

11 DCCW2006/4011/F - SUB DIVISION OF EXISTING NURSING HOME TO THREE DWELLINGS AT 9-11 TOWER ROAD, HEREFORD, HR4 0LF**For: Ms. K. Apperley per Mr. D.R. Davies, Consulting & Architectural Engineer, 23 Charlton Rise, Ludlow, Shropshire, SY8 1ND****Date Received: 21st December, 2006 Ward: St. Nicholas Grid Ref: 49925, 39683**
Expiry Date: 15th February, 2007

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

1. Site Description and Proposal

- 1.1 Planning permission is sought to convert 9-11 Tower Road, Hereford into three self-contained residential properties.
- 1.2 The proposal in detail seeks to provide two semi-detached dwellings with a basement apartment. The proposed dwellings will have the potential to provide a total of eight bedrooms each on three floors whilst the basement apartment would have two bedrooms. Off road parking is proposed on either side of the property and would be served by an existing access and a proposed new access between the application property and 7 Tower Road.
- 1.3 The property was formerly used as a Nursing Home but is now vacant.

2. Policies**2.1 Government Guidance:**

PPS3 - Housing

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S3	-	Housing
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 H15	-	Density
Policy HBA4	-	Setting of Listed Building

3. Planning History

- 3.1 HC940504PF Proposed extension to rear to form staff utility room, office and store. Approved 11th January, 1995.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water: Raise no objection.

Internal Council Advice

4.2 Traffic Manager: No objection subject to cycle parking provision for the basement flat.

4.3 Conservation Manager: Will not adversely affect character and appearance of adjacent Conservation Area or setting of Listed Building.

5. Representations

5.1 Hereford City Council: No objection.

5.2 Three letters of objection have been received from David Howes, 5 Tower Road, Hereford; R.A. Davies, 7 Tower Road, Hereford and R. Jarvis, 15 Tower Road, Hereford. The main points raised are:

1. The application forms are at variance with the plans in that two 3 to 4 bedroom units are proposed whereas the plans identify a 5+ bedroom dwelling.
2. The sub-division of the premises would be detrimental to the amenity and privacy of neighbouring property and therefore impact negatively contrary to Policies H17 and H18 of the Hereford Local Plan.
3. The ability to divide each of the two dwellings into 8 bedrooms each suggest multiple occupation and not a family residence is proposed. This would be contrary to the character of the area.
4. The new access will be a danger to pedestrians.
5. The parking area will be too small to allow safe parking of more than four vehicles. This would mean further traffic problems on Tower Road.
6. There will be no amenity space for the occupants of the dwellings.
7. The removal of the ramp to the side of the dwelling and provision of a driveway will cause structural damage to the boundary wall which is up to 2 metres higher.
8. The parking area would be 2 metres above the adjoining garden and could be a safety issue.
9. Concerns over the demolition of the front wall to create the access and impact on adjoining property.

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 proposal seeks to convert the former Nursing Home into two large dwellings potentially containing eight bedrooms each and a 2-bed basement apartment.
- 6.2 The impact on the setting of the Conservation Area and Listed Building have been considered and having regard to the very limited external alterations proposed to the property and the prevailing residential character of the area, it is considered that there will be no impact in relation to these works. Members will note that the Conservation Manager has raised no objections.
- 6.3 Whilst limited information in relation to the internal layouts is provided, the property can easily be divided into two dwellings together with the basement apartment. The proposals could provide a total of eight bedrooms in the two large units but ultimately the internal arrangements are not material considerations in relation to this application.
- 6.4 In response to a number of concerns raised about the potential for multiple occupation of the premises, this would require separate planning permission and does not represent grounds for objecting to this specific proposal.
- 6.5 The character of the area is one of large dwellings and in this context this proposal is considered acceptable.
- 6.6 The neighbours' concerns regarding the driveway are noted and separate conditions requiring structural details of the construction of the new driveway are recommended. The proposal is considered to comply with the Herefordshire Unitary Development Plan (Revised Deposit Draft) and provides an appropriate re-use of an otherwise vacant property.

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. Prior to any works commencing on site full details including structural details of the proposed driveway and parking area shall be submitted for approval in writing of the local planning authority and the driveway constructed in accordance with the approved details.**

Reason: To ensure the driveway is constructed without detriment to the adjoining property.

