

9 DCSW2007/2455/F - CONVERSION OF ATTIC TO PROVIDE ADDITIONAL RESIDENTIAL SPACE (2 BEDROOMS AND 1 BATHROOM), NO. 4 DOYRE HOUSE, PONTRILAS, HEREFORDSHIRE, HR2 0EH

For: Trustees Kentchurch Children's Trust per Berringtons, The Estate Office, The Vallets, Wormbridge, Hereford, HR2 9BA

Date Received: 3rd August 2007

Ward: Vallets

Grid Ref: 39710, 27620

Expiry Date: 28th September 2007

Local Member: Councillor Mrs MJ Fishley

1. Site Description and Proposal

1.1 Doyre House is a red brick faced and slate roofed property on the northern side of the C1233 road. It used to be a property with a shop onto the main thoroughfare in Pontrilas, with accommodation behind the shop and on the first floor. This building has recently been converted into solely residential use, by sub-dividing the imposing Victorian building into 4 residential units.

1.2 The car parking area is down slope from the Class III road; the declining access track is between Doyre House and Woodvale to the west. This car parking area has been approved and designated for use by the planning permission granted last year. The current proposal is to convert the attic space above unit 4 which is on the north-western corner of the building. This will entail providing two additional bedrooms which will be lit by two rooflights in the north facing roof slope. An existing 1.2 metres high by 0.5 metres width window will also be utilised in the south-western gable fronted elevation.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

Policy DR.1	-	Design
Policy DR.2	-	Land Use & Activity
Policy DR.3	-	Movement
Policy H.17	-	Sub-Division of Existing Housing

3. Planning History

3.1 DCSW2006/0339/F Conversion of mixed residential/retail use building to four residential units - Approved 30.03.06

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager states that “the access is poor, it has a steep gradient, limited visibility and intensification of use.”

5. Representations

5.1 In a letter that accompanied the application the applicant's agent states:

- will increase from one bedroom unit (approved) to a 3 bedroom one. However, 2 spaces were allocated for it already
- if more is required it can be provided
- existing window, looks over the top of the adjoining property rather than into it.

5.2 Kentchurch Parish Council make the following observations:

“Following a meeting of the Planning Group the Parish Council resolved unanimously to offer no objections to this application.”

5.3 Two letters of objection have been received from:

Mr & Mrs G Newman, Woodvale, Pontrilas, HR2 0EH
Mr C Hickinbottom, The Stonehouse, Pontrilas, HR2 0EH

The following main points are made:

- window faces SSW to our property, never been used since we have been here
- understood reason for none use was existence of Pipistrelle bats
- window will overlook our property
- window should be bricked up
- car parking area is approximately 4 feet higher. Environment Agency would not support as it is on the flood plain
- no buffer of trees/hedges placed between our property and car park to date
- window looks directly into my daughter's bedroom
- further expansion of car park likely to increase flooding.

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 There are three issues relating to the application, one is the use of the access, secondly the existence of bats, and lastly, the use of an existing attic window which faces south-westward across Woodvale and onto The Stonehouse.

6.2 The Traffic Manager is concerned that the enlargement of the approved one bedroom unit into a three bedroom one, by utilising the attic space above, will intensify the use of a poor access. This is allied with fears of local residents that the car park created for the four units of accommodation will need to be enlarged. This is given that they are concerned about the level of the car park presently. The car parking area was approved last year, and as has been stated by the applicants' agents above, two spaces have already been allocated for this unit. Therefore, it is not considered that there will be an intensification of use of the existing access in association with the four

residential units approved in Doyre House. There will also not be a need to expand the approved car park in a flood plain.

6.3 The original application for the conversion of Doyre House was granted planning permission following consultation with the Council’s Conservation Manager as regards all matters relating to ecology. This is with regard to representations received relating to bats.

6.4 The last issue relates to the use of an existing attic window which has a south-western aspect. This window is in the attic space of the original dwelling. It will be at a low level and provides light through a narrow window 0.5 metres wide and 1.2 metres in height. It is only 4 metres away from the boundary with Woodvale, and at a height of 8.3 metres above ground level. This window will need to be obscure glazed in order to remove the opportunity for overlooking Woodvale in particular. It is considered that The Stonehouse at over 20 metres distance from the window is not materially affected. The two proposed rooflights in the north facing roof space will provide more consistent all year round lighting for the accommodation proposed. Otherwise the proposal could not be supported for reasons of overlooking.

