

**10 DCSE2008/0039/F - REMOVAL OF EXISTING HOUSE AND CONSTRUCTION OF NINE FLATS, INCLUDING CAR PARKING AND LANDSCAPING AND UTILISING EXISTING VEHICULAR ACCESS, GREEN ORCHARD, RYEFIELD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5LS.**

**For: Mrs F Drummond per Mr N Shepherd, Goldenlea, Grafton Lane, Binton, Stratford on Avon, W37 9TZ.**

**Date Received: 8th January, 2008**      **Ward: Ross-on-Wye East**      **Grid Ref: 60595, 24312**

**Expiry Date: 4th March, 2008**

Local Member: Councillors PGH Cutter and AE Gray

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

1.1 The application site which comprises a modern detached house and gardens of about 1310m<sup>2</sup> (1/3<sup>rd</sup> acre), is at the northern end of Ryefield Road. It adjoins housing to south and east: large Victorian detached houses (the adjoining house Cherrington being a stone villa) and terraced housing, respectively. On the opposite side of the road is the Ryefield Centre. To the north is a narrow strip of land with mature trees (subject to a Tree Preservation Order) and beyond that the Ashburton Industrial Estate.

1.2 An application (DCSE2007/0031/F) to erect a 3 and 2 storey block of 9 apartments was refused permission in June 2007 for the following reason:

The proposed apartment building would be an over-intensive form of development, which would harm the character and amenity of the area. The proposal would conflict therefore with Policies H1, H13, S2 and DR1 of the Herefordshire Unitary Development Plan 2007.

1.3 The current application is for a new scheme with the same number of residential units but with the main section fronting Ryefield Road 2 rather than 3-storeyed. The form of development would be similar but in this scheme the rear section would be closer to the northern boundary and correspondingly further (about 15m rather than 11m) from Cherrington. It would extend about 1.5m less down the garden, but would be about 3m wider. The front elevation would be about 9m high compared to about 10.8 for the refused scheme. The new design also features two prominent gables at either end of the front elevation but in this scheme the northern gable would include a vehicular access beneath the first floor giving access to the rear car parking area (11 parking spaces plus 2 in front garden). Each flat would have 2 bedrooms. In addition to the front garden there would be two open areas to the south and north of the rear section of the building.

## **2. Policies**

### **2.1 Herefordshire Unitary Development Plan 2007**

Policy S3	-	Housing
Policy H1	-	Hereford and the Market Towns: Housing Land Allocations
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H15	-	Density
Policy H16	-	Car Parking

### 3. Planning History

- 3.1 DCSE2006/1829/J Remove walnut tree to ground level - Consent 26.07.06
- DCSE2006/3909/F Alterations to existing house and new detached garage with games room - Approved 02.02.07
- DCSE2007/0031/F Demolition of dwelling and erection of 9 apartments - Refused 20.06.07

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Welsh Water requests conditions to ensure that the proposed development would not overload the existing public sewerage system. This includes a condition that the building not be brought into use earlier than 1st April, 2010 unless the public sewerage system has been upgraded.

#### Internal Council Advice

- 4.2 Traffic Manager's observations are awaited.

### 5. Representations

- 5.1 The applicant's agent has submitted a Design and Access Statement:

- (i) The new proposals for redevelopment seeks to overcome previous concerns by adopting the following design criteria:
1. A reduction in the total number of flats and providing 9 units, all of 2 bed.
  2. An increase in the amount of car parking within the development site.
  3. A further reduction in the total development area and a reduction in the overall building footprint by redesigning the layout.
  4. A reduction in the overall height of development to 2 storeys and a lowering of the overall site level by 500mm.
  5. Re-siting of the proposed building within the plot to increase the distance from adjoining residential boundaries.
  6. Provision of structural boundary planting to act as a buffer between the flats and adjoining properties and to enhance the level and number of trees within the area and along a road delineated by mature trees.
  7. Retain existing features such as the front stone boundary wall and the side and rear boundary walls, fences and hedges. A further boundary wall is proposed between the site and the neighbouring house, Cherrington.

