

10 DCCE2007/1060/F - CONVERSION OF EXISTING BUILDING TO FORM DWELLING HOUSE. STABLEBLOCK ADJACENT TO SILVERDALE, 8 BODENHAM ROAD, HEREFORD, HR1 2TS**For: Mr. & Mrs. B. Garbutt, Mundy Construction Services, 5 Upper Court, Luston, Leominster, Herefordshire, HR6 OAP****Date Received: 3rd April, 2007****Ward: Aylestone****Grid Ref: 52033, 40319****Expiry Date: 29th May, 2007**

Local Members: Councillors NL Vaughan and DB Wilcox

1. Site Description and Proposal

- 1.1 The site is located on the south western side of Bodenham Road, approximately 50 metres south east of the junction with Southbank Road in Hereford. A single storey red brick building under a mono-pitched pantile roof presently occupies a central position within the site which is used as garaging and general storage in association with the applicant's property. Immediately to the north east adjacent to the road is an electricity sub-station and immediately south west in front of the building is a tarmac area used for the parking and turning of vehicles. The existing dwellings to the south west of the site are Grade II Listed. Ground levels rise relatively steeply from the north east with the road level being approximately 2 metres higher than the ground floor level of the building.
- 1.2 Planning permission is sought for the conversion and extension of the existing building to create a two bedroom dwelling. The footprint is to remain as existing but the pitch of the roof is to be changed to a steeper pitch resulting in an increase in height at the highest point of the roof by 750 millimetres. Also proposed is the introduction of two dormer windows within the roof. This development will provide an integral garage, dining area, kitchen, living room on ground floor and two bedrooms and bathroom at first floor along with a small paved area for amenity purposes.

2. Policies

Herefordshire Unitary Development Plan 2007:

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
DR1	-	Design
DR3	-	Movement
H13	-	Sustainable residential design
H14	-	Re-using previously developed land and buildings
H16	-	Car parking
HBA4	-	Setting of listed buildings
HBA5	-	Designation of conservation areas

3. Planning History

- 3.1 HC940173PF/E – Residential conversion of stables into 3 bed dwelling, Planning Permission refused 23rd June, 1994.
- 3.2 HC940174LE/E – Demolition and re-building of front wall, raising roof using existing materials, Conservation Area Consent refused 23rd June, 1994.

4. Consultation Summary

Statutory Consultations

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

Internal Council Advice

- 4.2 Traffic Manager: Adequate off street parking exists for the applicant's existing property along with the proposed dwelling. Therefore no objections subject to conditions.
- 4.3 Conservation Manager: The building appears to have originally been a stable block associated with No. 26 Southbank Road although constructed at a later date. It has substantial modern alterations and retains little of the historic fabric apart from the external walls. We believe the proposal will enhance the building and setting of Listed Building and will create a stable feel thereby improving the appearance of the group of buildings. We therefore recommend approval of the application.

5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 One letter of objection has been received from Mr. Philip Burford of Hook Mason on behalf of Mrs. G. Wilson of 30 Southbank Road the main points raised are:
1. The proposal would lead to an undesirable and cramped form of development with inadequate amenity space for a two bedroom unit.
 2. There is inadequate space for the parking of two cars along with the turning to enable a car to enter and leave the site in forward gear.
 3. Part of the proposed turning area is outside the applicant's ownership.
 4. The applicant's have not been served with the appropriate notice as the access road serving the development is not owned by the applicant's.
 5. If planning permission is granted, the construction process and associated traffic will be a very difficult problem.
 - 6 Any increase in height of the wall would cause shadow in the late evening for the neighbouring property's garden.
- 5.3 The full text of this letter can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The site falls within an Established Residential Area and is also designated as a Conservation Area. As such the principle of a new residential use whether by conversion of an existing building or new build development is acceptable in principle.

- 6.2 Whilst the building is of limited historic and architectural merit, it is considered to be worthy of retention. The proposed works to create a steeper roof pitch and the introduction of dormer windows assist in creating a stable like appearance in line with the historic use of the building and are supported by the Conservation Manager. Elsewhere, the alterations are relatively minor and principally amount to internal alterations and replacing one garage door with glazed patio doors. Overall, the alterations to the building are considered acceptable.
- 6.3 The proposals will create a two bedroom property. The Traffic Manager confirms adequate parking can be provided along with vehicle manoeuvring and turning area. In terms of amenity space, this is limited to an outside patio area screened from the neighbouring property by a 2.4 metre high wall. Although small, it is considered adequate and will provide a worthwhile and private outdoor area.
- 6.4 Planning Permission and Conservation Area Consent were refused in 1994 for the alteration of the building the subject of this application to create a three bedroom dwelling. However, the refused development was effectively for the part demolition of the existing building and construction of a full first floor tantamount to an entirely new building unlike this application, which is principally a conversion of the existing building.
- 6.5 The introduction of residential use will inevitably have some additional impact on the immediate neighbour but it is not considered there will be any harmful impact on their amenity. There is some dispute between the applicants and the objector with regards to land ownership. This ordinarily is a civil matter but may in this instance effect the land available for turning and manoeuvring of vehicles and therefore is a material planning consideration. Subject to this matter being resolved, the proposals are considered acceptable and will enhance the character and appearance of the Conservation Area whilst providing a modest two bedroom property in a sustainable location.

