

9 DCCW2007/2684/F - CHANGE OF USE TO HOUSE OF MULTIPLE OCCUPANCY AT 131 WHITECROSS ROAD, HEREFORD, HR4 0LS**For: Ms. L. Watkins, 131 Whitecross Road, Hereford, HR4 0LS****Date Received: 22nd August, 2007 Ward: St. Nicholas Grid Ref: 49840, 40356****Expiry Date: 17th October, 2007**

Local Members: Councillors DJ Benjamin and JD Woodward

1. Site Description and Proposal

1.1 The application site is a three storey dwelling within a group of four attractive and distinctive Victorian properties fronting the southern side of Whitecross Road opposite Holy Trinity Church, a Grade II listed building.

1.2 The other properties in the group are in multiple occupation. Nearby, to the west, is the Buckingham Public House and to the east, a bed and breakfast establishment. The area is characterised by a variety of mixed uses ranging from residential through to a wide range of commercial uses.

1.3 The proposal is for a change of use from a dwelling house to a house of multiple occupancy.

1.4 The property currently has:

5 bedrooms:	2 on the 2nd floor (en suite), 3 on the 1st floor
2 kitchen areas:	ground floor
2 bathrooms:	1 on the end floor, 1 on the 1st floor
1 toilet:	1st floor
2 reception rooms:	ground floor
1 basement room:	basement

1.5 It is proposed to use the property as follows:

8 separate bedrooms:	2 on the 2nd floor, 3 on the 1st floor, 2 on the ground floor and 1 in the basement
2 kitchens:	ground floor, one to contain a dining area
1 utility room:	ground floor
1 en-suite bathroom:	2nd floor
3 communal bathrooms:	1 on the 2nd floor, 2 on the 1st floor
1 separate toilet:	1st floor

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

H16 - Car Parking

H17 - Subdivision of Existing Houses

3. Planning History

- 3.1 DCCW2000/1605/F Change of use from care home to 3 residential units (No. 131 Whitecross Road). Approved 7th August, 2000.
- 3.2 DCCW2003/3760/F Insertion of drop kerb and creation of hard standing to provide parking to front of house. Refused 28th January, 2004.
- 3.3 DCCW2004/3403/F Proposed drop kerb and creation of hard standing. Refused 15th December, 2004.
- 3.4 DCCW2005/2933F Change of use to house of multiple occupancy (No. 135 Whitecross Road). Approved 11th October, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: "Although the proposal does not include any off street car parking provision, the location is served by a regular bus service and is close to employment areas and the city centre. Cycle parking is also proposed to be provided. As our parking standards are maxima, and in view of the above, I do not consider this to be unacceptable. Condition H29 (secure cycle parking provision) should apply."
- 4.3 Head of Strategic Housing Services: "I am able to confirm that I have met the applicant on site and outlined the requirements we require for such a property which have been included in the scheme."

5. Representations

- 5.1 Hereford City Council: "Requests that this planning application be determined strictly in accordance with the approved development plan applicable to the area of the parish of the City of Hereford. The City Council also makes the following additional representations: that the application be refused as this is an over intensive use for this single building and recommends a reduction in the number of units."

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

6. Officer's Appraisal

- 6.1 Having regard to the nature of the proposal, relevant development plan policies and representations received, it is considered that the key issues for consideration are as follows:
1. Car Parking
 2. Standard of Accommodation

3. Impact on the character of the property and its curtilage, the amenity and privacy of neighbouring dwellings, and the amenity and general character of the area

Car Parking

- 6.2 There is no off street car parking provision within the curtilage of the site. However the Herefordshire Unitary Development Plan 2007 states that there are no minimum standards of provision. The car parking requirement can, on an individual site basis, be subject to reductions to reflect such factors as the availability of public transport, proximity to town centres and the type of housing to be provided.
- 6.3 As commented by the Traffic Manager, the application site is in close proximity to the town centre, served by a regular bus service and close to employment areas. Taking account of the nature of the proposed housing accommodation, it is considered that the lack of off street parking in this instance is acceptable subject to the provision of cycle parking as recommended.

Standard of Accommodation

- 6.4 Having regard to the proposed layout, including the recommendations of the Head of Strategic Housing for this type of housing provision, it is considered that the standard of accommodation proposed is good and is of a type which would make a useful contribution to the supply of low cost affordable housing, particularly for single person households.

Impact Issues

- 6.5 The conversion works would not involve external alterations to the property. Internally many of the existing facilities would be retained and new works would be carried out without radically altering the internal layout.
- 6.6 The neighbouring properties are in multiple occupation. No. 135 Whitecross Road in the same group of four was granted planning permission for a similar use on 11th October 2005 and is currently occupied as such. Accordingly it is not considered that the conversion and use will have undue impact on the character of the property and its curtilage or the amenity and general mixed use character of the area. Moreover, having regard to the locational characteristics of the site, it is not considered that the amenity and privacy of neighbouring dwellings would be compromised.
- 6.7 The recommendation of Hereford City Council has been considered but the views that the proposals are on over intensive use of the building is not supported by any planning justification. There are no planning reasons for a reduction in the number of rooms. In the circumstances it is considered that the proposal is appropriate for the building and its location and complies with the relevant development plan policies.

