

14 DCCW2007/0960/F - 4 NO. TWO BEDROOM SEMI DETACHED STARTER HOMES WITH PARKING. DEMOLISH EXISTING GARAGING AT GARAGE SITE TO REAR OF 48-50 HIGHMORE STREET, WESTFIELDS, HEREFORD, HEREFORDSHIRE, HR4 9PQ

For: Mr. R. Davies per Mr. P.T. Gill, 13 Vaughan Street, Hereford, HR1 2HD

Date Received: 23rd March, 2007 Ward: Three Elms Grid Ref: 49648, 41701

Expiry Date: 18th May, 2007

Local Members: Councillors P.A. Andrews; S.P.A. Daniels and A.M. Toon

1. Site Description and Proposal

- 1.1 The application site is comprised of a block of 12 single storey garages and workshop buildings with associated hard standing which in total extends to approximately 0.08 hectares. It is situated on the western side of Highmore Street within an established residential area of the City of Hereford known as Westfields.
- 1.2 The application seeks permission to construct four dwellings, each comprising two bedrooms and bathroom above a kitchen and reception rooms on the ground floor. Private amenity space as well as off-road parking will serve each of the dwellings.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S8	-	Recreation, Sport and Tourism
Policy S10	-	Waste
Policy S11	-	Community Facilities and Services
Policy DR1	-	Design
Policy DR4	-	Environment
Policy H13	-	Sustainable Residential Design
Policy H15	-	Density
Policy T11	-	Parking Provision
Policy CF1	-	Utility Services and Infrastructure
Policy CF2	-	Foul Drainage

3. Planning History

- 3.1 None.

4. Consultation Summary

Statutory Consultations

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

Internal Council Advice

- 4.2 Traffic Manager: Although the access has substandard visibility due to footway width (and parking) in view of the current permitted use as garages and workshop, there is not likely to be any greater amount of traffic from the proposed development than for the extant use. If approved, I would suggest two spaces are allocated to each unit and the access is surfaced full width at one level to allow vehicles to pass.

5. Representations

- 5.1 Hereford City Council: Request that this application be determined strictly in accordance with the approved Development Plan applicable to the area of the Parish of the City of Hereford. The City Council has no objection to this application for planning permission.

- 5.2 Seven letters of objection have been received from Mrs. Badham, 50 Highmore Street; Mr. Badham, 54 Highmore Street; Mr. Morris, 15 Westfield Street; Mr. Edwards, 48 Highmore Street; Mr. Roche, 52 Highmore Street; Mr. Moody, 17 Westfield Street; Mr Griffiths, 44 Highmore Street; which are summarised as follows:

- Low water pressure.
- Insufficient sewerage provision.
- Inadequate access.
- Increased traffic.
- On street parking is at capacity.
- Two access on opposite side of the highway.
- Pedestrians may be at risk using the pavement.
- Damage to adjoining properties due to narrow access width.
- Potential overlooking and loss of privacy.
- External lighting may harm amenity.
- Will the new dwellings be energy efficient.
- Cheap starter-homes out of character with other dwellings in the locality.
- Existing property prices will be devalued.
- Removal of garages will leave adjoining boundaries becoming insecure.

- 5.3 In addition a petition signed by 69 residents of Highmore Street has been received, which is summarised as: With low water pressure and inadequate sewerage already characterising the area, and the very poor access from a street which is already often congested by parked vehicles, has two access points almost opposite and a narrow pavement we strongly object to the application.

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 Having regard for the relevant policies, the primary issues in determining this application are considered to be:
- The Principle of Development
 - Design and layout
 - Residential amenity
 - Water and Sewerage
 - Access and Highways Issues

Principle of Development

- 6.2 The application lies within the settlement boundary for the City of Hereford and the Herefordshire Unitary Development Plan 2007 recognises that there is scope for appropriate residential development within this area providing that the character and appearance of the wider locality is not adversely affected by the proposed development. Therefore the proposal to erect 4 new dwellings is acceptable in principle, subject to other material considerations being satisfactorily resolved.

