

11A DCSE2007/3241/F - CONSTRUCTION OF 2 NO. TWO BEDROOM FLATS - REVISED SCHEME, LAND AT HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, (REAR OF 25 STATION STREET).

11B DCSE2007/3242/C - CONSTRUCTION OF 2 NO. TWO BEDROOM FLATS, INCLUDING DEMOLITION OF EXISTING BOUNDARY WALLS – REVISED SCHEME, LAND AT HENRY STREET, ROSS-ON-WYE (REAR OF 25 STATION STREET)

For: Messrs M and N Oates per BF Powell, Little Oaks, Church Hill, Lydbrook, Gloucester, GL17 9SN.

Date Received: 17th October, 2007 Ward: Ross-on-Wye Grid Ref: 60139, 24242 East

Expiry Date: 12th December, 2007

Local Members: Councillors PGH Cutter and AE Gray

1. Site Description and Proposal

1.1 The application site was formerly part of the rear garden of 25 Station Street, a Victorian semi-detached property occupied as two residential flats, which fronts Henry Street. This land has been fenced off from the garden and is used for car parking. An application (DCSE2006/2863/F) to erect a building comprising 2 2-bedroom flats was refused permission in October 2006 for the following reasons:

1. The proposed block of flats, because of its scale, massing and design, would be a discordant feature in the street scene and consequently harm the character and appearance of the Ross-on-Wye Conservation Area. The proposal would conflict therefore with Policies DR1, H1, H13, H14 and HBA6 of Herefordshire Unitary Development Plan (Revised Deposit Draft) and GD1, C23, SH14, SH15 of part 1 and Policy 5 of part 3 of the South Herefordshire District Local Plan.
2. The proposal would result in the public sewerage system being overloaded and would be likely to increase the risk of flooding and environmental pollution. The proposal therefore conflicts with Policies C40 and C43 of the South Herefordshire District Local Plan and Policy DR4 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

1.2 The current application is for a revised proposal. The building would be two-storeyed with a ridge roof, gabled rather than a hipped roof of the earlier scheme. It would be about 8m x 6.8m deep and 4.9m to eaves and 7.4m to ridge (scaling from the drawings). Attached to the south side of the building would be an external staircase to give access to the first floor flat. The building and staircase occupy most of the application site except for a path to the north side. Each flat would have 2 bedrooms.

Windows would be restricted to the front and side elevations and with no regular pattern or size.

2. Policies

2.1 Planning Policy Statement

PPS3	-	Housing
PPG15	-	Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan 2008

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 H15	-	Density
Policy H16	-	Car Parking
Policy HBA6	-	New Development within Conservation Areas
Policy HBA7	-	Demolition of Unlisted Buildings within Conservation Areas

3. Planning History

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|-----|-----------------|---|---|------------------|
| 3.1 | DCSE2006/2863/F | Construction of 2 2-bedroom flats | - | Refused 26.10.06 |
| | DCSE2006/2862/C | Construction of 2 2-bedroom flats including demolition of boundary wall | - | Refused 26.10.06 |

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water recommends conditions regarding surface water and land drainage run-off.

Internal Council Advice

- 4.2 Traffic Manager recommends that permission be refused because the loss of parking to the existing property and the increase of 2 2-bed properties is not acceptable and contrary to our specification.
- 4.3 Conservation Manager comments – “Given the nature of the site I recommended that the applicant looked for precedents in small scale industrial/workshop types rather than conventional C19 housing and whilst the proposed scheme lacks some of the ad hoc character of the models I suggested, I think it is a broadly acceptable response.”

5. Representations

- 5.1 The applicants' agent has written a letter of application and a Design and Access Statement, which are in summary:

- (1) The site is unkempt and unattractive and would benefit from some improvement and as brownfield land development would be in line with PPG3.
 - (2) Scheme has been redesigned following discussion with the Council's Conservation Officer to create a workshop typology rather than a typical residential building.
 - (3) This has been achieved by the front elevation having windows of varying heights and widths and some asymmetrical positioning together with a steel external staircase.
 - (4) Foul drainage problems have been overcome, according to letter from Welsh Water (copy submitted).
 - (5) Each flat would have a floor area of about 50m².
- 5.2 Town Council 'do not agree with the proposed fenestration which is not in keeping with other buildings in the street. There are also concerns about the proposed loss of car parking spaces in an already congested area.'

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 key issues are, firstly, the effect of the proposal on the character and appearance of Ross-on-Wye Conservation Area and, secondly, whether it is acceptable to develop two flats without off-street parking and at the expense of existing parking spaces.
- 6.2 The application site is between a full 2-storeyed Victorian house (25 Station Street) and a two-storey hip roofed building containing retail shops (14 Henry Street). In view of the restricted size of the site a building with typically modern eaves and ridge height would look out of scale between these significantly taller and larger buildings. This was one of the concerns leading to refusal of the earlier application. However, to the rear of the site is a courtyard with small-scale industrial buildings to the north and east (Fritz Fryer Lighting). The current proposal is for a building which would relate in scale and style to these premises. As submitted, the Conservation Manager did not consider that this has been fully achieved but the applicants' agent has submitted revised proposals showing a more steeply pitched roof. The intention of the irregular fenestration would be to emphasise that the building relates to the commercial workshop rather than the residential or retail buildings. On this basis the change of scale would be acceptable and the building would blend into the street scene. The Conservation Area would not therefore be harmed.
- 6.3 The Traffic Manager is concerned about the loss of existing off-street parking and additionally that the new flats would not have parking spaces. The site is within the town's central shopping and commercial area and small-scale developments of up to two houses in Henry Street have been approved in the past few years without off-street parking provision. Policy H16 states that 'off-street parking provision should reflect site location, the type of housing to be provided, the types of household likely to occupy the development and the availability of public transport'. In this case these small flats are within the town centre area and close to the main bus stopping location in Cantilupe Road. The preamble to the policy makes it clear that 'there are no minimum standards of provision.' The erection of dwellings with no off-street parking would therefore be consistent with other decisions and with current policies. No objections were raised by the Traffic Manager to the earlier application on this site, also for two flats, and on the loss of existing parking spaces it was commented that 'this is a sustainable location (town centre) and in line with Government Policy

Guidelines to encourage reduction in car use, is considered acceptable'. It would not now be reasonable to refuse the current application solely on the grounds of loss of car parking.

RECOMMENDATION

In respect of DCSE2007/3241/F:

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. C02 (Approval of details)**

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

Informative(s):

- 1. N19 - Avoidance of doubt**

- 2. N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

In respect of DCSE2007/3242/C:

That conservation area consent be granted subject to the following conditions:

- 1. C01 (Time limit for commencement (Listed Building Consent))**

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2. C14 (Signing of contract before demolition)**

Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative(s):

1. **N19 - Avoidance of doubt**
2. **N15 - Reason(s) for the Grant of Conservation Area Consent**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