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. A11 (Change of use only details required of any alterations).

Reason: To define the terms under which permission for change of use is granted.

3. F39 (Scheme of refuse storage).

Reason: Reason: In the interests of amenity.

4. H29 (Secure covered cycle parking provision).

Reason: To ensure that there is adequate provision for secure covered cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

Informatives:

- 1. N01 - Access for all.**
- 2. N08 – Advertisements.**
- 3. N19 - Avoidance of doubt.**
- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

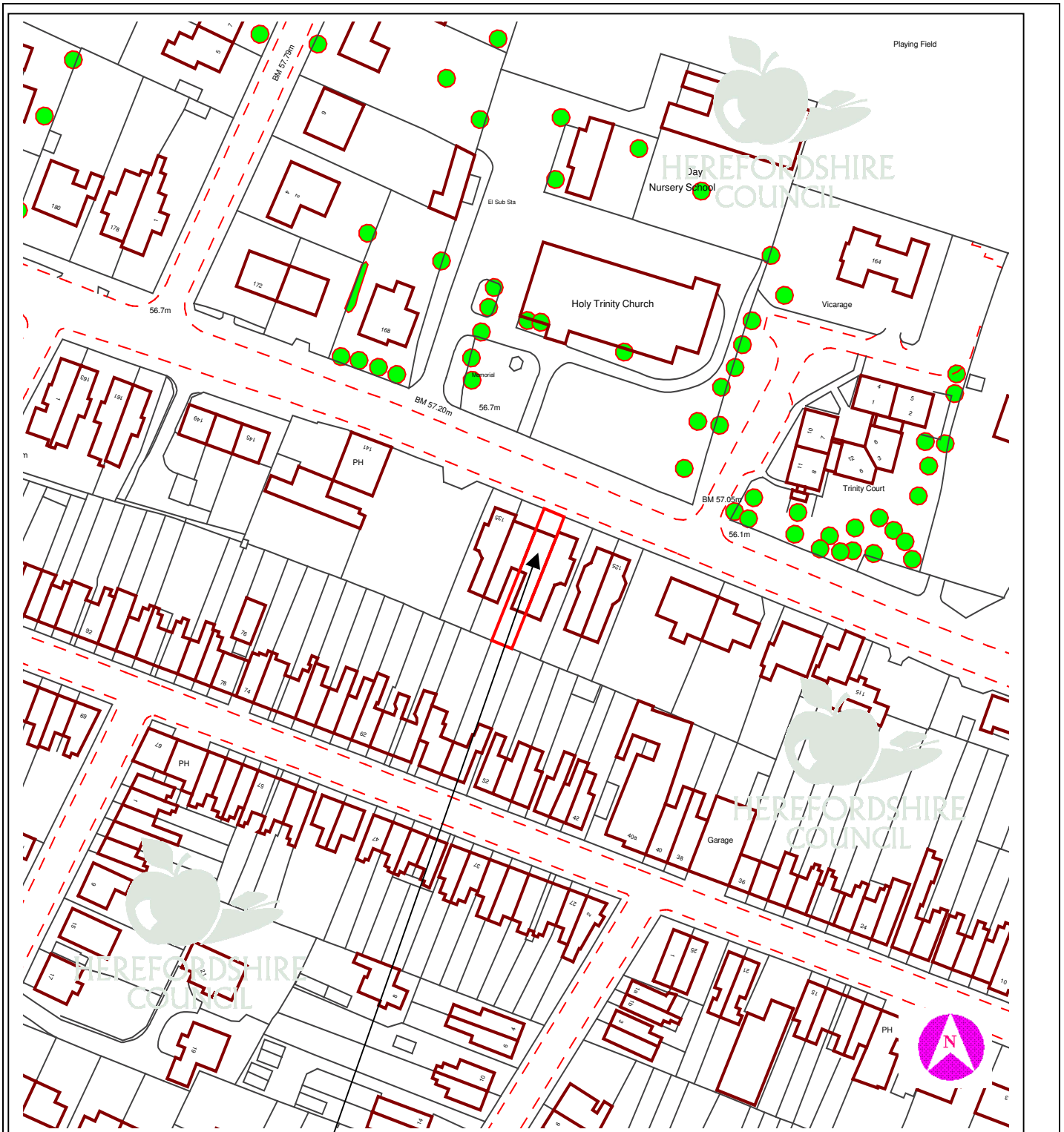
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCCW2007/2684/F

SCALE : 1 : 1250

SITE ADDRESS : 131 Whitecross Road, Hereford, HR4 0LS

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005