

**5 DCCE0009/1661/F - PROPOSED EXTENSION TO PROVIDE PRIVATE ACCOMMODATION, CHANGE OF USE FROM SINGLE DWELLING TO BED AND BREAKFAST AND REPLACEMENT ACCESS AND PARKING AREA. PAINTING OF EXTERNAL RENDER AT 21 AYLESTONE HILL, HEREFORD, HEREFORDSHIRE, HR1 1HR**

**For: Mr. Lancett per D.A. Forrest, Court Cottage, Bartestree, Hereford, HR1 4DA**

**Date Received: 14 July 2009  
Expiry Date: 1 October 2009**

**Ward: Aylestone**

**Grid Ref: 351824,240525**

Local Members: Councillors NL Vaughan and DB Wilcox

### **Introduction**

**This application was deferred at the Central Area Planning Sub-Committee meeting on 16 September to allow members to undertake a site inspection. The report had been updated to take account of the representations received following completion of the report for the last Committee. In addition, the applicants are currently reviewing the design of the rear extension to address objectors and members concerns. In particular, the first floor side windows and height of the extension are being re-considered.**

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

1.1 The site is located on the northern side of Aylestone Hill, north east of the junction with Penn Grove Road. A two storey detached dwelling occupies a central position within the site with garden to the front and rear and is constructed from rendered elevations under a part hipped tile roof. The site is surrounded by predominantly detached two storey dwellings with bungalows to the rear (north). The property immediately to the east and adjacent is Grade II listed and the site falls within Aylestone Conservation Area.

1.2 Planning permission is sought for the change of use of the property to create five bed and breakfast rooms, construction of a two storey rear extension to create accommodation for the applicants, closure of the existing access and construction of a new vehicular access and creation of a new parking area to the frontage.

### **2. Policies**

Herefordshire Unitary Development Plan

S2	-	Development Requirements
S7	-	Natural and Historic Heritage
S8	-	Recreation, Sport and Tourism

DR1	-	Design
DR2	-	Land Use and Activity
DR3	-	Movement
H18	-	Alterations and Extensions
T7	-	Cycling
T11	-	Parking Provision
HBA4	-	Setting of Listed Buildings
HBA6	-	New Development Within Conservation Areas
RST1	-	Criteria for Recreation, Sport and Tourism Development
RST12	-	Visitor Accommodation

### 3. Planning History

3.1 None

### 4. Consultation Summary

#### Statutory Consultations

4.1 None Required

#### Internal Council Advice

4.2 Traffic Manager - No objection subject to conditions concerning the new access and parking provision.

4.3 Conservation Manager

The proposal is acceptable as it would have a relatively minimal impact on the character of the Conservation Area and would appear to be in keeping with the appearance of the building. We therefore raise no objection subject to conditions regarding materials, rainwater goods and landscaping.

4.4 Head of Environmental Health and Trading Standards – No objection.

### 5. Representations

5.1 Hereford City Council – No objections.

5.2 Five letters of objection have been received from neighbouring properties. The main points raised are:-

- The loss of further front garden to parking areas.
- Overbearing impact on, and obscuring of outlook from existing habitable rooms.
- Unsightly appearance of the flat roof design and sanitary waste fittings/pipe work on the side wall.
- Loss of privacy through overlooking from side and rear windows.
- Additional noise from bathroom extraction systems.
- Lack of consultation with directly affected neighbours.
- No need for B&B accommodation in the locality given the existence of Aylestone Court Hotel.
- The introduction of a business use will set a precedent having an adverse impact on the Conservation Area and surrounding properties.

- The new parking area will increase noise and is contrary to this part of the Conservation Area.
- The development will devalue local properties.
- The additional traffic will add to congestion in the area and create an additional hazard for pedestrians.
- The extension will block light to the primary windows serving the dining room and bedroom at 23 Aylestone Hill.

