

**8 DCCE2007/2554/F - REPLACEMENT DWELLING. 5
HAMPTON PARK ROAD, HEREFORD,
HEREFORDSHIRE, HR1 1TQ****For: Mr. W. Beaumont, per Mr. T. Margrett, Green
Cottage, Hope Mansel, Ross-on-Wye, Herefordshire,
HR9 5TJ****Date Received: 10th August, 2007 Ward: Tupsley Grid Ref: 52338, 39261****Expiry Date: 5th October, 2007**

Local Members: Councillors MD Lloyd-Hayes, AP Taylor and WJ Walling

1. Site Description and Proposal

- 1.1 The planning application seeks permission for the demolition of the existing bungalow and garage and replacement with a large detached dwelling and double detached garage at No. 5 Hampton Park Road, Hereford.
- 1.2 The site is found on the northern edge of Hampton Park Road at the western edge of the Hampton Park Conservation Area, adjacent to The Salmon Public House. A low-key vehicular access is found at the western edge of the site frontage, providing a break in the brick boundary wall and hedgerow that is the characteristic roadside boundary treatment in this part of the Conservation Area.
- 1.3 The existing bungalow is an unprepossessing building that appears to date from the middle part of the 20th Century. Set behind mature roadside hedge, only the tips of the gables are visible from the road. An attached double garage is found to the rear, beyond which the ground level rises steeply to meet the rear gardens of dwellings in Llanwye Close. This land is densely wooded and the dwellings in Llanwye Close occupy elevated positions relative to the existing bungalow. The eastern and western boundaries are characterised by large mature trees, which provide a sense of enclosure.
- 1.4 It is proposed to demolish the existing bungalow in its entirety and erect a replacement two storey dwelling with rooms within the roof space. It was originally intended to construct the dwelling 3 metres from the pavement's edge. The plans have subsequently been amended to push the building further back into the site, which has necessitated the detaching of the double garage and relocation of this building to the north west of the dwelling. The dwelling would be 12.5 metres from the roadside boundary as a result.
- 1.5 Accommodation would comprise six large bedrooms and three bathrooms, with additional room in the attic.
- 1.6 It is intended to widen the vehicular access, which would require the removal of eight low-grade self-sown trees. The large mature Cherry Trees along the western boundary would be retained.

- 1.7 The application has been held in abeyance to enable the conduct of a full species ecological survey. Latterly a badger sett has been found on site. A further survey is required to ascertain the precise nature of the sett and inform an appropriate mitigation strategy. It is likely that a artificial sett will have to be constructed elsewhere upon the site.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:

S2	-	Development requirements
DR1	-	Design
H13	-	Sustainable residential design
H16	-	Car parking
HBA6	-	New development within conservation areas
HBA7	-	Demolition of unlisted buildings within conservation areas
NC4	-	Sites of local importance
NC5	-	European and nationally protected species

3. Planning History

- 3.1 DCCE2006/2475/O - Proposed single dwelling. Application withdrawn 6th September, 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No response

Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions.
- 4.3 Conservation Manager: Has no objection to the removal of existing bungalow, which is of no merit and out of keeping with the character of the area. The neo-gothic architectural style and scale of the replacement is considered appropriate to the conservation area, particularly given the relocation further into the site. The location within the plot is now reminiscent of the nearest comparable villas at 4 St Margaret's Road and Llanwye.
- 4.4 Conservation Manager - Ecology: No objection subject to the carrying out of a full badger survey to inform a mitigation and habitat enhancement strategy.

5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 Conservation Advisory Panel: The proposal represents a lack of design quality and is a missed opportunity for a contemporary approach.
- 5.3 Letters of objection have been received from the residents of numbers 5, 6 and 7 Llanwye Close. The letters of objection can be summarised as follows:

- The size and scale of the dwelling would not be appropriate to the area;
- The height of the dwelling would disrupt the views currently enjoyed by these properties;
- Although it is proposed to widen the drive, the point of access remains a danger.

