

8 DCCW2007/3399/F - ERECTION OF 4 NO. 2 BEDROOM DWELLINGS AT LAND OFF STATION ROAD, HEREFORD, HEREFORDSHIRE, HR4 0AY

For: A.C.T. Ltd. per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH

Date Received: 30th October, 2007 Ward: St. Nicholas Grid Ref: 50477, 39776

Expiry Date: 25th December, 2007

Local Members: Councillors DJ Benjamin and JD Woodward

1. Site Description and Proposal

- 1.1 The site is located on the east side of Station Road, Hereford opposite Stapleton Place immediately north of Barton Road. The site is presently occupied by a vacant single storey workshop.
- 1.2 The proposal is to demolish the building and erect two pairs of semi-detached two bedroomed dwellings. The new dwellings are orientated to face Station Road with no rear windows on the first floor.
- 1.3 The site lies within the Conservation Area with dwellings located immediately to the south and west of the site.

2. Policies

2.1 National:

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

2.2 Herefordshire Unitary Development Plan 2007:

Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR7	-	Flood Risk
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H15	-	Density
Policy H16	-	Car Parking
Policy E5	-	Safeguarding Employment Land and Buildings
Policy T11	-	Parking Provision
Policy HBA4	-	Setting of Listed Buildings
Policy HBA6	-	New Development Within Conservation Areas
Policy HBA7	-	Demolition of Unlisted Buildings Within Conservation Areas

3. Planning History

3.1 No recent planning history.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water: No objection subject to separation of foul and surface water drainage.

Internal Council Advice

4.2 Traffic Manager: Recommends refusal in relation to the lack of visibility from the parking spaces onto the pedestrian pavement.

4.3 Conservation Manager: Generally the proposed development is acceptable and should sit well with the terraced houses to the south. I would request that, in order to better achieve the stated aim of reflecting the design and general style of the area, chimneys be added to the houses. The materials to be used for string courses and cills need to be agreed as it is not clear what they are from the application.

Recommend approval subject to the addition of chimneys and porches (design to be agreed) with further conditions to allow approval of materials prior to commencement.

5. Representations

5.1 Hereford City Council: Raise no objection but request Section 106 funding used to re-surface the access road.

5.2 Conservation Advisory Panel: Design quality an issue in the proposal. Maybe overdevelopment for the size. Site lacks any environmental benefits. Access is an issue.

5.3 Five letters of objection have been received from A. Lewis, 22 Barton Road, Hereford; R.A. Price, 14 Stapleton Place, Station Road, Hereford; D.R. & C.M. Evans, 20 Barton Road, Hereford; Mr. & Mrs. A. Hardy, 24 Barton Road, Hereford and S.D. Powell, 28 Barton Road, Hereford.

5.4 The main points raised are:

1. Parking is an on-going irritation in Station Road and this development will exacerbate the situation.
2. Construction problems on such a small site for deliveries and storage.
3. Before the development takes place priority should be given for residents only parking in Stapleton Place.
4. Station Road has become a free car park for residents in flats and bedsits on Barton Road and commuters car park during the day.
5. A party wall adjoins the site and needs to be protected.

6. The private sewer drain pipe could not cope with the increase and a new connection would be required.
7. Side window will overlook adjoining dwelling impacting on amenity.

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. Officer's Appraisal

- 6.1 The site is located within the settlement boundary for Hereford City as identified in the Herefordshire Unitary Development Plan 2007 and is a brownfield site within an area designated as an Established Residential Area. Therefore the principle of residential re-development is broadly acceptable subject to design, layout, highway safety and impact on adjoining dwellings.
- 6.2 The proposal has been assessed by the Council's Conservation Manager who confirms that the proposal will be acceptable within the Conservation Area subject to the insertion of chimneys and porches which have been agreed with the agent. The brick detailing on the elevation will complement similar features on existing dwellings in the area.
- 6.3 The layout of the development ensures an orientation onto Station Road with no first floor windows to the rear. The side windows are to serve bathrooms and conditions could ensure obscure glass is used and retained to overcome any detrimental impact on adjoining dwellings. The limited amount of private amenity space is acknowledged by Officers in this instance but the provision of private parking and of a small yard for each dwelling is considered appropriate having regard to the small scale of the dwellings as proposed and is consistent with the existing terraced properties in Stapleton Place.
- 6.4 The Traffic Manager's concerns are noted. However in the context of this site vehicles will be visible and moving at very low speeds into the parking spaces. Accordingly this is not seen as a justifiable reason to refuse the planning application in this particular case. The problems with parking in Station Road are noted and whilst this development will reduce areas for parking, substantial on-street parking will still be available.
- 6.5 The parking problems and requests for a residents' parking scheme are noted and will be passed onto the Traffic Manager but ultimately are not matters that are grounds for withholding planning permission.
- 6.6 In response to concerns regarding drainage, it is advised that Welsh Water raise no objection but for the avoidance of any doubt a condition is proposed to secure the technical details. The suggestion of securing S106 monies towards upgrading the road surface is noted but in line with current procedure, the development falls below the established threshold for negotiating financial contributions.
- 6.7 In conclusion with the minor design revisions, the proposal is considered to accord with adopted Plan policy and would realise a sustainable redevelopment of the site and an enhancement to the residential amenity of the locality.

