

**19 DCCE2007/0619/F - CHANGE OF USE OF 1 NO. HOUSE TO 2 NO. FLATS AND SINGLE STOREY REAR EXTENSION 24 HOLME LACY ROAD, HEREFORD, HR2 6BY****For: Mr. S. Ross, 24 Holme Lacy Road, Hereford, HR2 6BY****Date Received: 27th February, 2007      Ward: St. Martins & Hinton      Grid Ref: 50836, 38570****Expiry Date: 24th April, 2007**

Local Members: Councillors Mrs. W.U. Attfield, A.C.R Chappell and R. Preece

**1. Site Description and Proposal**

- 1.1 No. 24 Holme Lacy Road is a two-storey, three-bedroom semi-detached dwelling situated in the Established Residential Area in Hereford.
- 1.2 This application seeks planning permission for the construction of a single-storey extension to the rear and the conversion of the dwelling into 2 no. one-bedroom flats. Off-street parking would be provided to the forecourt area of the property.

**2. Policies**

- 2.1 Herefordshire Unitary Development Plan 2007:

DR1	-	Design
H16	-	Car parking
H17	-	Sub-division of existing housing
H18	-	Alterations and extensions

**3. Planning History**

- 3.1 None identified.

**4. Consultation Summary**Statutory Consultations

- 4.1 Welsh Water: No objection subject to the imposing of standard sewerage conditions.

Internal Council Advice

- 4.2 Traffic Manager: No objections.

**5. Representations**

- 5.1 Hereford City Council: Recommend refusal as it is an inappropriate change of use that would be out of keeping with the area.

5.2 Five letters have been received from Mr. & Mrs. Lewis of 21 Broadleys Crescent, Mr. Hancock and Miss Regan of 22 Holme Lacy Road, Mr. Eckersall of 28 Holme Lacy Road, Mr. Oldham of 26 Holme Lacy Road and Mr. Wyatt of 20 Holme Lacy Road. The comments are summarised as follows:

- Flat accommodation is inappropriate to the character of the area;
- Highway safety issues generated by the proposed development;
- Increase noise level.

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

## **6. Officers Appraisal**

6.1 The key considerations in the determination of this application are the principle of development, the standard of accommodation, the impact upon the character and amenities of the residential area and the adequacy of parking to serve the new occupiers.

6.2 Policy H17 of the Herefordshire Unitary Development Plan 2007 acknowledges the useful contribution that the conversion of dwelling into small self-contained units can make to the supply of dwellings in the city and as such the proposal is considered broadly acceptable in principle, subject to satisfying detailed criteria.

6.3 Each of the proposed units will compromise a bedroom, dining room, toilet/bathroom and kitchen. It is considered that the standard of accommodation for each unit is acceptable. With regard to the external alterations, the proposed single-storey extension is modest in scale and will be in keeping with the character of the main dwelling.

6.4 In relation to residential amenity, it is noted that the adjoining property at No. 26 has been extended with a single storey flat roof rear extension. This proposed extension would project out in line with the neighbour's extension and as such it would not have an adverse impact on their amenity. The neighbouring property, No. 24 to the west is within close proximity and has a kitchen window in the rear elevation. It is acknowledged that this proposal would affect the extent of light reaching the window, however it is considered that the impact would be minimal and would not be sufficient to warrant refusal.

6.5 Turning further to the parking arrangement on site, it is noted the entire forecourt area has been converted into a parking area. The Traffic Manager raises no objection to this proposal and a condition will be attached to ensure that this area is retained to serve the new occupiers.

6.6 The concerns expressed by Hereford City Council and the representations made by local residents are acknowledged but having regard to the format of the accommodation proposed, the limited impact on residential amenity and the availability of on site car parking, it is considered that the proposal is acceptable and complies with the planning policies.

**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 B03 (Matching external materials (general)).

Reason: To ensure the satisfactory appearance of the development.

- 3 H10 (Parking - single house).

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

**Informatives:**

- 1 N03 - Adjoining property rights.
- 2 N15 - Reason(s) for the Grant of PP/LBC/CAC.
- 3 N19 - Avoidance of doubt.

