

**13 DCCE2007/2515/F - PROPOSED CONVERSION OF ONE DWELLING INTO THREE DWELLINGS AT 68 HINTON ROAD, HEREFORD, HEREFORDSHIRE, HR2 6BN****For: Mr. M. Booth per Mr. C. Goldsworthy, 85 St. Owens Street, Hereford, HR1 2JW****Date Received: 7th August, 2007****Ward: St. Martins & Hinton****Grid Ref: 51269, 38851****Expiry Date: 2nd October, 2007**

Local Members: Councillors WU Attfield, ACR Chappell and AT Oliver

**1. Site Description and Proposal**

- 1.1 The site is a single detached dwelling and garden located on the southern side of Hinton Road, in an established residential area. The dwelling is set close to the road, with a large private garden found to the rear. It is proposed to subdivide the existing dwelling to form 3 independent dwellings each with garden and parking within the existing curtilage. The dwellings at either end would be modest, single bedroom properties; the central dwelling would be a 3 bedroom property with larger garden.
- 1.2 There are vehicular accesses at either end of the dwelling and these would be adapted to provide the western dwelling with its own access, turning and parking area and the remaining two dwellings would share the access, turning and parking area at the opposite end of the dwelling.

**2. Policies**

## 2.1 Planning Policy Guidance:

PPS3 - Housing  
PPG13 - Transport

## 2.2 Herefordshire Unitary Development Plan 2007:

S1 - Sustainable development  
DR1 - Design  
DR2 - Land use and activity  
H16 - Car parking  
H17 - Sub-division of existing housing

**3. Planning History**

- 3.1 None recorded.

**4. Consultation Summary**Statutory Consultations

- 4.1 Welsh Water: Recommend standard conditions concerning the separate discharge of foul and surface water drainage.

Internal Council Advice

- 4.2 Traffic Manager: The proposal involves little intensification over the existing property and has exiting accesses with acceptable parking provision. Secure cycle storage should be included.
- 4.3 Building Control Manager: Provided that the windows to the bedrooms and lounges in the two 1-bed dwellings are fire escape compliant, the internal layout is acceptable.

## 5. Representations

- 5.1 Hereford City Council: No objections.
- 5.2 A petition signed by a total of 6 signatories has been received. The signatories object to the proposal on the basis that there is insufficient parking within the site and the implication is that overflow parking will park on adjoining roads causing inconvenience for local residents.
- 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 application proposes the subdivision of an existing dwelling within an established residential area of the city. Subject to the provision of satisfactory internal and external spaces and car parking and there being no adverse impact upon the character of the dwelling or the immediate area, policy H17 of the Development Plan supports the principle of such proposals.
- 6.2 In this case the development would result in the creation of 3 independent dwellings, each with dedicated parking and usable private amenity space. The Traffic Manager is satisfied that a total of 5 parking spaces within the curtilage is satisfactory in this context and this would comply with the parking standards required by Policy H16 of the Herefordshire Unitary Development Plan 2007. Secure cycle parking will be required by condition.
- 6.3 The subdivision of the internal and external living areas would result in a satisfactory standard of living accommodation and would constitute an efficient use of both the building and site as a whole. This approach accords with the broad thrust of government guidance and local planning policy, where more intensive use of sustainable sites is supported subject to there being no obvious detriment to existing living conditions.
- 6.4 The development is not considered to harm the character of the dwelling nor its immediate surrounds and accords with the requirements of Development Plan policy.