RECOMMENDATION

Subject to clarification regarding the ownership of part of the application site, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. **E16 (Removal of permitted development rights).**

Reason: To enable the local planning authority to give further consideration to the acceptability of any extensions or alterations in the interests of visual and residential amenity.

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

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

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

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

- 6. **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.

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

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

- 8. **E09 (No conversion of garage to habitable accommodation).**

Reason: To ensure adequate off street parking arrangements remain available at all times.

Informatives:

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

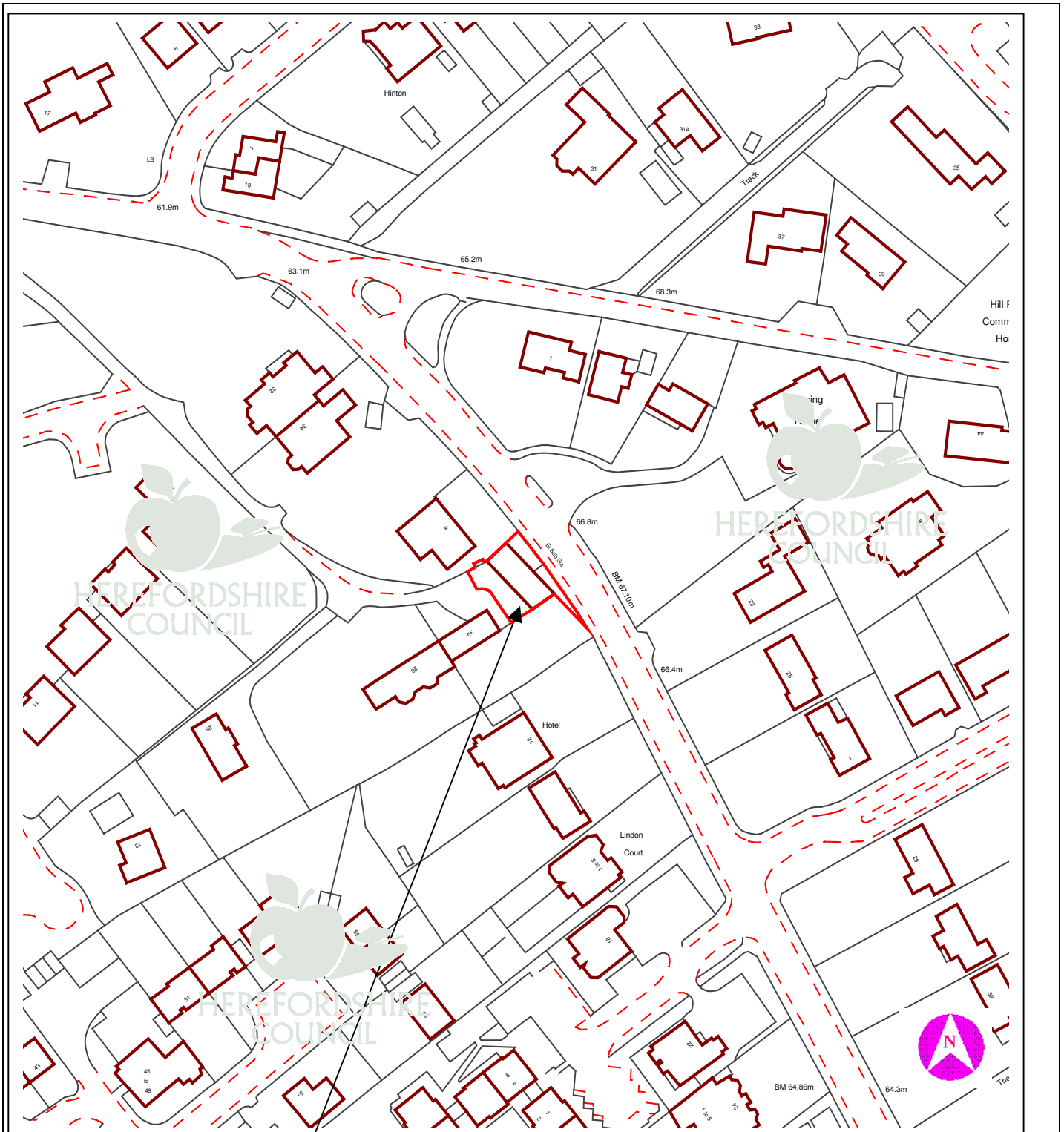
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2007/1060/F

SCALE : 1 : 1250

SITE ADDRESS : Stableblock adjacent to Silverdale, 8 Bodenham Road, Hereford, HR1 2TS

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