

13 DCCW2007/0042/O - PROPOSED BUILDING PLOT AT 4 WINDSOR STREET, HEREFORD, HR4 0HW**For: Ms. M.E. Campbell, York Villa, 2 Windsor Street, Hereford**

Date Received: 8th January, 2007 **Ward: St. Nicholas** **Grid Ref: 49710, 40296**
Expiry Date: 5th March, 2007

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

1. Site Description and Proposal

- 1.1 This site is located between Nos. 2 and 6 Windsor Street, Whitecross, Hereford.
- 1.2 The proposal, in outline form, is to develop the site with one dwelling. The plot of land has a frontage of 5.5 metres and a depth of 35 metres. It presently forms the parking area and part of the garden serving No. 2 Windsor Street.

2. Policies**2.1 Government Guidance:**

PPS3 - Housing

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

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

3. Planning History

- 3.1 No recent planning history.

4. Consultation SummaryStatutory Consultations

- 4.1 Welsh Water: No objections subject to conditions for separate drainage of foul and surface water.

Internal Council Advice

- 4.2 Traffic Manager: I am concerned that the site area provides off street car parking for No. 2 Windsor Street and this will be lost as a result of the proposal.

Off road parking for the proposed house is stated as being one space, but it is unlikely this could be provided square to the road in front of the property if it is to be located as shown. Further details required.

5. Representations

- 5.1 Hereford City Council: Comments awaited.
- 5.2 Three letters of objection have been received from B. James, 15 Holmer Street, Whitecross, Hereford; H. Bateman, 15 Windsor Street, Whitecross, Hereford and R. Gillingan, 6 Windsor Street, Whitecross, Hereford. The main points raised are:
1. It will restrict early morning sun into 15 Holmer Street.
 2. Emergency exits are located at the rear of 11 and 13 Holmer Street requiring access to the public.
 3. There are sufficient houses in the street and parking is already an issue which has been increased with the Cotterell Arms Public House being given permission for a skittle alley.
 4. The site is presently used to park two cars for No. 2 Windsor Street, they will have to park on the street causing further traffic problems.

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 This proposal seeks to agree the principle of a building plot between Nos. 2-6 Windsor Street, Whitecross, Hereford.
- 6.2 The proposed plot size is similar to others in Windsor Street and adjoining streets and the area is identified in the Herefordshire Unitary Development Plan (Revised Deposit Draft) as an established residential area where appropriate infill proposals are broadly acceptable in principle.
- 6.3 The concerns of the Traffic Manager and local residents are noted, however a condition requiring one parking space for the new dwelling is proposed. Whilst the loss of off-street parking for the existing dwelling is acknowledged this has to be balanced against Government advice seeking to limit parking provision. It should also be noted that the roadside parking is not restricted in this street and the lack of off-street parking is a common feature of dwellings in this locality. Ultimately it is not considered that the associated uplift in on-street parking represents a sustainable ground for refusing this application.
- 6.4 Finally, the impact on residential amenity is not considered to be an issue in view of the relative size of the plot which compares favourably to existing properties in the locality. Clearly attention will need to be given to the design and appearance of the dwelling at the reserved matters stage in order to minimise the impact on neighbouring property but in light of the above, this outline application is recommended for approval.

RECOMMENDATION

That outline planning permission be granted subject to the following conditions:

1. **A02 (Time limit for submission of reserved matters (outline permission)).**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 2. A03 (Time limit for commencement (outline permission)).**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 3. A04 (Approval of reserved matters).**

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

- 4. A05 (Plans and particulars of reserved matters).**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 5. H10 (Parking - single house).**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 6. F22 (No surface water to public sewer).**

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

Informatives:

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

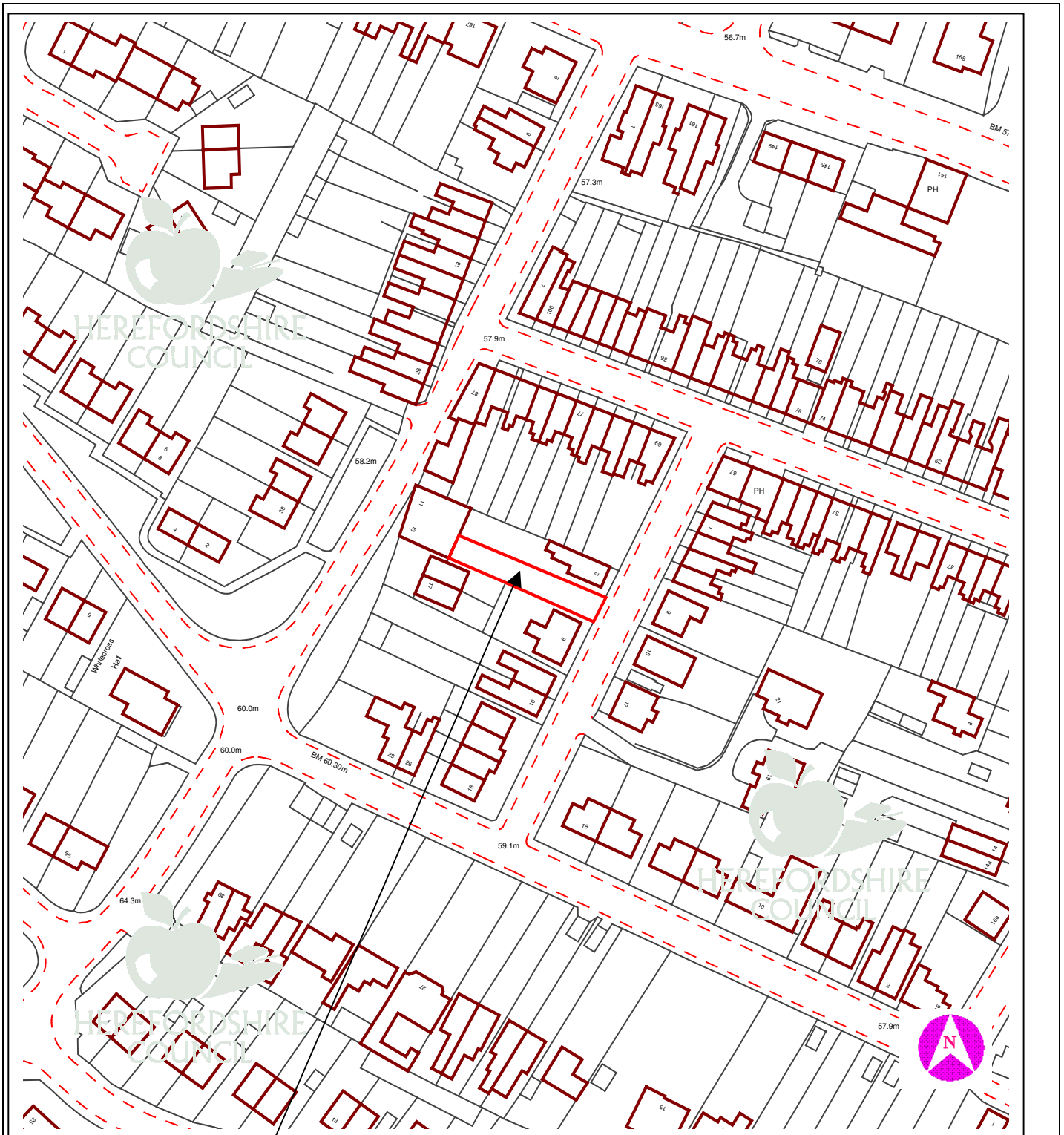
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/0042/O

SCALE : 1 : 1250

SITE ADDRESS : 4 Windsor Street, Hereford, HR4 0HW

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