

**12 DCCW2008/0390/F - PROPOSED THREE BEDROOM DETACHED DWELLING WITH PARKING FOR ONE VEHICLE AT LAND ADJACENT 2 WINDSOR STREET, HEREFORD, HEREFORDSHIRE, HR4 0HW**

**For: Mr. J. Issacs per Mr. R. Pritchard, The Mill, Kenchester, Hereford, Herefordshire, HR4 7QJ**

**Date Received: 14th February, 2008 Ward: St. Nicholas Grid Ref: 49710, 40296**

**Expiry Date: 10th April, 2008**

Local Members: Councillors DJ Benjamin and JD Woodward

**1. Site Description and Proposal**

- 1.1 This site is located between No. 2 and 6 Windsor Street, Whitecross, Hereford. The site forms part of the garden associated with 2 Windsor Street and has the benefit of outline planning granted last year for a single dwelling.
- 1.2 The proposal is to develop the site with one 3 bedroom dwelling comprising kitchen and lounge on the ground floor together with a w.c., two bedrooms and bathroom on the first floor and an attic bedroom in the roof. The dwelling will be sited in line with the adjoining properties and the fenestration detail will match that of adjoining dwellings. One off-road parking space is proposed.
- 1.3 The dwelling will be 4.3 metres wide with a depth of 13 metres. Its height will be level with No. 2 Windsor Street but slightly higher than No. 6. External materials proposed are brick and tile details to be agreed.

**2. Policies**

2.1 Planning Policy Guidance:

PPS3 - Housing

2.2 Herefordshire Unitary Development Plan 2007:

Policy S2 - Development Requirements  
 Policy DR1 - Design  
 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

**3. Planning History**

- 3.1 DCCW2007/0042/O Proposed building plot. Approved 7/2/07.
- 3.2 DCCW2008/0186/F Proposed detached three bedroom dwelling. Withdrawn 13/02/2008.

#### **4. Consultation Summary**

##### Statutory Consultations

- 4.1 Welsh Water: No objections subject to conditions to ensure foul and surface water are drained separately.

##### Internal Council Advice

- 4.2 Traffic Manager: Unable to see how the parking works in relation to access to property and into house. Drawing required to show dimensions of the parking space. In addition, 2 metre x 2 metre vision splays over footway do not appear to be achievable. Further information required.

#### **5. Representations**

- 5.1 Hereford City Council: Observations awaited.
- 5.2 Three letters of objection received from Mr. A. Weaver, 75 Cotterell Street, Hereford, Mr. J. Duggan, 77 Cotterell Street, Hereford and Mr. I. Peberdy, 13 Holmer Road, Hereford.
- 5.3 The main points raised are:-
1. The development will block daylight into property in Cotterell Street.
  2. A three bed house would overlook adjoining premises and impact on privacy.
  3. Loss of on-street parking space.
  4. Victorian drainage system will not cope with increase.
  5. Lack of soakaway area for dwelling.
  6. A fire escape existing at the rear of 13 Holmer Street which backs onto this site and needs to be retained.

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 Outline planning permission was granted last year to allow the development of this site with a three bedroom dwelling with one parking space. It is therefore from this position that the planning application has been assessed.
- 6.2 The site is relatively narrow, therefore the dwelling has been designed with the frontage continuing the notional building line at first floor but partly stepped back at ground floor to achieve one off street parking space. This also retains the street scene and prevents the need to set the dwelling 5 metres back from the pavement edge. This ensures that the dwelling does not protrude further back into the plot than No. 2 Windsor Street and therefore overcomes the concerns of neighbours in Cotterell Street.

- 6.3 The impact on neighbours (2 and 6 Windsor Street) is limited due to the design of the property. Windows on the side elevations are limited to ground floor stairs window and bathroom window on first floor, all to be obscure glazed. The attic bedroom has two side windows and two Velux windows to the front. The scale is also generally comparable to neighbouring properties in terms of footprint and height.
- 6.4 The height of the side windows in relation to the adjoining property prevents any loss of privacy. The applicant has also been informed of the Traffic Manager's concerns and will submit enhanced parking plans.
- 6.5 Welsh Water have confirmed no objections subject to conditions providing separation of foul and surface water.
- 6.6 The fire escape issue is a private matter and therefore not for consideration in this planning application.
- 6.7 In conclusion the proposal is considered to accord with the outline planning permission granted last year and not to detrimentally impact upon adjoining dwellings subject to clarification of the parking.