5.3 Conservation Advisory Panel - This is a good development with extra beds for tourism.

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. Officer's Appraisal

- 6.1 Policy RST12 of the Unitary Development Plan supports visitor accommodation within the city subject to the proposal being in scale within its surroundings, of an appropriate design and not harming the amenity of neighbours. As such the principle of the B&B use in this location is acceptable subject to the above criteria being satisfied.
- 6.2 The existing property is relatively large, detached and set within a reasonable size curtilage. It is therefore considered that the property and site is sufficiently large to accommodate the proposed scale of B&B use and this scale of use will not materially harm the amenity of neighbouring properties. In terms of the character of the Conservation Area, it is not considered there will be any tangible adverse impacts on the Conservation Area warranting refusal of the application.
- 6.3 The extension has been designed to ensure it is subservient in scale and appearance to the original dwelling which has not been extended previously. In floor area terms, the extension amounts to around a 36% increase in floor area. The design also minimises the impact in the immediate neighbour. This has been achieved through creating a mansard roof for the extension thereby keeping the height down to the minimum. Following the members' site visit, the height of the extension is being reviewed by the applicants to establish whether it can be lowered.
- 6.4 The extension will have an impact on the light received within neighbouring ground floor windows. This was severely restricted until recently by existing boundary vegetation but this has now been removed by the adjoining owner. Consequently, the impact on the ground floor windows is now more significant. The first floor windows will be obscure glazed which can be safeguarded through a condition and sufficient separation distance exists between the site and properties to the rear so as not to harm their amenity. The design of the first floor windows is now also being changed so as they are high level only.
- 6.5 The extension will undoubtedly have an impact on daylight and sunlight light levels and outlook from the neighbouring property. However, on balance, it is not considered that this impact will be sufficiently harmful due to the height and design of the extension, distance from the neighbouring property and difference in levels that a recommendation of refusal is necessary. Notwithstanding this, further design changes are being considered to the extension.
- 6.6 The new access will achieve a significant improvement in visibility and consequently highway and pedestrian safety will be enhanced. The parking area is sensitively designed with an informal gravel surface proposed surrounded by new and existing

landscaping. In addition, the frontage with Aylestone Hill is to be enhanced through the removal of the existing timber fence and construction of a traditional dwarf brick wall with railings above.

- 6.7 The existing parking provision is limited with no turning area and therefore the need for additional parking is recognised. Whilst the removal of part of the lawn is unfortunate the parking area is a necessary accompaniment to the business use. Several other properties in the area have frontage parking and therefore subject to the new boundary enclosure and landscaping, the parking area will not harm the Conservation Area. As an aside, a parking area could be created under permitted development rights in any event.
- 6.8 The proposal will create additional serviced visitor accommodation in the city which remains in short supply whilst preserving the amenity of neighbouring properties and the character of the Conservation Area and is therefore considered acceptable. Notwithstanding this conclusion, further amendments are being considered to reduce the impact of the extension on the neighbour and delegated authority is sought to enable the further possible changes to be considered in consultation with the Ward Councillors and Chairman.

## **RECOMMENDATION**

**Subject to the receipt and consideration of further amended plans, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional 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. **C01 (Samples of external materials).**

**Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.**

3. **I16 (Restriction of hours during construction).**

**Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.**

4. **H06 (Vehicular access construction).**

**Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.**

5. **H08 (Access closure).**

**Reason: To ensure the safe and free flow of traffic using the adjoining County highway and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.**

6. H09 (Driveway gradient).

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

7. 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 and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

8. H27 (Parking for site operatives).

Reason: To prevent indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

9. F16 (No new windows in specified elevation).

Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

10. F17 (Obscure glazing to windows).

Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

11. G10 (Landscaping scheme).

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.

12. G11 (Landscaping scheme - implementation).

Reason: In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

**Informatives:**

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

2. N19 - Avoidance of doubt - Approved Plans.

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.

