

**7 DCSE2006/3883/F - SINGLE STOREY EXTENSION TO THE REAR OF EXISTING FLATS TO CREATE AN ADDITIONAL 2 NO. 2 BEDROOMED FLATS WITH 4 NO. CAR PARKING SPACES AT WEST RIDGE, ASHFIELD PARK ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5AS.**

**For: Mr. & Mrs. C. Edwards per Linton Design, 27 High Street, Bromyard, Herefordshire, HR7 4AA.**

**Date Received: 8th December 2006    Ward: Ross-on-Wye West    Grid Ref: 59742, 23731  
Expiry Date: 2nd February 2007**

Local Members: Councillor M.R. Cunningham and Councillor G. Lucas

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

- 1.1 West Ridge is a large Victorian semi-detached house on the southwest side of Ashfield Park Road that has been converted to 2 flats. There is access off Ashfield Park Road. There is also access off an unsurfaced road that runs along the rear of the site. Erging, a bungalow, adjoins the site on its southeast side, and Laycombe is to the southwest. Ross Tennis Club is opposite. The site is located in established residential area.
- 1.2 This application proposes a single storey "L-shaped" extension that will project 17.7 metres from the rear of West Ridge, which will accommodate 2 flats. Each flat will accommodate a living area, kitchen, bathroom and 2 bedrooms. A communal parking area for 9 vehicles, 4 spaces are to be provided for the proposed flats with the remaining spaces for the existing flats, is also proposed along the boundary with Erding and Laycombe. The access onto the unsurfaced road at the rear of the site is to be closed.

## **2. Policies**

### **2.1 Planning Policy Statements**

PPS1	-	Delivering Sustainable Development
PPS3	-	Housing

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

Policy S2	-	Development Requirements
Policy S7	-	Natural and Historic Heritage
Policy DR1	-	Design
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H16	-	Car Parking
Policy T11	-	Parking Provision
Policy LA1	-	Areas of Outstanding Natural Beauty

### 2.3 South Herefordshire District Local Plan

- Policy GD1 - General Development Criteria
- Policy C5 - Development within Areas of Outstanding Natural Beauty
- Policy SH9 - Balance of Housing Types
- Policy SH14 - Siting and Design of Buildings
- Policy SH.15 - Criteria for New Housing Schemes

### 2.4 Hereford and Worcester County Structure Plan

- Policy H16 - Ross and Rural Sub-Area
- Policy H16A - Housing in Rural Areas Development Criteria
- Policy H18 - Residential development in rural settlements
- Policy CTC1 - Development within Areas of Outstanding Natural Beauty
- Policy CTC9 - Development criteria

## 3. Planning History

- |     |                 |                                       |   |                   |
|-----|-----------------|---------------------------------------|---|-------------------|
| 3.1 | DCSE2005/1663/O | Bungalow                              | - | Refused 19.07.05  |
|     | DCSE2006/2936/F | Conversion of maisonette into 2 flats | - | Refused 27.10.06  |
|     | DCSE2006/2939/O | Bungalow                              | - | Refused 27.10.06  |
|     | DCSE2006/3668/F | Conversion of maisonette into 2 flats |   | Approved 18.12.06 |

## 4. Consultation Summary

### Statutory Consultations

- 4.1 Welsh Water: Recommends conditions.

### Internal Council Advice

- 4.2 Traffic Manager: Has concerns with regards to parking and turning arrangements which appear to be unsatisfactory in particular parking space number 3 would be difficult to access and exit from, parking spaces should be a minimum 6metres in length and the turning head and manoeuvring area appear to be unsuitable to ensure that vehicles can enter and leave in a forward gear.

## 5. Representations

- 5.1 The applicant's agent has submitted a Design and Access Statement:

- a) This property is a substantial 3-storey dwelling that has been converted to flats
- b) The rear garden is no longer used as a family garden
- c) The proposed wing is aligned north to south with a short return element to the south. This will establish a courtyard feel
- d) The scale of the building is low key and will not intrude on the privacy or amenity of neighbours
- e) The extension will be constructed in matching materials

## 5.2 Objections have been received from:

DA Hemsley, Kinnersley, Archenfield Road, Ross-on-Wye  
AM Morgan, Erging, Ashfield Park Road, Ross-on-Wye  
DG Izon, Laycombe, Archenfield Road, Ross-on-Wye  
JCK Walters, Yaverland, Ashfield Park Road, Ross-on-Wye

- a) The flats will infringe on our privacy
- b) It will create a precedent for other similar proposals which would be out of character with the area
- c) This is not an area where anyone should pack in more houses

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 site is located in an established residential area as shown on Inset map Ross 1 in the Herefordshire Unitary Development Plan (Revised Deposit Draft). Within this area policy H1 states that residential development will be permitted.
- 6.2 This application has been submitted in response to the refusal of planning permission for a bungalow in the rear garden of West Ridge, when it was considered a bungalow here would be a cramped form of development. Also, it was considered the amenity of the occupants of the bungalow would be adversely affected by overlooking from West Ridge.
- 6.3 This application is for a single storey extension that will accommodate 2 flats. The proposed extension is of a scale and form so as to be visually subordinate to the size of the original building. The extension has been designed so as not to cause harm to the amenity of neighbour of with regard to privacy, there is a separation distance of some 21metres between the proposed rear wall of the extension and Kinnersley, and overshadowing. The extension will leave ample space for the rear garden to provide a communal space for the occupants of the flats.
- 6.4 Following receipt of the comments of the Traffic Manager the applicant has submitted amended plans. The further comments of the Traffic Manager are awaited. An update will be given at the Sub-Committee meeting.

## 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 B01 (Samples of external materials)**

**Reason: To ensure that the materials harmonise with the surroundings.**

**3 W01 (Foul/surface water drainage)**

**Reason: To protect the integrity of the public sewerage system.**

**4 W02 (No surface water to connect to public system)**

**Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.**

**5 W03 (No drainage run-off to public system)**

**Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.**

**6 G09 (Retention of trees/hedgerows)**

**Reason: To safeguard the amenity of the area.**

**7 H08 (Access closure)**

**Reason: To ensure the safe and free flow of traffic using the adjoining County highway.**

**8 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.**

**INFORMATIVES:**

**1 N19 - Avoidance of doubt**

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

**3 W01 - Welsh Water Connection to PSS**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.

