

**12 DCSE2007/2790/F - REMOVAL OF CONDITION 4 OF PLANNING APPLICATION SE2002/0386/F TO ALLOW CONTINUED LETTING OF BUILDING THAT WAS DEVELOPED FOR ANCILLARY ACCOMMODATION (RETROSPECTIVE APPLICATION), NEWTON VILLA, ASHFIELD CRESCENT, ROSS-ON-WYE, HR9 5PH**

**For: Mr D Harwood, Newton Villa, Ashfield Crescent, Ross-on-Wye, HR9 5PH**

**Date Received: 31st August, 2007    Ward: Ross-on-Wye    Grid Ref: 59716, 23389  
West**

**Expiry Date: 26th October, 2007**

Local Members: Councillor CM Bartrum and Councillor G Lucas

## **1. Site Description and Proposal**

1.1 Newtown Villa is located on the east side of Ashfield Crescent. On the southeast side of the villa is a 2-storey outbuilding that has been converted to ancillary accommodation that provides dining room/kitchen, living room and garage on the ground floor with 3 bedrooms and a bathroom at first floor, and parking for up to 4 vehicles. The site is located in an established residential area, in the Ross-on-Wye conservation area and within the Wye Valley Area of Outstanding Natural Beauty.

1.2 This application is for the removal of the following condition:

“The ancillary accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Newton Villa.”

## **2. Policies**

### **2.1 Planning Policy Statements**

PPS1	-	Delivering Sustainable Development
PPS3	-	Housing
PPG15	-	Planning and the Historic Environment

### **2.2 Herefordshire Unitary Development Plan 2007**

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S6	-	Transport
Policy S7	-	Natural and Historic Environment
Policy DR1	-	Design
Policy DR3	-	Movement

Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and
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		Established Residential Areas
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy HBA6	-	New Development within Conservation Areas
Policy HBA13	-	Re-use of Rural Buildings for Residential Purposes
Policy LA1	-	Areas of Outstanding Natural Beauty

### 3. Planning History

- 3.1 SE2002/0386/F Alterations to existing storage building to provide ancillary accommodation to Newton Villa - Approved 23.05.02

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

- 4.2 Traffic Manager - No objection.  
4.3 Conservation Manager - No objection.

### 5. Representations

- 5.1 In support of the application the applicant has said:

- I have worked diligently with the Council's Highways people to provide extra car access and more than double the parking area to Newton Villa.
- No cars associated with Newton Villa park in the road.
- There is no intention or desire to separate the coach house from Newton Villa.
- The only intention is to let the accommodation.

- 5.2 Ross Town Council have no objection.

- 5.3 Objections have been received from Dr K St. J Murphy and Dr NB Janis, Appleyard, Ashfield Crescent, Ross-on-Wye and Mr LG Duffin, Drumpellier, Ashfield Crescent, Ross-on-Wye

- The continued letting of the property will aggravate growing problems with traffic congestion either end of Ashfield Crescent.
- The end of Ashfield Crescent nearest Palmerston Road is regularly congested and blocked by ambulances and other vehicles.
- There are flats and a nursing home (Rosedale) opposite one another that cause most of the congestion.
- It has worsened considerably in the past 5 years.
- We believe that the proposed letting of the property opposite our house will exacerbate problems.
- In the worst case the road could become blocked to emergency vehicles trying to get to Rosedale or any other part of Ashfield Crescent.
- Ashfield Primary School is nearby. The busy Walford Road compels most children and their parents, many of whom are pushing prams and pushchairs along to step into the road by the bend to avoid parked cars.

- These cars are obliged to park on the pavement so as not to block the road.
- We believe the future tenants may not co-operate with the off road parking and cause future parking congestion.
- Visitors will have to park in the road near the bend in the road leaving young pedestrians vulnerable to drivers who may not see them due to the parked vehicles.
- Our objection is about the impact the proposed letting of the property will have on traffic congestion right on the bend in the road, the risks of the road becoming blocked at both ends regularly and the risk to pedestrians using Ashfield Crescent.
- Object to the possibility of the building being sold off separately from Newton Villa.

5.4 Mr and Mrs Lester, Roslin Villa, Ashfield Crescent, Ross-on-Wye support this application.

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 Planning permission to use this building as ancillary accommodation to Newton Villa was approved under reference SE2003/0386/F.

6.2 The determining factor in this application on the analysis of the objections received, is that of highway safety. It is said that since the conversion of this former coach house to ancillary accommodation Ashfield Crescent is even more congested than prior to its conversion. Notwithstanding the provision of on site parking for up to 4 vehicles it is further said that these vehicles park in the road leading to congestion to other road users including pedestrians to the nearby Ashfield Primary School. However, the objection is not backed by statistical data that demonstrates an increase in on street parking since planning permission was granted to use this building as ancillary accommodation to Newton Villa. This level of information would not be an unreasonable expectation to support such claims. However, in the absence of any substantive data the Traffic Manager does not object to this application. It is not considered the removal of the condition would be detrimental to the free flow of traffic using Ashfield Crescent or to other matters of highway safety.

