

**9 DCCW2006/3583/F - PROPOSED ADDITIONAL RESIDENTIAL UNIT TO APPROVED PLANNING APPLICATION DCCW2006/1324/F AT THE WORKSHOPS, CORNER FRIAR STREET & CROSS STREET, HEREFORD, HR4 0AS**

**For: Mr. R. Powles per Edge Design Workshop, Unit 2, Ruardean Works, Varnister Road, Nr. Drybrook, Gloucester, GL17 9BH**

**Date Received: 13th November, 2006 Ward: St. Nicholas Grid Ref: 50636, 39987**

**Expiry Date: 8th January, 2007**

Local Members: Councillors Mrs. E.M. Bew and Miss F. Short

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

- 1.1 This site is located on the south east corner of Friars Street and Cross Street, Hereford.
- 1.2 The proposal is to add a fourth floor 'penthouse' on top of a three storey flat roof residential development approved last year (DCCW2006/1324/F refers). The additions provide for the extension of the core circulation area up to the third floor comprising a lift and stairs together with a two bedroomed apartment with external terrace. The apartment will be set back 2 metres from the facade facing Friars Street and 3 metres from Cross Street. The parapet wall will be topped by a glazed balustrade. The Friars Street facade will be completely glazed with only a part glazed wall to the Cross Street elevation.
- 1.3 Six car parking spaces have been provided for the six apartments now proposed together with a cycle storage area. All vehicular access is off Cross Street with pedestrian access from Friars Street.
- 1.4 The building is stepped back from the junction of Friars Street/Cross Street to afford improved visibility in a southerly direction down Friars Street.

## **2. Policies**

- 2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):

|             |   |  |
|-------------|---|--|
| Policy DR1  | - | Design   |
| Policy DR7  | - | Flood Risk   |
| Policy H1   | - | Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas |
| Policy H3   | - | Managing the Release of Housing Land   |
| Policy H14  | - | Re-using Previously Developed Land and Buildings                                       |
| Policy H16  | - | Car Parking  |
| Policy HBA6 | - | New Development Within Conservation Areas  |

### 3. Planning History

- 3.1 DCCW2006/1324/F Proposed demolition of existing building to provide residential accommodation and parking for 5 no. apartments. Approved 16th June, 2006.
- 3.2 DCCW2006/1326/C Proposed demolition of existing building to provide residential accommodation and parking for 5 no. apartments. Approved 16th June, 2006.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Environment Agency: No objection subject to conditions which are already imposed on the existing permission.
- 4.2 Welsh Water: No objection subject to conditions which are already imposed on the existing permission.

#### Internal Council Advice

- 4.3 Traffic Manager: No objection subject to conditions.
- 4.4 Conservation Manager (Historic Buildings): No objection subject to conditions.
- 4.5 Conservation Manager (Archaeology): No objection subject to conditions.

### 5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 Conservation Advisory Panel: No adverse comments.
- 5.3 One letter of objection has been received from Mrs. Teresa Minton, 15 Red Lion Court, Hereford. The main points are:-
1. The new flat would overlook Nos. 15, 16 and 17 Red Lion Court where people could be standing on the terrace and look down into windows.
  2. Noise nuisance from people on the terrace.
  3. The new flat would cast a shadow across Red Lion Court.
  4. The original plans were not opposed as it did not interfere with neighbouring properties.

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 principle of redeveloping this site has already been approved. Therefore the main areas of concern are as follows:

1. Impact on Neighbours
2. Impact on Character and Appearance of the Conservation Area
3. Parking

### Impact on Neighbours

6.2 Concern has been expressed that this development will impinge on the amenity and privacy of the residents of 15, 16 and 17 Red Lion Court, which lies to the north east of the site across Cross Street. However there is no direct window to window relationship with the new building which is set at an angle of 45 degrees to Red Lion Court with an approximate separation distance of 15 metres. In addition due to the contemporary design, the height of the new building is only marginally above the height of Red Lion Court ( a three storey development) and properties fronting Victoria Street. The additional height associated with the proposed new 'penthouse' floor is therefore not considered to cause harm to the amenities of neighbours such that a refusal of permission is warranted.

### Impact on Character and Appearance of the Conservation Area

6.3 The contemporary design has assisted in reducing the height of the new building to a similar level as the adjoining three storey traditionally designed buildings. This therefore assists in reducing its impact with the Conservation Area and Members will note that the Council's Conservation Manager has raised no objection. In addition due to the new apartment being set back from the front façade there will be limited views from adjoining streets. The design of the addition complements the contemporary approach adopted by the approved scheme and as such is considered to integrate successfully into the site and surroundings.