Design and Layout of the Development

- 6.3 The pattern of residential development along the eastern side of Highmore Street is generally characterised by semi-detached and detached dwellings arranged in a linear formation, properties front onto the adjoining highway, with large private gardens laying to the rear. However this general pattern is not replicated in the more immediate vicinity of the application site. To the north and south of the application site a total of 6 bungalows have been built to the rear of existing dwellings
- 6.4 The proposed development will comprise two, two storey buildings each forming a pair of semi-detached dwellings, which will be orientated north-south onto a central courtyard with private amenity space to the rear.
- 6.5 Having regard to the size and shape of the application site, the design, bulk and massing of the proposed development is considered to be acceptable, whilst the siting and orientation takes appropriate account of the position and orientation of the adjoining properties, and is reflective of the backland development that has taken place in the vicinity
- 6.6 Overall the design and layout is considered acceptable, as proposed development would not appear out of character with the mixed urban grain of wider locality.

Residential Amenity

- 6.7 A number of existing dwellings have gardens that back onto or abut the boundaries of the application site, and it is acknowledged that the proposed development will inevitably altered their setting and outlook. However it is not considered that the proposal will result in an unacceptable level of overlooking or overbearing impact.
- 6.8 The separation distances between existing and proposed dwellings is considered to be acceptable with the closest distance between the proposed properties and the nearest dwelling being 30 metres. This separation distance is greater than that experienced by the bungalows to the north and south of the application site with their closest neighbours.

- 6.9 With regard to the concerns raised in the letters of representation about overlooking and loss of privacy, the orientation of the proposed dwellings means that their flank walls will face the adjoining properties in both Highmore Street and Westfield Street, and these flank elevations only contain a small window serving the stairwell at first floor level.
- 6.10 However, as there is a potential issue of overlooking arising from these windows, it is considered expedient to condition the use of obscured glass. It is also considered expedient to remove the permitted development rights to insert windows in this elevation to ensure the continued satisfactory relationship between the proposed dwellings and their neighbours.
- 6.11 With regard to the concerns raised about potentially insecure boundaries, appropriate conditions are recommended requiring the prior approval of boundary treatments
- 6.12 Overall the proposed development is not considered to give rise to any harm to the visual or residential amenity of the wider locality, however in order to protect the amenity of the area during the construction phase, standard conditions are recommended to control the hours of operation during the demolition and construction phases.

Water and sewerage

- 6.13 Whilst the concerns raised in the letters of representation are noted about the perceived lack of water pressure and limited capacity of the sewerage system are noted, Welsh Water have raised no objection to the proposed development, subject to the impositions of standard drainage conditions
- 6.14 In the absence of any objection from the Welsh Water, it is not considered that the concerns raised in the letters of representation can be substantiated as grounds for refusal.

Access and Highways

- 6.15 The property is served by an existing vehicular access, which traverses a short section of private driveway, prior to entering onto the public highway known as Highmore Street. The proposed dwellings will continue to be served by this access, with a total of 6 parking spaces being provided within the curtilage of the application site.
- 6.16 In principle the Traffic Manager has no objection to the access and parking arrangements, having consideration for the existing use of the property, but comments that two parking spaces should be allocated per dwelling, as well as stating that the access should be level surfaced throughout to allow for vehicles to pass is required. These comments are considered reasonable and the appropriate conditions are recommended.
- 6.17 Whilst the concerns of the neighbours whose properties immediately abut the private driveway are noted, the potential for damage to their boundaries arising from vehicle movement already exists and may be exacerbated if the commercial use of the property were to recommence.

6.18 In the absence of any objection from the Traffic Manager, it is not considered that the concerns raised in the letters of representation can be substantiated as grounds for refusal on highway safety grounds.

Conclusion

6.19 Overall the proposal complies with the relevant policies in the Local Plan, and as such, approval is recommended.

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. **A07 (Development in accordance with approved plans).**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. **B01 (Samples of external materials).**

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

4. **E17 (No windows in side elevation of extension).**

Reason: In order to protect the residential amenity of adjacent properties.

5. **E19 (Obscure glazing to windows).**

Reason: In order to protect the residential amenity of adjacent properties.

6. **G01 (Details of boundary treatments).**

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

7. **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.

8. **H05 (Access gates).**

Reason: In the interests of highway safety.

9. **F17 (Scheme of foul drainage disposal).**

Reason: In order to ensure that satisfactory drainage arrangements are provided.

10. During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken or despatched from the site outside the following times: Monday - Friday 7.00 am - 6.00 pm, Saturday 8.00 am - 1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason: To safeguard residential amenity.