## **RECOMMENDATION**

**Subject to no further objections raising additional material planning considerations by the end of the consultation period and resolution of the Traffic Manager's concerns, the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further 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. **E16 (Removal of permitted development rights).**

**Reason: To enable the local planning authority to control any future development within the curtilage of the property in order to safeguard the amenity of neighbouring 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. **F22 (No surface water to public sewer).**

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

**7. 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.**

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

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

**9. H13 (Access, turning area and parking).**

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

**Informatives:**

- 1. N19 - Avoidance of doubt.**
- 2. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

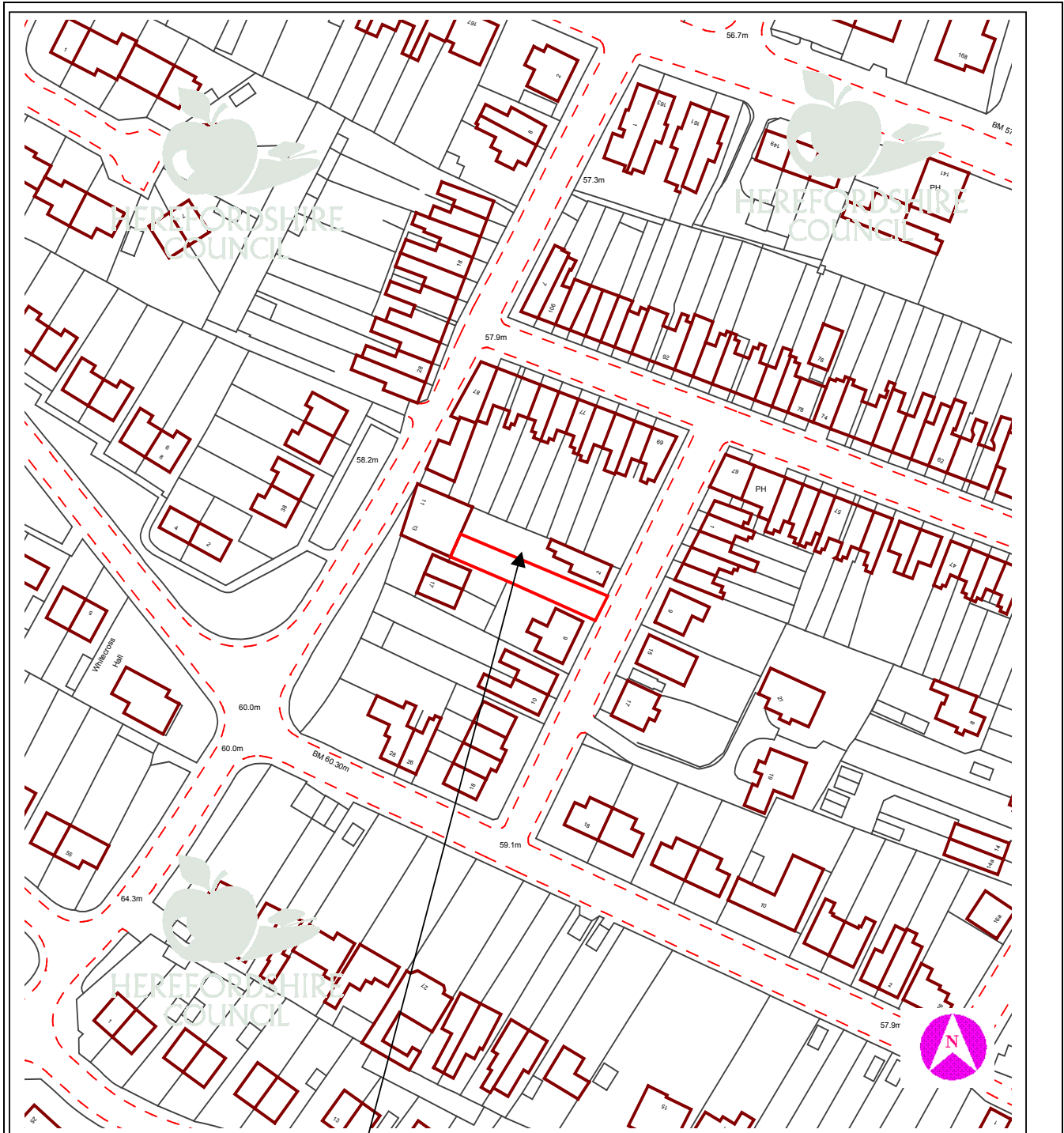
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2008/0390/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adjacent 2 Windsor Street, Hereford, Herefordshire, HR4 0HW

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