

5 DCSE2007/1257/F - ERECT TERRACE OF 4 DWELLINGS WITH PRIVATE DRIVE AND PARKING AREA AT THE OLD BAKERY, ARCHENFIELD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5AZ.

For: Aden Developments Ltd per Axys Design, 30 Grove Road, Hereford, HR1 2QP.

Date Received: 25th April, 2007 Ward: Ross-on-Wye West Grid Ref: 59564, 23453
Expiry Date: 20th June, 2007

Local Members Councillors C.M. Bartrum and G. Lucas

1. Site Description and Proposal

- 1.1 The site is just under a hectare in size and lies in an established residential area on the southern side of Archenfield Road in Ross on Wye. It was until recently occupied by a single storey industrial building used as a bakery. The site has an existing access through a gap between Yew Tree Cottage and Archenfield Cottage from Archenfield Road and rises before levelling off after approximately 25m. The curtilages of properties situated on Archenfield Road form the western and eastern boundaries and Archenfield Court, a sheltered housing development lies to the south.
- 1.2 The proposal involves constructing a terrace of four houses (2 x 2 bedrooms and 2 x 3 bedrooms) set back 36m from Archenfield Road. The existing access would be improved to provide a shared drive serving six parking spaces. The houses would be constructed in brick with a fibre cement slate roof and are designed to reflect the vernacular detailing and scale of adjoining cottages. Each dwelling has a 17m long rear garden.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

Policy S3	-	Housing
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H16	-	Car Parking

3. Planning History

- | | | | |
|-----|---------------|---|------------------------|
| 3.1 | SE2005/4175/F | Demolition of existing building and erection of new residential, single storey, building for use for 3 flats. | Withdrawn
15.2.2006 |
| | SE2006/1334/F | Demolition of existing building and erection of 3 single storey dwellings for use as flats. | Approved
21.6.2006 |

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objection subject to conditions to ensure no detriment to existing residents or the environment.

Internal Council Advice

- 4.2 The Traffic Manager has no objection subject to conditions controlling the construction of the access and parking areas.

5. Representations

- 5.1 The Design and Access Statement submitted by the applicant makes the following key points:

1. The application site comprises a single storey industrial unit in the process of being demolished. It lies in an established residential area characterised by a wide variety of housing styles and ages. The site already has planning permission for three single storey dwellings.
2. Since planning permission was granted, the applicant has bought the site and adjacent Yew Tree Cottage. The application site has been extended to include part of the garden of the cottage and the additional land provides an opportunity to improve on the previously approved scheme.
3. The orientation of the houses has been turned 90 from the approved scheme so that the front elevation addresses the street and provides a visual stop to what in effect will be a cul-de-sac. The front wall is in the same position as the previous scheme but only extends back the depth of the building leaving good sized gardens. Preapplication comments made by officers regarding parking and the height of the building have been taken on board. Parking is provided at a ratio of 1.5 spaces per dwelling.
4. The design of the dwellings is of a cottage scale with vernacular detailing and gable widths similar to Yew Tree Cottage and Archenfield Cottage. The overall height has been kept to a minimum by placing some first floor rooms partly in the roof space. The impact on neighbours gardens to the west and east will be less than the previous scheme.
5. The visual impact of the present tarmac access will be softened by reducing the width of the private drive to 3.5m and providing ground cover planting along either side. Parking bays will be formed on the approach and at the head of the drive, in addition to the provision of secure cycle parking.
6. Foul drainage will be to the existing foul sewer and storm water will be taken to soakaways. Access for the disabled within the site will comply with Building Regulations.

- 5.2 Ross on Wye Town Council have no objections.

