

**10 DCCE2003/2210/F - CONVERSION AND EXTENSION OF EXISTING RETIREMENT HOME TO FORM 14 SELF-CONTAINED FLATS (11 X 1 BEDROOM; 3 X 2 BEDROOM) AT STRATFORD HOUSE, BODENHAM ROAD, HEREFORD, HR1 2TN**

**For: Mr. & Mrs. Watkins per David Edwards Associates, Station Approach, Barrs Court, Hereford, HR1 1BB**

**Date Received: 22nd July 2003**

**Ward: Aylestone**

**Grid Ref: 52075, 40340**

**Expiry Date: 16th September 2003**

Local Members: Councillors D.B. Wilcox and A.L. Williams

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

- 1.1 The application site comprises a very large, older house, historically subdivided for residential purposes, presently vacant but last used as a nursing home with 30 bedrooms. It has frontages to Bodenham Road (shared with three later houses) and Southbank Road. Main vehicular access is from Bodenham Road leading to parking areas to the front and side of the building. Ground levels rise away from Bodenham Road. The site lies within an Established Residential Area and Conservation Area as defined in the Hereford Local Plan.
- 1.2 The proposal is to convert and extend the building to provide a total of 14 flats (11 x 1 bedroom, and 3 x 3 bedroom) and basement store. The extension would be on the south-east side of the building (adjacent to No. 46 Southbank Road). It would be single storey with side projection of approximately 3 metres (0.7 metres from the side boundary), and would replace, at least in part, an existing lean-to addition. Other than in the extension, no new windows, doorways or other openings are proposed.
- 1.3 Car parking would be provided largely on the existing surfaced area in front of the building with two additional spaces on the adjacent 'front garden'. Twenty spaces would be provided altogether.
- 1.4 This application is an amendment to the originally submitted scheme which was for conversion and extension of the building to provide 17 flats (including studio units) and a larger parking area.

## **2. Policies**

### **2.1 Hereford Local Plan:**

Policy H12	-	Established Residential Areas
Policy H17	-	Conversion of Houses into Flats
Policy CON13	-	Conservation Areas: Development Proposals

## 2.2 Herefordshire Unitary Development Plan (Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy H1	-	Hereford and the Market Towns
Policy H13	-	Sustainable Residential Design
Policy H16	-	Car Parking
Policy H17	-	Subdivision of existing Houses
Policy HBA6	-	New Development within Conservation Areas

## 3. Planning History

- 3.1 CE2000/0026/F - extension and alteration to nursing home - approved 25/07/00; not implemented.
- 3.2 CE2001/2754/F - addition of small extension to already approved rear conservatory - approved 29/11/01; not implemented.
- 3.3 CE2002/2765/F - change of use of vacant nursing home to hostel - refused 25/10/02.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 Environment Agency: no objection.

### Internal Council Advice

- 4.2 Head of Engineering and Transportation: no objections.
- 4.3 Chief Conservation Officer: no objection to internal alterations. Ground floor extension not appropriate but is set back from main elevation and, as such, would not have direct impact on Conservation Area; therefore, no objection.
- 4.4 Head of Strategic Housing Services: supports application as meets with current strategic objectives of the Housing Strategy by bringing properties back into residential use.
- 4.6 Chief Forward Planning Officer: proposal appears to be in accordance with Local Plan policy subject to amenity space being retained for use by residents.

## 5. Representations

- 5.1 Hereford City Council: objection on grounds that it is grossly intensive in use and is contrary to Conservation Area status which was introduced to halt further erosion of multi-occupancy of an important area of 'town houses'. Trust that Highway Engineer is content that the provision of parking facilities is adequate for each flat.
- 5.2 Conservation Area Advisory Committee: no objection.
- 5.3 Letters of objection have been received from 8 third parties (1, 3, 5, 12 and 23 Bodenham Road and 37, 44 and 46 Southbank Road) summarised as follows:

- 17 units too many - 12 more appropriate; resulting noise disturbance from intensity of use;
- out of keeping with surroundings;
- inadequate parking leading to congestion;
- concern about management of dustbins;
- poor standards of accommodation; no laundry provision, no fire escapes;
- detrimental to Conservation Area - in particular, additional areas of hardstanding for car parking.