6.3 While, there is no objection to the removal of the condition the continued letting of the building will be allowed to continue as planning permission SE2002/0386/F restrict the ownership of the ancillary accommodation to Newton Villa.

## **RECOMMENDATION**

**That planning permission be granted.**

### **Informative(s):**

- 1. N19 - Avoidance of doubt**
- 2. N15 - Reason(s) for the Grant of Planning Permission**

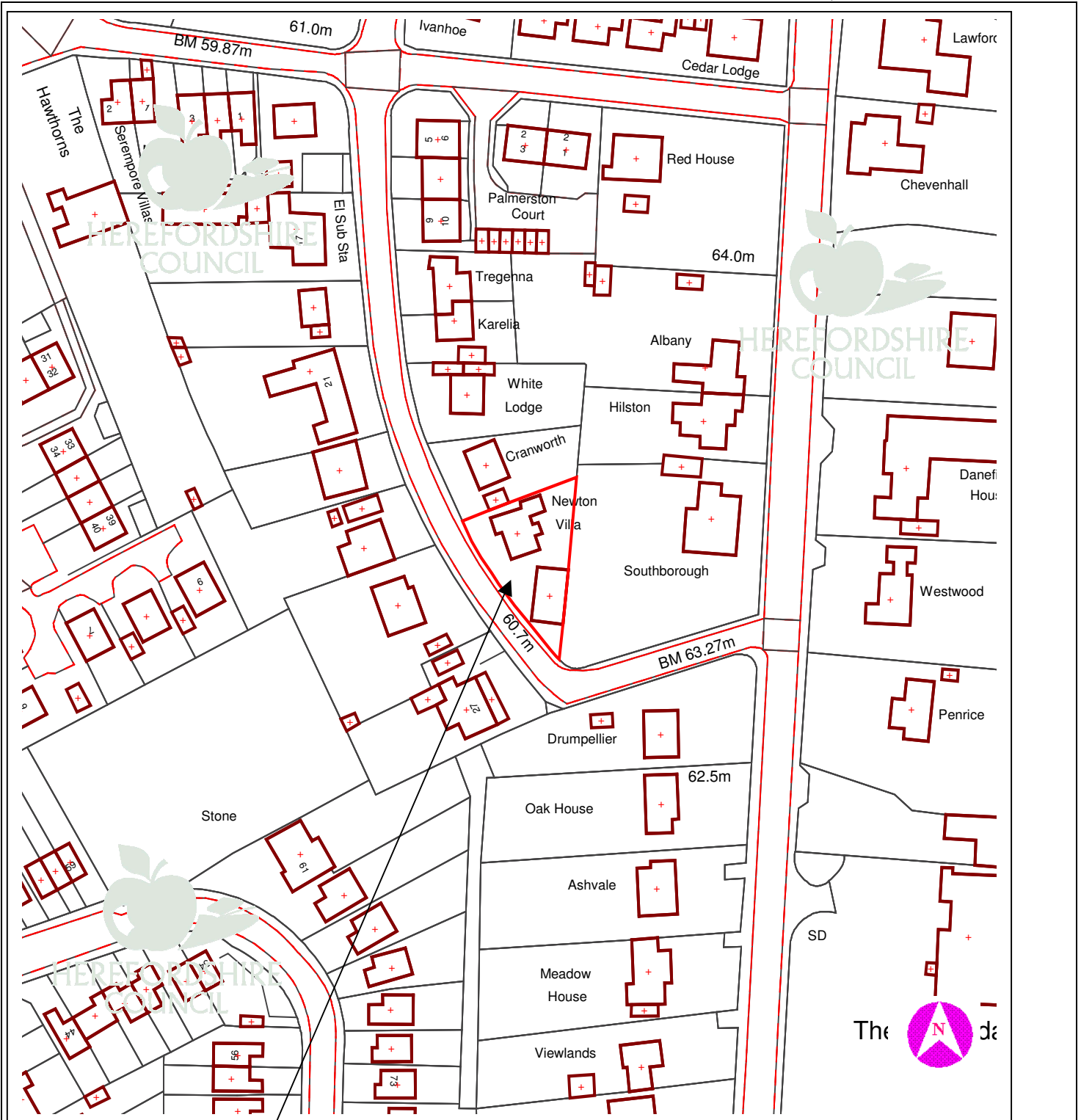
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2007/2790/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Newton Villa, Ashfield Crescent, Ross-on-Wye, Herefordshire, HR9 5PH

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