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

6. Officers Appraisal

6.1 The key issues in the determination of this application are:

- An assessment of the merit of the existing dwelling and the contribution it makes to the character and appearance of the conservation area;
- The appropriateness of the proposed replacement dwelling having regard to the character and appearance of the conservation area;
- The impact that the proposed dwelling would have upon the residential amenity of adjoining properties;
- The impact of development upon the ecology of the site.

6.2 The existing building is inconspicuous within the street-scene. The Conservation Manager identifies the building as being of no intrinsic value and out of keeping with the predominantly large villas that characterise the conservation area. The demolition of the structure is therefore considered acceptable in accordance with policy HBA7 (Demolition of unlisted buildings within conservation areas).

6.3 Hampton Park is characterised by a number of fine villas set within a designed landscape. The area is important because it contains examples of the range of styles that came in and out of favour, including the Neo-gothic style that is replicated by the proposed dwelling. The application site is set between the Salmon Inn – a late Georgian House and Llanwye, St. Margeret's Road – a substantial Elizabethan style dwelling. In this context the architectural style of the proposed dwelling would reflect the character of the area and the quality of adjacent buildings.

6.4 Neighbours have raised concern that the erection of an 11 metre tall dwelling would disrupt the view across the river to the southwest that is currently enjoyed. The loss of a private view is not material to the determination of a planning application. Furthermore the relative position of the proposed replacement in respect of existing dwellings is such that there would be no loss of privacy or overbearing impact.

6.5 The existing vehicular access is extremely narrow and without a splayed entrance. Exiting the site necessitates inching across the pavement and into the highway to obtain a view in each direction. This situation would be significantly improved by the proposal to increase the drive width to 4m. The concern of the neighbour regarding the safety of the access arrangements is noted, but not considered sufficient to withhold permission given the extent of the proposed improvement.

6.6 In recognition of the discovery of a live badger sett on site, it is recommended that approval of the application be subject to the commissioning of a further ecological survey to determine the extent of the sett and the appropriate mitigation strategy. The developer will also need to apply for a license from Natural England, independent of the planning process.

- 6.7 In summary, the Conservation Manager considers the architectural style and scale of the proposed dwelling appropriate to the character of the Conservation Area. The vehicular access arrangements would be improved greatly and appropriate measures will be taken to ensure that features of ecological interest are effectively managed and maintained. Whilst the concern of neighbours are noted, the infringement upon the views they currently enjoy does not constitute a sustainable reason for objection.

RECOMMENDATION

That subject to the commissioning of an appropriate ecological survey demonstrating an appropriate mitigation strategy regarding the presence of badgers, officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any further conditions considered necessary by officers:

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. **B01 (Samples of external materials).**

Reason: To ensure that the materials harmonise with the surroundings.

4. **C04 (Details of window sections, eaves, verges and barge boards).**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

5. **C05 (Details of external joinery finishes).**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

6. **C11 (Specification of guttering and downpipes).**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

7. **E16 (Removal of permitted development rights).**

Reason: [Special Reason].

8. **F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

9. **F18 (Scheme of foul drainage disposal).**

Reason: In order to ensure that satisfactory drainage arrangements are provided.

10. F48 (Details of slab levels).

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

11. G01 (Details of boundary treatments).

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

12. G04 (Landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

13. G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

14. H05 (Access gates).

Reason: In the interests of highway safety.

15. H06 (Vehicular access construction).

Reason: In the interests of highway safety.

16. H09 (Driveway gradient).

Reason: In the interests of highway safety.

17. 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.

18. H27 (Parking for site operatives).

Reason: To prevent indiscriminate parking in the interests of highway safety.

