

12 DCSE2006/3510/F - CONVERSION TO 2 NO. APARTMENTS IN CONNECTION WITH ROSSWYN SITE REDEVELOPMENT AND CAR PARKING AND TURNING FACILITIES, 6 OLD GLOUCESTER ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5BU.

For: Mrs. R. Livesey per Kendricks, P.O.Box 69, Ross on Wye, Herefordshire, HR9 7WG.

Date Received: 3rd November, 2006 Ward: Ross-on-Wye East Grid Ref: 59998, 24041

Expiry Date: 29th December, 2006

Local Members: Councillor Mrs. A.E. Gray and Councillor Mrs. C.J. Davis

1. Site Description and Proposal

- 1.1 The premises to which this application relates is a 3-storey end of terrace house and rear garden on the north side of Old Gloucester Road. To the east is a vehicle parking area formerly used by Rail Mail in association with the nearby sorting office (now Wetherspoons). The adjoining building comprises two flats, occupied as elderly persons' accommodation.
- 1.2 It is proposed to erect a first floor extension above part of the existing 'L'-shaped single-storey extension. This would be set in from the western boundary by about 1.6 m. It would be about 3.7 m long and extend across the remaining width of the property with a double gabled slate roof. The resulting building would be divided into two flats: the original 3-storey front part forming a 3 bedroom unit; the modern rear extensions a 2 bedroom unit. Three parking spaces would be formed in the rear garden with access from the adjoining parking area which is now owned by the applicant.

2. Policies

2.1 Planning Policy Guidance

PPG15 - Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan (Deposit Draft)

Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H16	-	Car Parking
Policy H17	-	Sub-Division of Existing Housing
Policy TCR1	-	Central Shopping and Commercial Areas
Policy HBA6	-	New Development within Conservation Areas
Policy LA1	-	Areas of Outstanding Natural Beauty

2.3 Hereford and Worcester County Structure Plan

- Policy CTC1 - Area of Outstanding Natural Beauty
- Policy CTC9 - Development Criteria
- Policy CTC18 - Use of Urban Areas for Development

2.4 South Herefordshire District Local Plan

- Policy SH5 - Housing Land in Ross on Wye
- Policy SH14 - Siting and Design of Buildings
- Policy C8 - Development Within Area of Great Landscape Value
- Policy C23 - New Development affecting Conservation Areas
- Policy GD1 - General Development Criteria
- Policy T1A - Environmental Sustainability and Transport
- Policy T3 - Highway Safety Requirements

Part 3

- Policy 1 - Housing Land in Ross on Wye
- Policy 5 - Housing in Built-up Areas

3. Planning History

- 3.1 DCSE2006/2740/F Conversion to 2 apartments (revised - Withdrawn 23.10.06 scheme)

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water's advice is awaited.

Internal Council Advice

- 4.2 The Traffic Manager's advice is yet to be received.

5. Representations

- 5.1 The agent has submitted a design and access statement which, in summary, is as follows:

- (1) The existing dwelling is to be redeveloped as part of the general proposal for the redevelopment of the former Rosswyn Hotel site which suffered from a disastrous fire two years ago.
- (2) It has been used for a variety of multi-occupational residential uses for a considerable period of time.
- (3) The current scheme has been modified, most importantly from a potential loss of light point of view, to satisfy the observations made by those most affected by the current proposal.
- (4) There is adequate access and car parking arrangements and amenity space in association with the development.

- (5) The proposed conversion is of a traditional design and will be undertaken and coloured in sympathetic materials.
- (6) Planning permission has recently been granted by the Herefordshire Council for the conversion of The Rosswyn Hotel into 6 no. apartments and the owner's accommodation to 2 no. apartments.
- (7) Welsh Water are not opposed to a trade-off as part of the redevelopment scheme, bearing in mind higher previous usages in relation to foul sewage, at the time of the Hotel's functioning.

5.2 Two letters have been received from the adjoining occupiers and the Trustees of these almshouses. Their concerns are:

- (i) will compromise privacy and affect daylight in the two flats
- (ii) traffic using the car park and associated noise will constitute a nuisance
- (iii) the restriction of light would cause great difficulty to one resident who is partially sighted

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

6. Officer's Appraisal

- 6.1 The western end of Old Gloucester Road, which includes no. 6, is primarily residential in character. Consequently although within the Central Shopping and Commercial Area identified in the Unitary Development Plan (Revised Deposit Draft), residential development is appropriate. The extension would not be large in relation to the existing building and by replacing most of the existing flat roofed extension with ridge roofs would make a small, positive contribution to enhancing the character of Ross on Wye Conservation Area. The main issue therefore is the effect on the amenities of neighbours and whether the development can be drained acceptably.
- 6.2 The two flats within 2 Old Gloucester Road have windows in the rear elevation the centres of which are about 2 m from the boundary with the application site. That on the first floor is a glazed door lighting the living room; that on the ground floor a bedroom window but an external staircase attached to the rear of the building already restricts light to this room. A section of 2 Old Gloucester Road projects to the rear of these windows and the residents' concern is that a further extension projecting to the east would result in a significant loss of light.
- 6.3 The rear wall of no. 2 projects to the rear of the existing rear wall (at first floor level) of the application building. Consequently the proposed extension would project only about 2 m beyond the former. Together with the proposed extension being set away from the boundary this would ensure that it would not cut across the view of an occupier looking out of the window (normally taken to be an arc of 45° on either side of the centre of the window). Furthermore this would also ensure that the loss of daylight and sunlight (for a short period in the morning) would be minimised. The intention to render and paint the extension white to match the main building would also help. Consequently the proposal would not be overbearing or reduce light to such an extent that would justify refusing planning permission.