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

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

**3. H09 (Driveway gradient).**

**Reason: In the interests of highway safety.**

**4. 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.**

**5. H29 (Secure covered cycle parking provision).**

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

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

**Reason: In order to preserve levels of residential amenity and control the external appearance of the development.**

**Informatives:**

**1. HN05 - Works within the highway.**

**2. HN10 - No drainage to discharge to highway.**

**3. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

**4. N19 - Avoidance of doubt.**

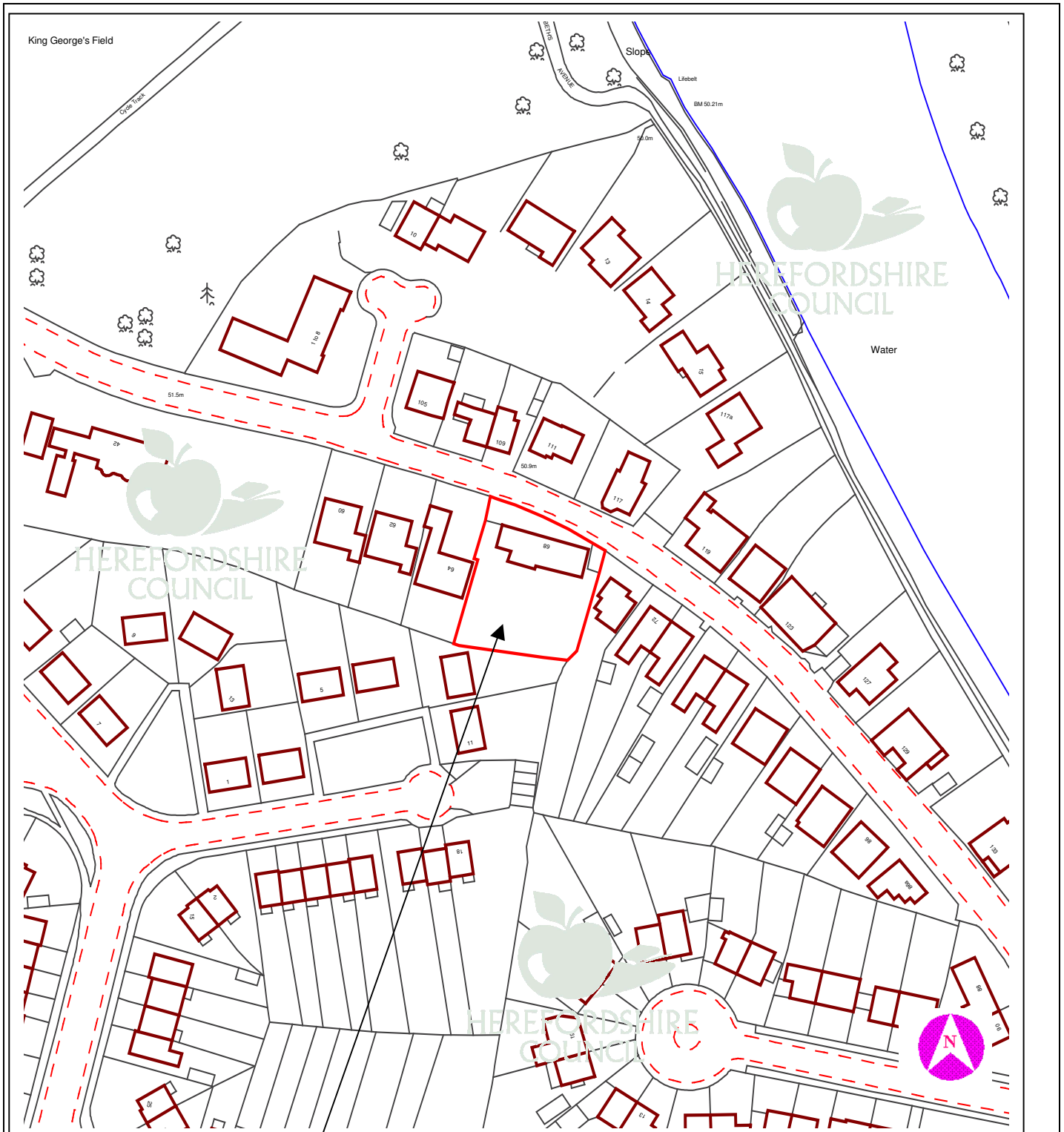
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2007/2515/F

**SCALE :** 1 : 1286

**SITE ADDRESS :** 68 Hinton Road, Hereford, Herefordshire, HR2 6BN

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