Informatives:

- 1. HN01 - Mud on highway.**
- 2. HN05 - Works within the highway.**
- 3. HN10 - No drainage to discharge to highway.**
- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 5. N19 - Avoidance of doubt.**

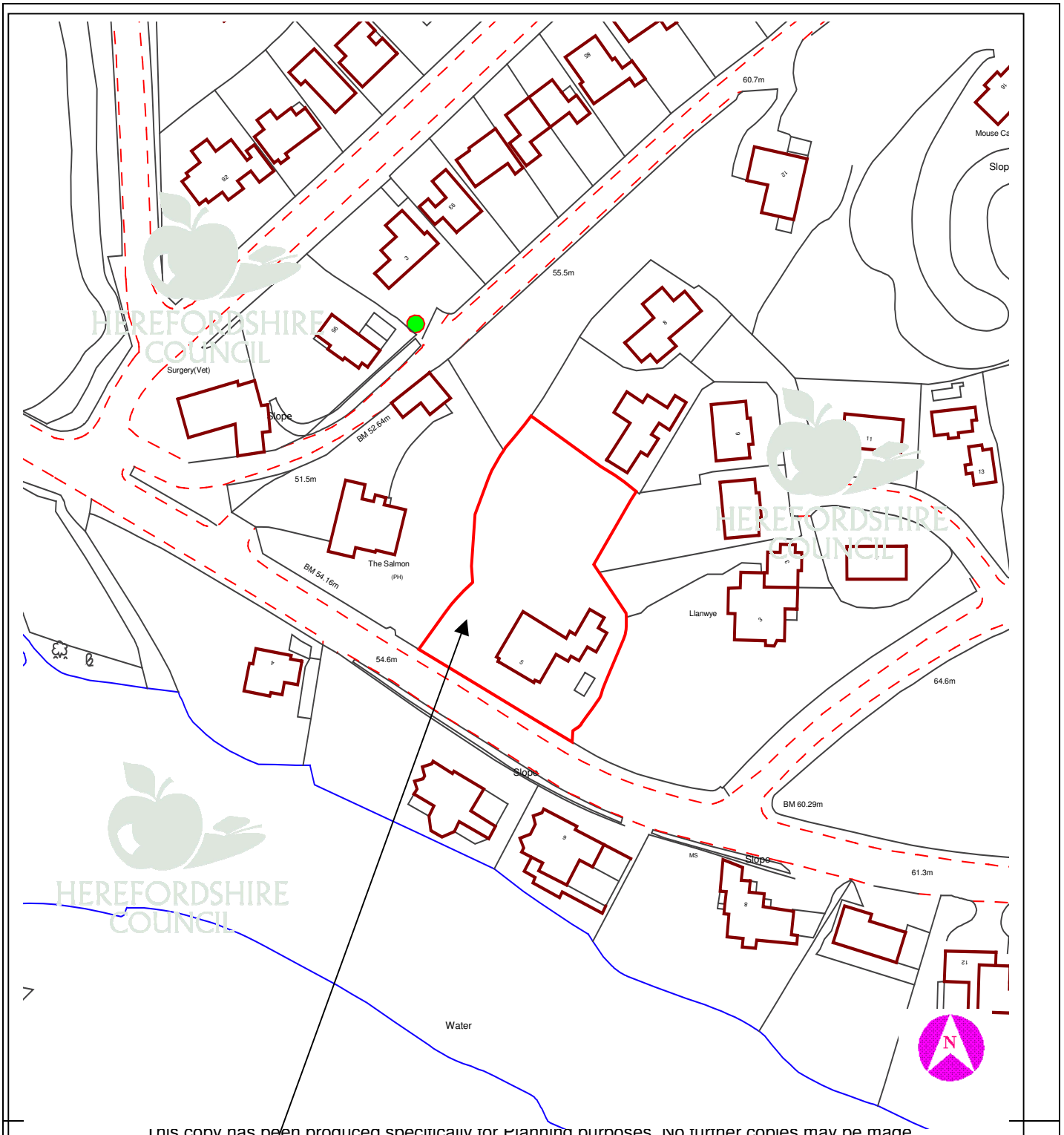
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2007/2554/F

SCALE : 1 : 1250

SITE ADDRESS : 5 Hampton Park Road, Hereford, Herefordshire, HR1 1TQ

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