- (ii) Ryefield Road has several large 2 and 3 storey older properties plus newer houses, smaller in scale with modern detailing. Ryefield Centre, although predominantly single storey, has a very elongated frontage and steep roof pitches.
- (iii) The proposed building is basically 'L' shaped and although north facing, some habitable rooms have been positioned to overlook the rear garden area, again to improve privacy. Two end flats have individual staircases and that to flat 8 allows the end gable to be modelled with no windows which overlook the rear of houses beyond the eastern boundary.
- (iv) The new development does not copy any of the adjoining developments, although adopting features such as bay windows, canopied entrances and traditional materials of brick and clay roofing tiles.
- (v) Most properties along the road have curtilage parking, but there is regular parking along the road, which probably serves also to reduce traffic speeds.
- (vi) The existing access will be widened to improve turning within the site and the lower overall site level will reduce the existing ramped slope. Parking standards are generally in line with those recommended by Herefordshire Council.
- (vii) The access and parking areas are to be surfaced using approved porous and surfacing techniques and a rainwater harvesting tank will be located underground within the amenity area.

5.2 Town Council's comments are awaited.

5.3 One letter has been received expressing the following objections:

- (i) the additional people and cars with consequent noise and disruption is not acceptable
- (ii) the junction of Ryefield Road with Gloucester Road is quite dangerous and more vehicles will cause an accident
- (iii) North Road was once a quiet place, now we have to tolerate industrial work 24/7, demolition work and more cars and headlights at night will make it an even less attractive place to live and have a dramatic effect on house prices.

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 main issues are the effect on the character of the area and the effect on the amenities of neighbours. In terms of density, as measured by dwellings per ha., this would be the same as the refused scheme and would be at the level considered suitable for development near town centres (more than 50 dwellings per ha.). Nevertheless blocks of small flats inevitably have higher densities than mixed developments including larger properties. This measure of density is not therefore intended as an indicator for schemes of less than 1 ha. The footprint would be about 10% less than the earlier scheme and the ridge height about 1.8m lower, ensuring that the building would be noticeably lower than the adjoining house, Cherrington.

- 6.2 The area is characterised by a mixture of styles, house and plot sizes. Cherrington for example is a tall villa type house, which occupies less than half of its frontage to Ryefield Road. The adjoining buildings to the south however extend across most of their frontages. The current proposal then, which is wide in relation to its height and with only a narrow gap (about 5m) between the proposed building and Cherrington, would not then be anomalous in the street scene. The design is considered to be acceptable although the position of the vehicular entry is not ideal and this is being discussed with the applicant's agent.
- 6.3 In relation to adjoining properties the front section of the current proposal is closer to Cherrington than the earlier scheme (about 5m rather than about 11m). Nevertheless there are no living room windows in the end wall and any overbearing effect on the adjoining house is not so severe as to justify refusal of planning permission. The rear section is about 15m from the boundary with Cherrington and properties in North Road. There would be overlooking of the garden of Cherrington from the new flats but the gap between the block and the boundary with Cherrington (about 15m) is considered to be adequate to protect neighbours' privacy. No windows are proposed in the rear end elevation and direct overlooking of North Street houses and gardens would therefore be avoided. I consider therefore that the proposed flats would not harm unacceptably the amenities of neighbours.
- 6.4 Car parking would be provided marginally below the required ratio of 1.5 per flat (13 spaces for 9 flats). The position of two spaces near the access off Ryefield Road needs to be reconsidered and the drive could be moved further from the boundary with Cherrington to provide space for additional planting. These matters are being discussed with the agent. It is appreciated that the junction of Ryefield Road and Gloucester Road has restricted visibility but the increase in traffic using this junction as a result of the proposed development would be relatively small. No objections on this ground were made by the Transport Manager in relation to the earlier application.