- 3. H29 (Secure cycle parking provision).**

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

Informatives:

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

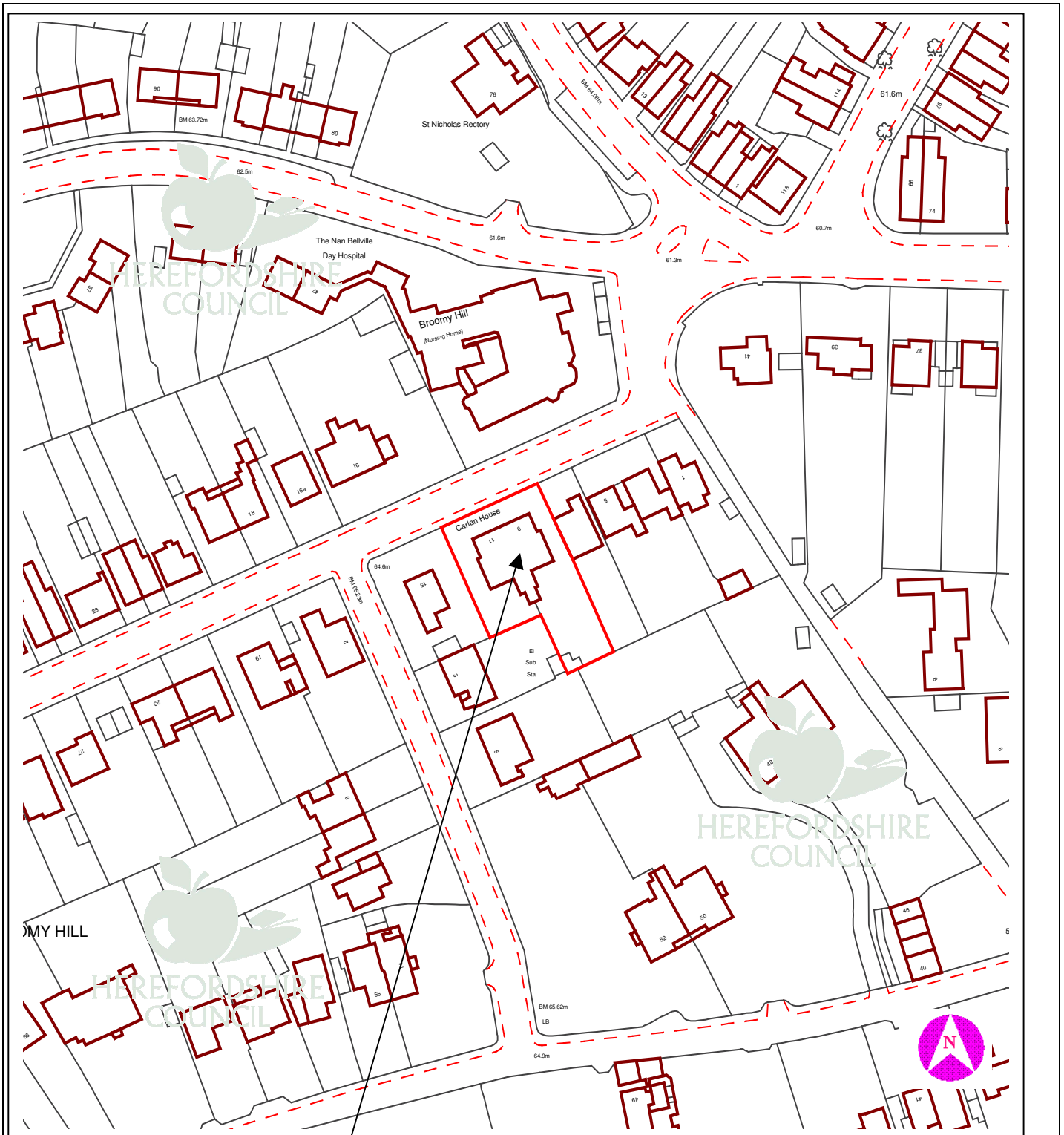
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/40/1/F

SCALE : 1 : 1250

SITE ADDRESS : 9-11 Tower Road, Hereford, HR4 0LF

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