- 5.3 Two letters of objection have been received from:-

B. and C. Champness, Polhawn, Archenfield Road, Ross on Wye, HR9 5BA
C. Uttling, The Hawthorns, Archenfield Road, Ross on Wye, HR9 5AX

The following points are raised:

- The construction of two storey houses, instead of single storey dwellings as originally proposed, will impinge on the privacy of existing dwellings as they will be overlooked at the rear.
- Six parking spaces is insufficient and will lead to more parking on Archenfield Road which is already congested.
- The application will increase traffic generation in comparison with the three small properties that were previously proposed
- The site is close to a bend in the road where there have been a number of accidents. Cars exiting the site will have limited vision and increase the chance of an accident.

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

6. Officer's Appraisal

- 6.1 The main issues in considering this application are the effect on the character of the area, residential amenities and parking and access.
- 6.2 This is a 'brownfield' site of just under a hectare in size in an established residential area. Planning permission for three single storey residential units was granted in 2006 and the former bakery has recently been demolished. The site has been extended since the earlier grant of planning permission following the applicant's purchase of an adjoining property and the incorporation of part of the garden in the site.
- 6.3 The proposed terrace of four houses will face towards Archenfield Road and be viewed through a gap in the road frontage. The area is characterised by a wide variety of house styles and ages. Victorian cottages join the site to the west and east and the proposal reflects the proportions of these houses. The ridge height has been kept low at 7m and the architectural details reflect local vernacular traditions with side hung windows and window arches. The proposal has been carefully designed and will be a positive addition to the area.
- 6.4 The terrace of houses is situated 21m to the rear of houses fronting Archenfield Road. Archenfield Court is located at a similar distance to the rear. The site rises from Archenfield Road towards Archenfield Court and plans providing a section through the site have been submitted. I am satisfied the distances involved and the position of windows in the existing and proposed houses will not result in over looking or any serious loss of amenity for existing or future residents.
- 6.5 A considerable amount of on-street parking takes place along Archenfield Road and concerns have been raised in representations. The proposal provides six off-street parking spaces and includes secure cycle parking. This is the maximum number of spaces allowed under Housing Policy 16 of the Unitary Development Plan and will provide satisfactory levels of off-street parking. The existing access has served a bakery in the past and will be improved in line with the Traffic Manager's recommendations.

- 6.6 The site is considered suitable for a relatively high-density residential development. It is located in an established residential area and will make use of 'brownfield' land. The proposal will not have a detrimental impact on the area or on existing houses and is in accordance with development plan 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 The development shall be carried out in accordance with the schedule of materials set out on drawing no. 670-01A and no materials shall be substituted without the agreement in writing of the Local Planning Authority.

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

3 The boundary treatments shown on drawing no. 670-01A shall be completed before the houses are occupied.

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

4 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

5 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

6 Before any other works hereby approved on the application site are commenced, the new entrance shall be set back 2 metres from the rear of the adjoining footway. On each side of the set back entrance splays shall be formed at an angle of 45 with the highway boundary and the whole of the splayed areas shall be graded and cleared so that no part thereof exceeds a height of 0.6 metres above the relative level of the adjoining carriageway.

Reason: In the interests of highway safety.

7 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

8 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.

9 W01 (Foul/surface water drainage)

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

10 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.

11 W03 (No drainage run-off to public system)

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

12 H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

13 Prior to the first occupation of any of the dwellings hereby approved, details of the secure, covered cycle parking shall be submitted to and approved in writing by the local planning authority. The approved cycle parking shall be provided on site prior to the first occupation of any of the dwellings hereby approved.

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

INFORMATIVES:

- 1 N19 - Avoidance of doubt
- 2 HN01 - Mud on highway
- 3 HN04 - Private apparatus within highway
- 4 HN05 - Works within the highway
- 5 HN10 - No drainage to discharge to highway
- 6 N03 - Adjoining property rights
- 7 N14 - Party Wall Act 1996
- 8 N15 - Reason(s) for the Grant of Planning Permission