## RECOMMENDATION

**That on expiry of the consultation period (8th February, 2008) and subject to the submission of acceptable revised design and layout drawings, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:**

**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. G04 (Landscaping scheme (general))**

**Reason: In order to protect the visual amenities of the area.**

**4. G05 (Implementation of landscaping scheme (general))**

**Reason:** In order to protect the visual amenities of the area.

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

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

**6. F48 (Details of slab levels)**

**Reason:** In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

**7. F32 (Details of floodlighting/external lighting)**

**Reason:** To safeguard local amenities.

**Informative(s):**

**1. N19 - Avoidance of doubt**

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

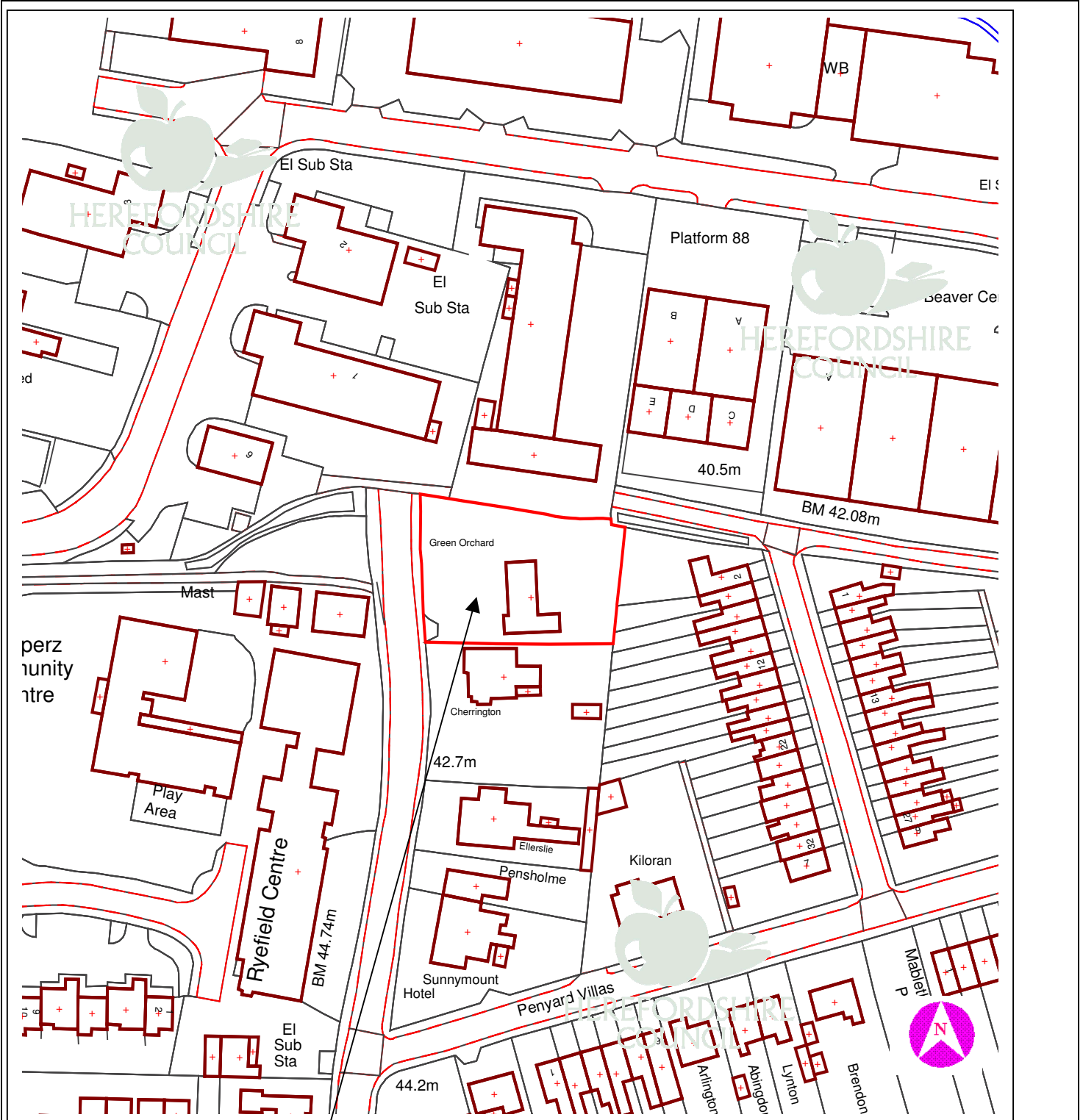
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2008/0039/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Green Orchard, Ryefield Road, Ross-on-Wye, Herefordshire, HR9 5LS

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