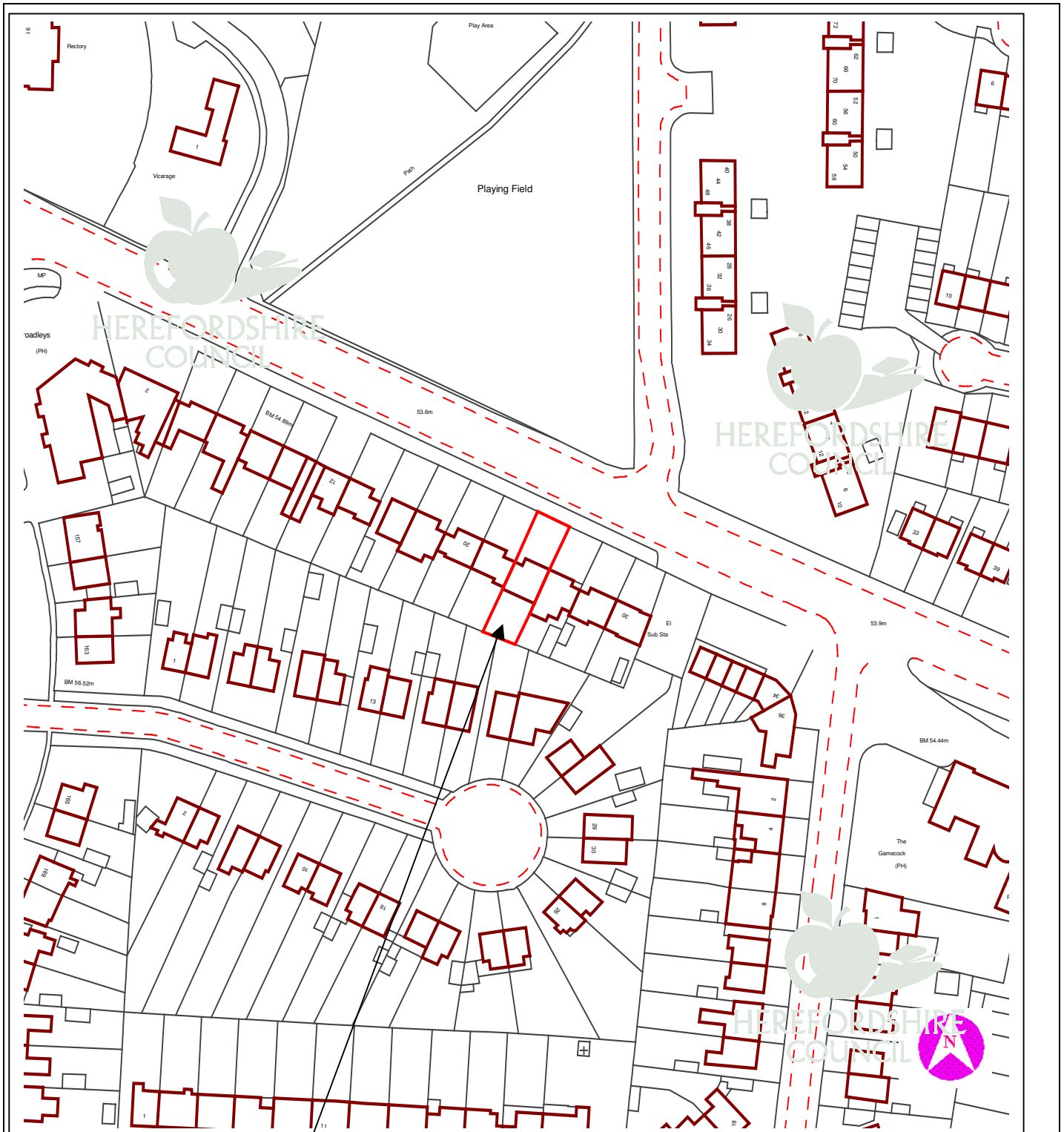
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2007/0619/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 24 Holme Lacy Road, Hereford, Herefordshire, HR2 6BY

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