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. **B01 (Samples of external materials).**

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

3. **E18 (No new windows in specified elevation) (rear and side).**

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

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

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

5. **F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

6. **F18 (Scheme of foul drainage disposal).**

Reason: In order to ensure that satisfactory drainage arrangements are provided.

7. **F22 (No surface water to public sewer).**

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

8. **H11 (Parking - estate development (more than one house)).**

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

9. **H27 (Parking for site operatives).**

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

Informatives:

1. **N14 - Party Wall Act 1996.**
2. **N19 - Avoidance of doubt.**
3. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

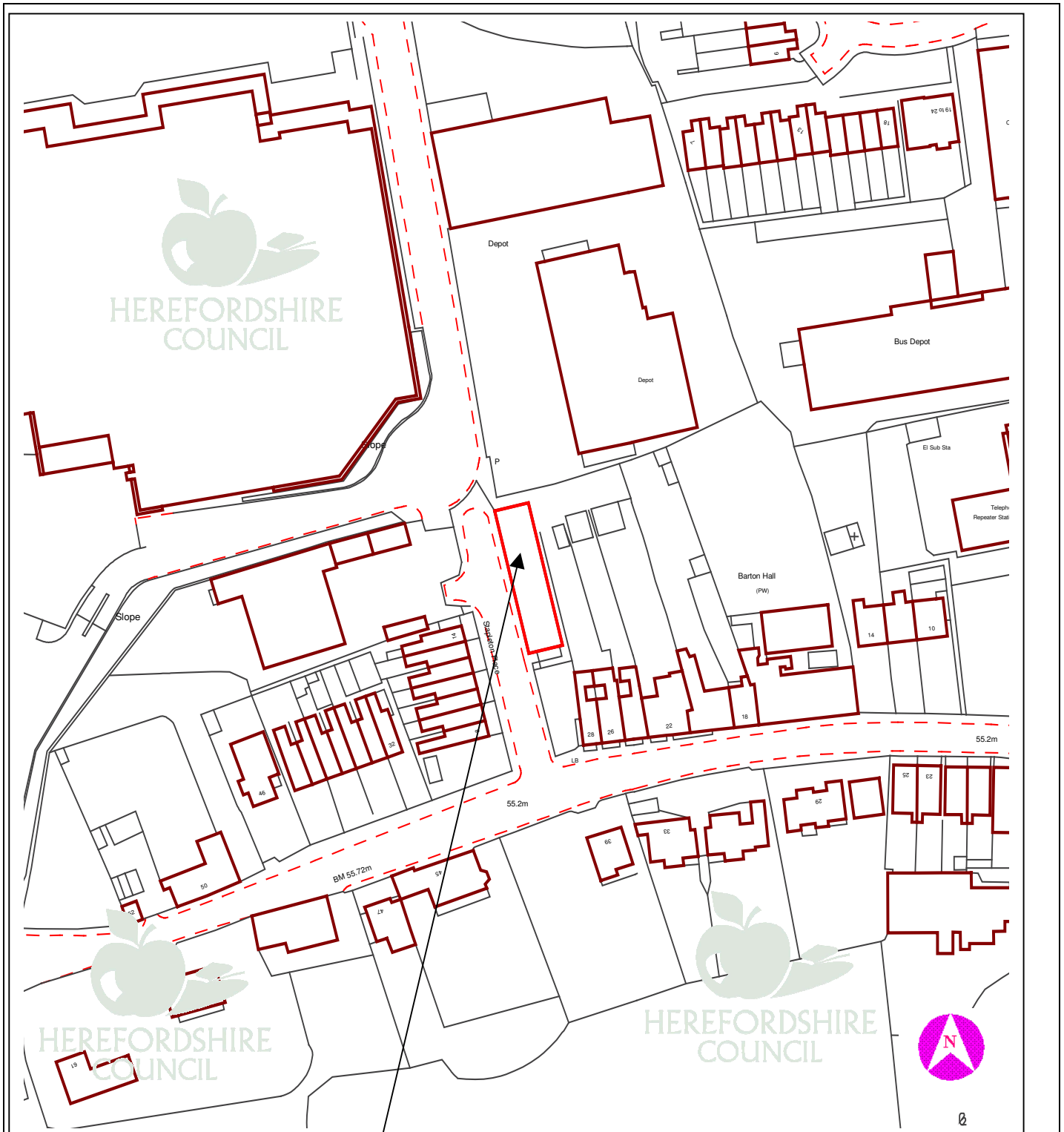
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/3399/F

SCALE : 1 : 1250

SITE ADDRESS : Land off Station Road, Hereford, Herefordshire, HR4 0AY

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