

**8 DCCE2007/0609/F - PROPOSED BUNGALOW. LAND BETWEEN ST JAMES'S ROAD AND HAROLD STREET, HEREFORD, HEREFORDSHIRE, HR1 2QU****For: Mrs. T. Thomas, per Mr. N. La Barre, Easters Court, Leominster, Herefordshire, HR6 0DE****Date Received: 27th February, 2007      Ward: Tupsley      Grid Ref: 51607, 39462****Expiry Date: 24th April, 2007**

Local Member: Councillors M.D. Lloyd-Hayes, A.P. Taylor and W.J. Walling

**1. Site Description and Proposal**

- 1.1 The site is located to the rear of the Volunteer Public House north of Harold Street and immediately south of Nos. 15 and 17 St James' Road. Fourteen single storey concrete lock-up garages occupy the northern and southern boundaries of the site, each of them has a mono-pitched corrugated sheeted roof. The garage walls form the boundaries of the site to the north and south, the western boundary is enclosed by a 1.5 metre high brick wall with fence panels above and the eastern boundary by a solid fence constructed from corrugated sheeting. A single vehicle width access serves the existing garages off Harold Street which runs alongside the public house and its associated beer garden.
- 1.2 Planning permission is sought for the demolition of all the existing garages and construction of a detached three bedroom bungalow with ground floor accommodation only and associated parking, turning area and private garden. The application has been referred to Committee for consideration at the request of the Ward Councillor.

**2. Policies****2.1 Herefordshire Unitary Development Plan 2007:**

S1	-	Sustainable development
S2	-	Development requirements
S6	-	Transport
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
H13	-	Sustainable residential design
H14	-	Re-using previously developed land and buildings
H16	-	Car parking
T8	-	Road hierarchy
T12	-	Existing parking areas

**3. Planning History**

- 3.1 None.

#### **4. Consultation Summary**

##### Statutory Consultations

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

##### Internal Council Advice

- 4.2 Traffic Manager: Whilst the loss of off street parking may be undesirable from an amenity point of view, I do not consider that it provides grounds for refusal on highway safety grounds. The loss of the garages whether as parking or indeed storage will reduce the level of traffic along Harold Street and those streets leading to it and therefore could be argued to be beneficial in terms of highway safety. I therefore recommend approval subject to conditions.

#### **5. Representations**

- 5.1 Hereford City Council: Recommends a site visit be undertaken to determine the suitability of the development.
- 5.2 One letter and two e-mailed comments have been received from Jenny Morgan of 29 Harold Street, Mrs. Joynt of 19 St James' Road and Dr. Arnold of 19 Harold Street the main points raised are:
1. Whilst there is no objection to the principle of the development, the existing boundary wall should be retained to ensure privacy and security for surrounding properties.
  2. Adjoining properties rights of way should be retained across the application site.
- 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 site lies within an Established Residential Area as identified in the Herefordshire Unitary Development Plan 2007 and is not protected or allocated for any particular use such as a private car park. As such the principle of residential development is acceptable.
- 6.2 The site is overlooked by the rear elevations of properties fronting St James' Road and therefore only a single storey property is likely to be acceptable. The site is large enough to accommodate the proposed dwelling and the design and siting ensures that there will be no loss of amenity through overlooking or loss of light for neighbouring properties. Adequate parking and garden is proposed to serve the size of the property and the general design is considered acceptable. As such the scale, design and siting of the bungalow and its impact on neighbouring properties is acceptable.
- 6.3 The existing access already serves the garages and whilst visibility is sub-standard, the Traffic Manager confirms that it is adequate to serve the development proposed particularly in view of the existing use of the site. The applicant advises that few of the existing garages are used for parking of vehicles, the majority being used for general storage. The applicant advises that the majority of the garages are used by residents

living some distance away and none are let to occupants of properties within Harold Street or St James' Road. Notwithstanding the current usage, the garages could be used to provide off street parking. It is not, however, considered that the loss of the garages will create an increased danger to highway or pedestrian safety as is confirmed by the Traffic Manager. Furthermore, the principle of redeveloping existing private car parks in Hereford is also supported and even encouraged by Policy T12 of the Herefordshire Unitary Development Plan and consent is not ultimately required for the demolition of the garages.

- 6.4 The critical issue is whether the re-development is beneficial as required by policy T12. The existing garages do detract from the visual amenity of the area and the proposal will result in an enhancement. This is evidenced by the fact there are no objections to the development and indeed, immediate neighbours support the proposals subject to safeguards over boundary treatment. On balance, the proposal is therefore considered to be beneficial and in accordance with the relevant Development Plan policies.

## **RECOMMENDATION**

**That planning permission be approved for the following reasons:**

- 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. 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.**

- 4. E05 (Restriction on hours of use (industrial)).**

**Reason: In order to protect the amenity of occupiers of nearby properties.**

- 5. G01 (Details of boundary treatments).**

**Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.**

- 6. W01 (Foul/surface water drainage).**

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

- 7. 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.**

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

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

**Informatives:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2007/0609/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land between St James's Road and Harold Street, Hereford, Herefordshire, HR1 2QU

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