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 main issues in this case are the principle of residential re-use of the building, and if this is accepted, the appropriateness of the number of units proposed and the impact on residential and visual amenity, highway safety, the Conservation Area and the Established Residential Area.
- 6.2 Regarding the principle, the site lies within an Established Residential Area as defined in the Local Plan where new residential development, including flatted development can be acceptable. Having regard to the residential nature of the proposal, no objection is seen as a matter of principle.
- 6.3 Following negotiations the application has been amended from 17 units to 14 units comprising both 1 and 2 bedroom accommodation. 14 units 'fit' within the building (the building being substantial) and, as such, no objection is seen to this number. Adequate space exists on the existing hardstanding and immediately adjoining land to accommodate up to 20 cars (equating to 1.4 spaces per unit) without harmful encroachment on to the front garden area. 1.4 spaces per unit are considered to be satisfactory in this sustainable city location, and in accordance with the aspirations of the draft UDP. The flats themselves, although not massive, provide adequate accommodation which, in any event, is a matter for the market to decide.
- 6.4 Activity would be generated by the flats from movements of the residents although this is not likely to be significantly different from the past use as a nursing home and should also be within sociable, residential hours. To address concerns over amenity space for the occupiers, the larger part of the existing front garden is now shown to be retained as front garden, and part of the basement is indicated to be retained as storage space. Conditions are recommended requiring these areas to be retained as such, and also requiring details of refuse storage areas to be provided prior to development commencing.
- 6.5 Regarding the Conservation Area, external works are limited to a small side extension and slight enlargement of the parking area. Having regard to the limited size of these changes, it is not considered that any adverse harm would be caused to the designation.

## **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. The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. 2949 (proposed elevations), 2949.5C, 2949.6B, 2949.7B, 2949.8B, 2949.12), except where otherwise stipulated by conditions attached to this permission.**

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

- 3. B02 (Matching external materials (extension)).**

**Reason: To ensure the external materials harmonise with the existing building.**

- 4. The side elevation "lounge" window of the unit contained in the extension hereby approved shall be glazed with obscured glass.**

**Reason: To safeguard the amenities of the adjoining residential property.**

- 5. F16 (Restriction of hours during construction).**

**Reason: To protect the amenity of local residents.**

- 6. F41 (No burning of materials/substances during construction phase).**

**Reason: To safeguard residential amenity and prevent pollution.**

- 7. The front garden area shown as open space on drawing no. 2949.12 shall be permanently retained as open amenity space for the occupiers of the flats and shall not be used for any other purpose.**

**Reason: To safeguard the amenities of the Conservation Area in accordance with Policy HBA6 of the Hereford Local Plan.**

- 8. The basement store area and cages shown on drawing no. 2949.5C shall be permanently retained as a domestic storage area for the occupiers of the flats and shall not be used for any other purpose.**

**Reason: To accord with the terms of the application and to ensure the proper planning of the site in the interests of amenity.**

- 9. This permission is to be exercised as an alternative to and not in addition to or in combination with any part of the planning permissions issued on 25th July 2000 under reference CE2000/0026/F and 29th November 2001 under reference CE2001/2754/F.**

**Reason: To accord with the terms of the application and to ensure the proper planning of the site in the interests of amenity.**

- 10. Prior to the commencement of development a scheme for the storage of refuse shall be submitted for the approval of the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted.**

**Reason: In the interests of amenity.**

**11. 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.**

**12. The existing access to the site from Southbank Road shall be used for occasional servicing purposes only and shall not be used for regular entry or exit to the parking areas.**

**Reason: In the interests of highway safety.**

**Notes to Applicant:**

- 1. N01 - Access for all**
- 2. N07 - Housing Standards**
- 3. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environment Protection Act 1990.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.