6.4 The car parking spaces would be at the far end of the garden and away from the common boundary with no 2. The access and drive would be to the east side of the application property. I do not consider therefore that there would be serious harm resulting from vehicle movements and associated activities.

6.5 In general Welsh Water do not object to extension to dwellings but in this case the extension would facilitate an additional dwelling. Pre-application consultation has indicated that as part of a wider scheme to convert the nearby Rosswyn Hotel to shops and flats the Water Authority would not object. No confirmation of this has been received at the time this report was written.

RECOMMENDATION

That subject to being satisfied that the proposed dwellings can be drained acceptably 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 B02 (Matching external materials (extension))

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

INFORMATIVES:

1 N19 - Avoidance of doubt

2 N15 - Reason(s) for the Grant of Planning Permission

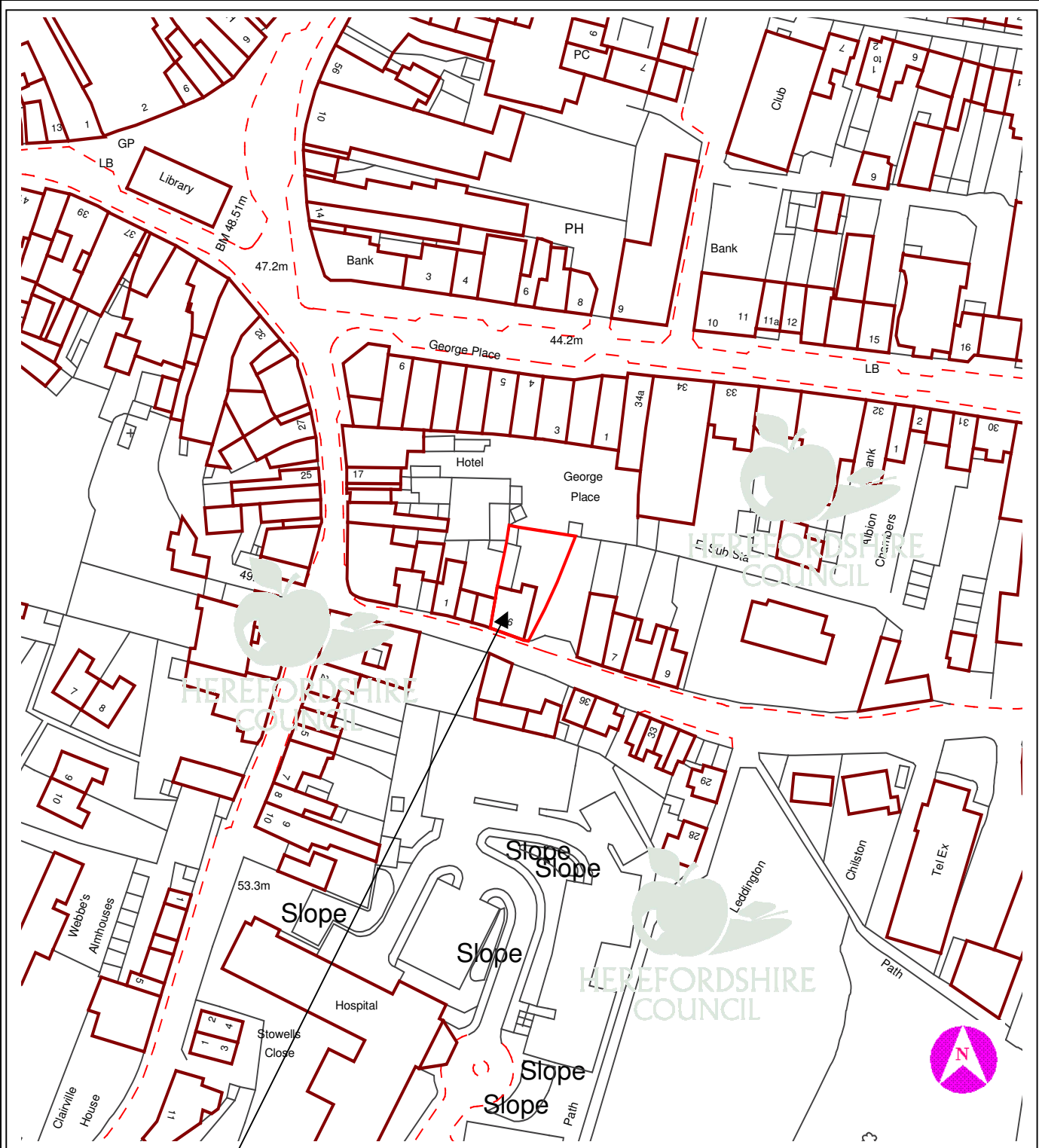
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/3510/F

SCALE : 1 : 1250

SITE ADDRESS : 6 Old Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5BU

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