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

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

Informative(s):

- 1. **N19 - Avoidance of doubt**
- 2. **N15 - Reason(s) for the Grant of Planning Permission**
- 3. **The applicant’s attention is drawn to The Wildlife and Countryside Act 1981 and subsequent legislation protecting sites used by bats and nesting birds.**

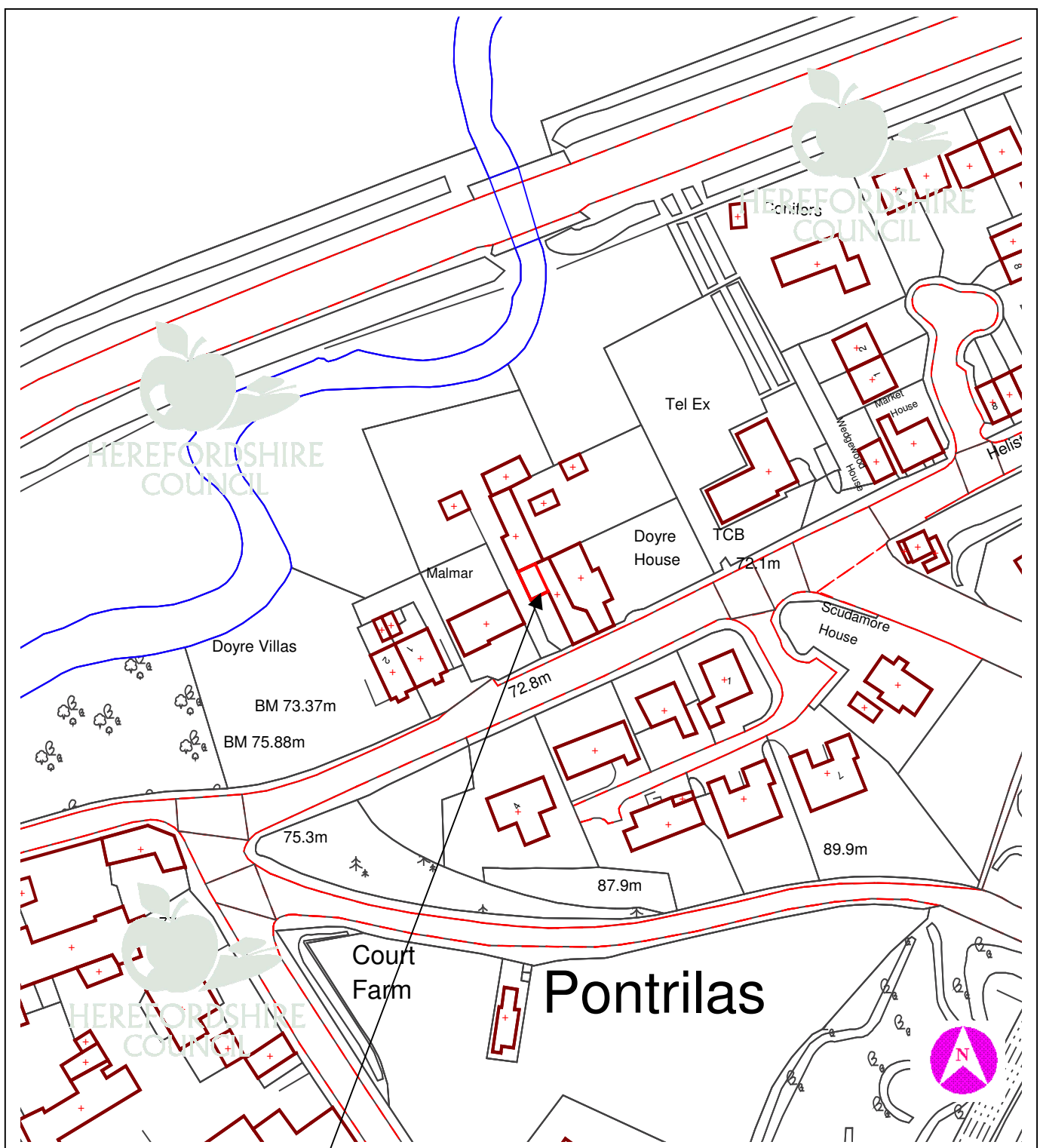
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2007/2455/F

SCALE : 1 : 1250

SITE ADDRESS : No. 4 Doyre House, Pontrilas, Herefordshire, HR2 0EH

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