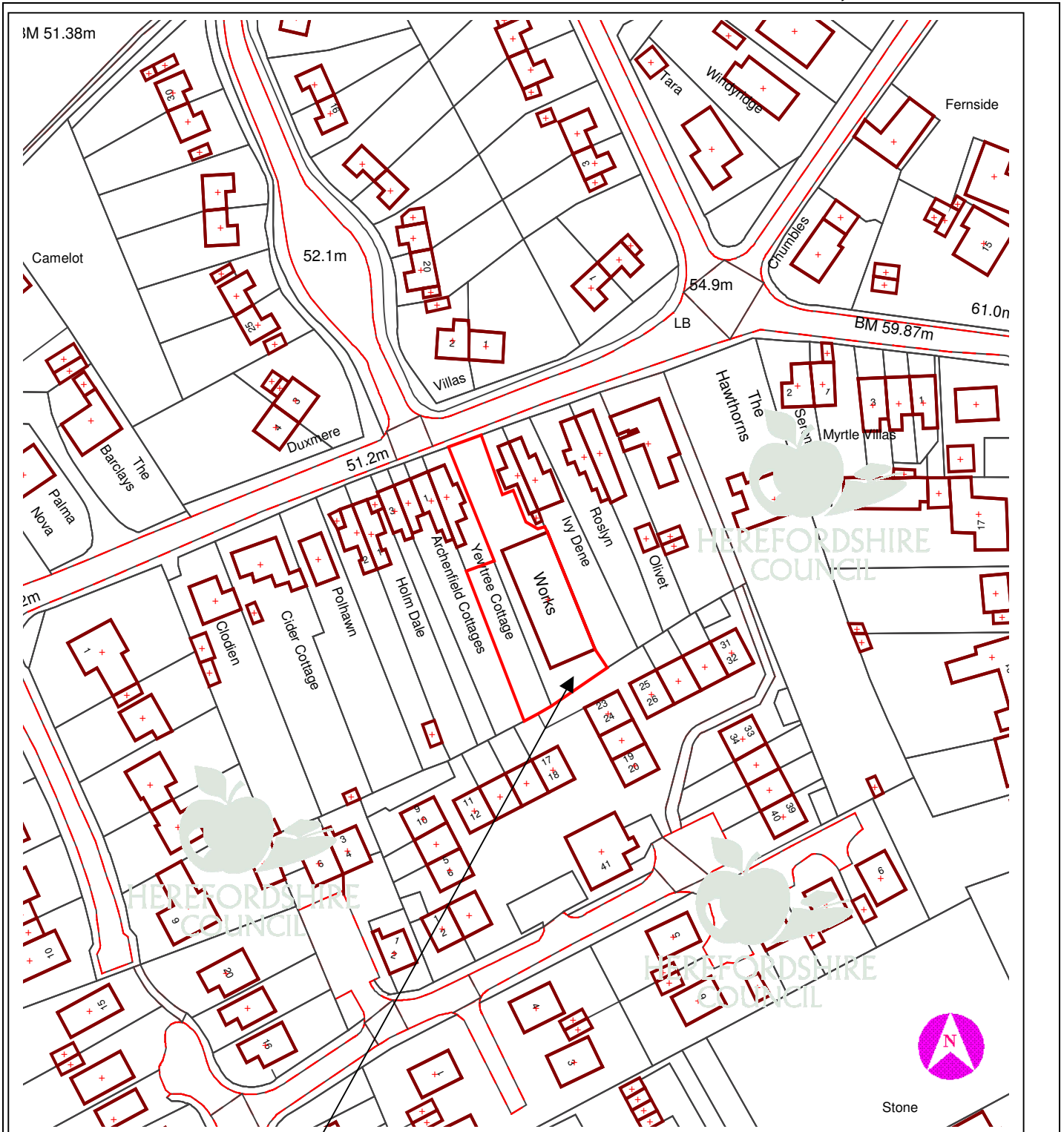
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/1257/F

SCALE : 1 : 1250

SITE ADDRESS : The Old Bakery, Archenfield Road, Ross-on-Wye, Herefordshire, HR9 5AZ

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