### Parking

6.4 The previous scheme provided for five spaces for the five apartments and this has now been increased to six to provide for one space per unit. This is considered to be an appropriate provision having regard to the size of the units proposed and the sustainable location of the site. In addition a cycle storage area is proposed. Traffic Manager raises no objection and in the light of these provisions the application is supported from the parking and highway safety point of view.

### Conclusion

6.5 The impact of the addition of the 'penthouse' has been considered in light of neighbours, Conservation Area and parking and is considered to be acceptable and to accord with the Development Plan.

## 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. A10 (Amendment to existing permission).**

**Reason: For the avoidance of doubt.**

**Informatives:**

- 1. N19 - Avoidance of doubt.**
- 2. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

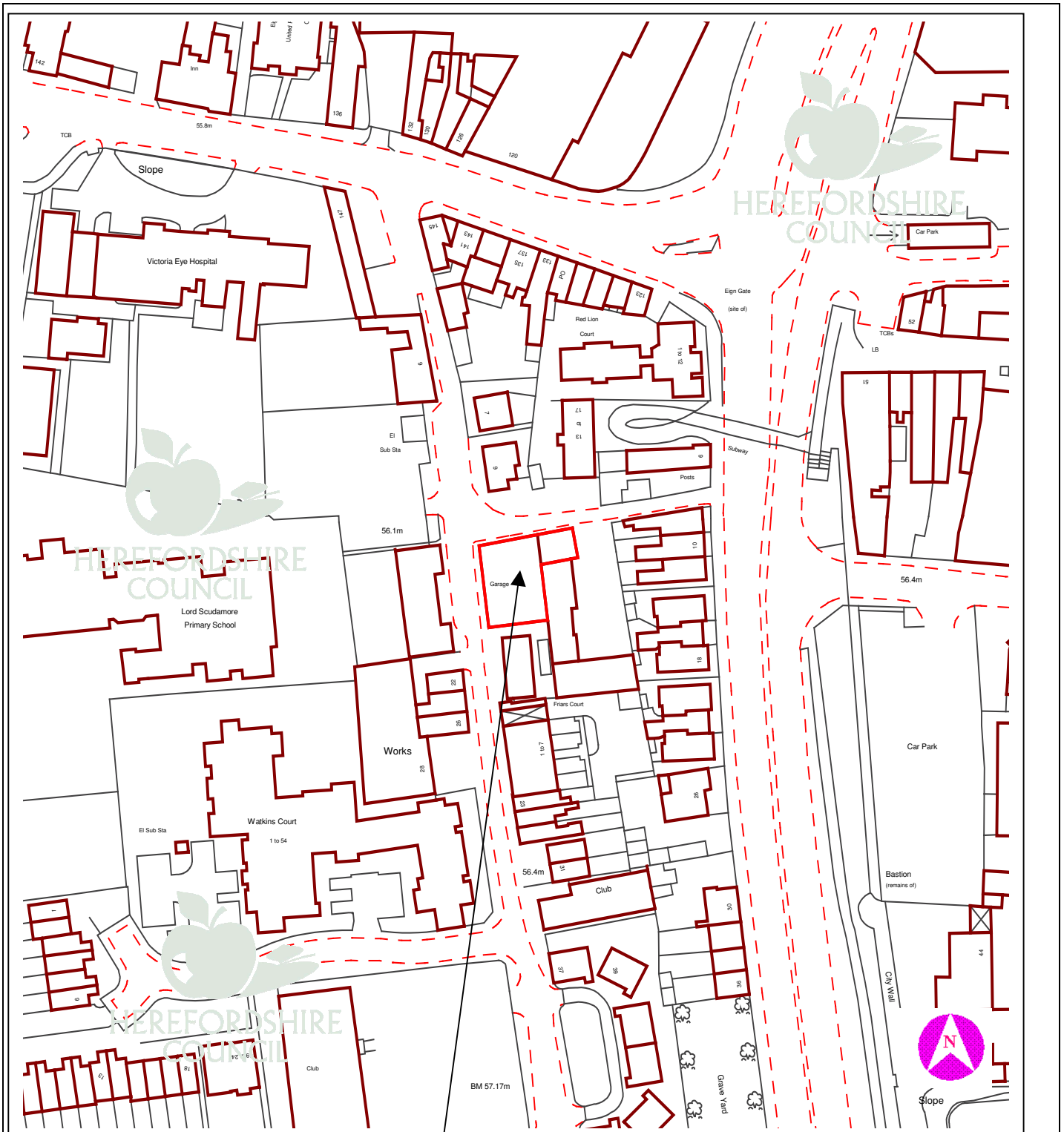
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2006/3583/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** The Workshops, corner Friar Street & Cross Street Hereford, HR4 0AS

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