Informatives:

1. N01 - Access for all.
2. N03 - Adjoining property rights.
3. N14 - Party Wall Act 1996.
4. HN05 - Works within the highway.
5. All machinery and plant shall be operated and maintained in accordance with BS5228: 1997 'Noise Control of Construction and Open Sites'.
6. N19 – Avoidance of doubt.
7. N15 - Reason(s) for the Grant of PP/LBC/CAC

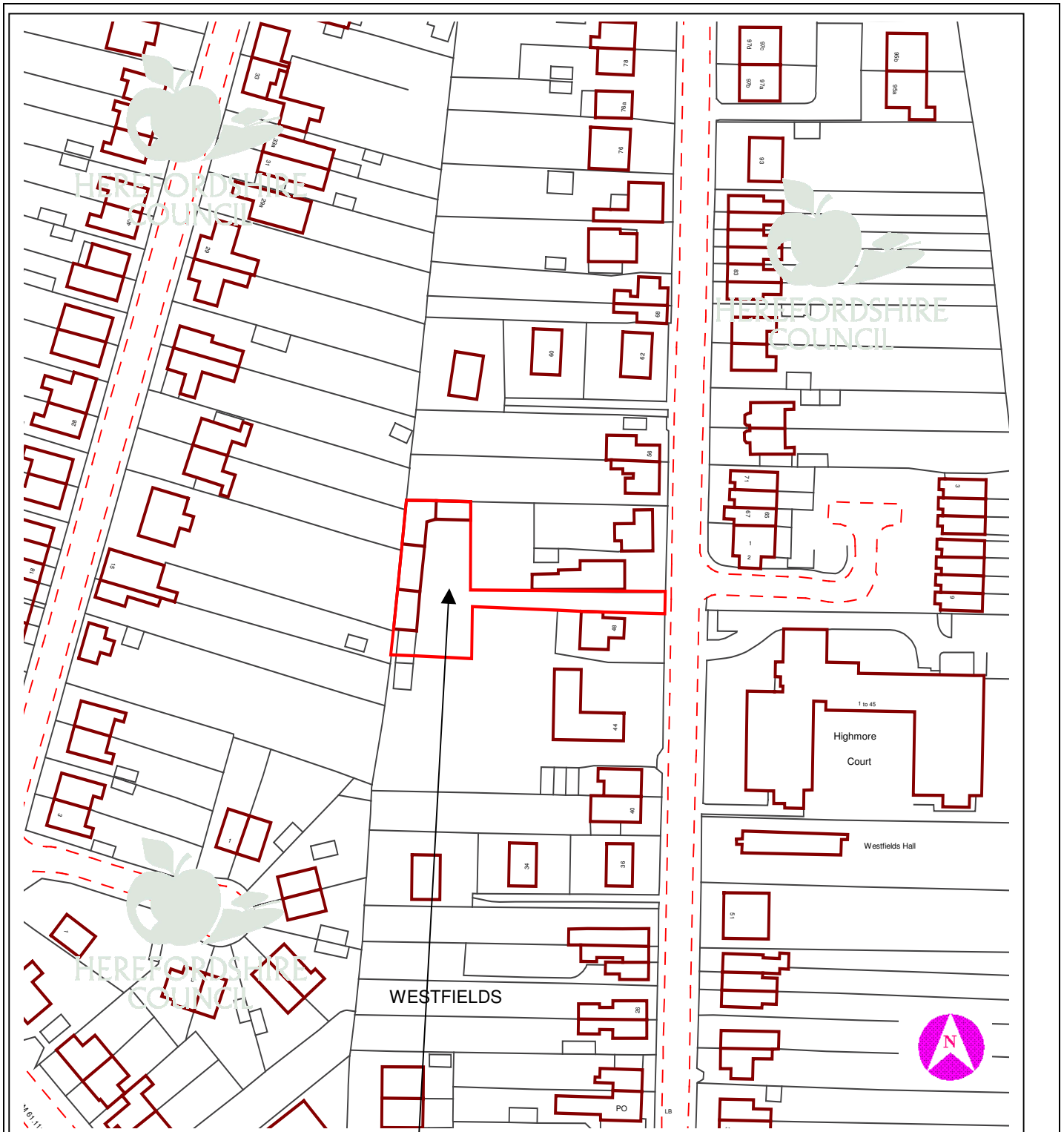
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/0960/F

SCALE : 1 : 1250

SITE ADDRESS : Garage site to rear of 48-50 Highmore Street, Westfields, Hereford, Herefordshire, HR4 9PQ

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