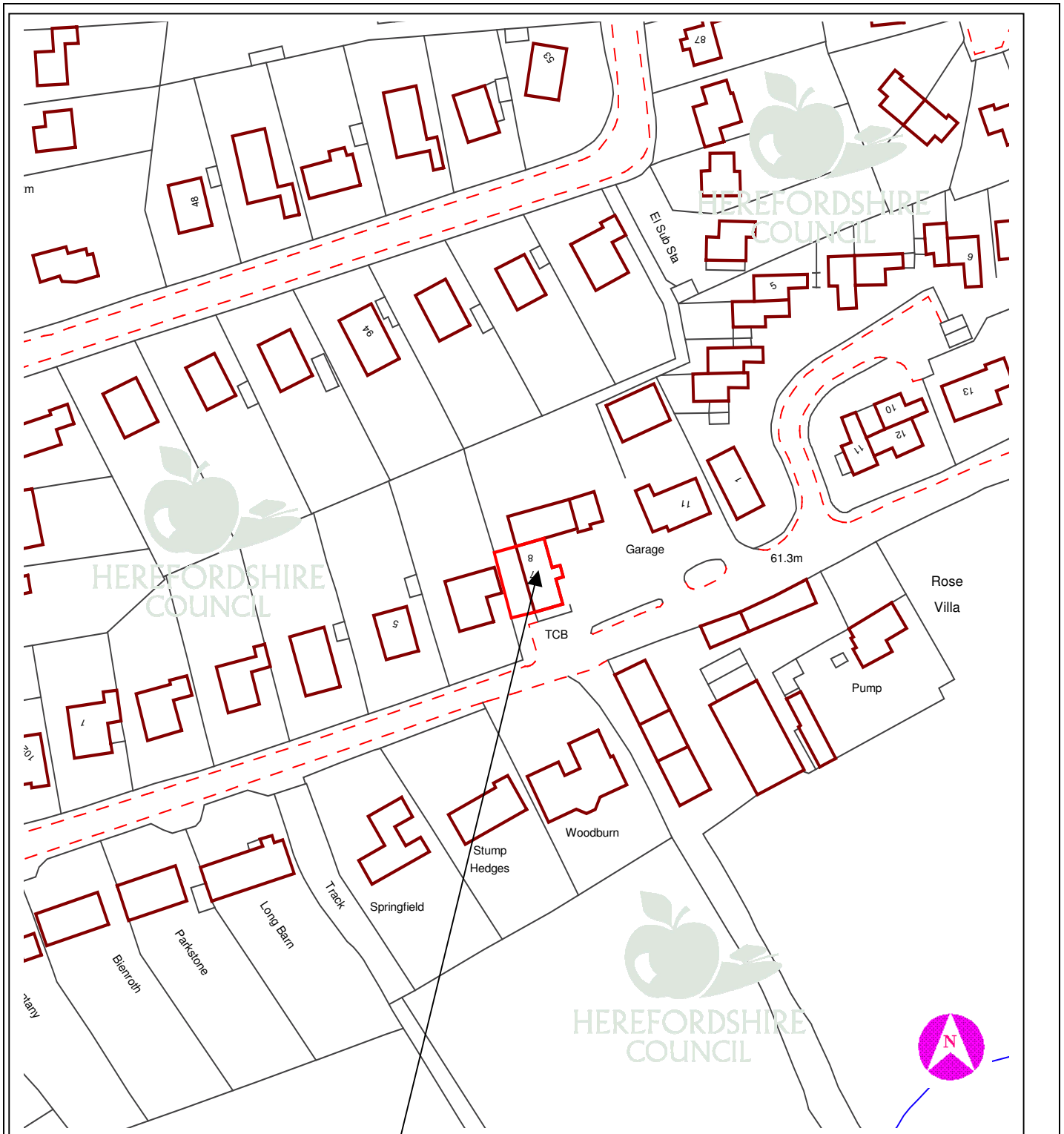
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/2613/F

SCALE : 1 : 1250

SITE ADDRESS : 7-8 Walkers Green, Marden, Hereford, Herefordshire, HR1 3DN

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