

7 DCSE2008/0259/F - ERECTION OF TERRACE OF FOUR COTTAGES, CONSTRUCTION OF NEW CAR PARK AND ASSOCIATED WORKS, BROOKFIELD HOUSE, OVERROSS STREET, ROSS-ON-WYE, HR9 7AT.

For: Mr & Mrs K Jones per Paul Smith Associates, 19 St Martin Street, Hereford, HR2 7RD.

Date Received: 28th February, 2008 Ward: Ross-on-Wye East Grid Ref: 60293, 24649

Expiry Date: 24th April, 2008

Local Member: Councillor PGH Cutter and Councillor AE Gray

1. Site Description and Proposal

- 1.1 Brookfield House a three-storey C19 villa, roughcast render elevations under a slate roof, Grade II Listed building, is located on the east side of Overross Street adjacent to its junction with Brookmead. There is vehicular access off Brookmead. Brookfield Gardens a two-storey block of four flats is to the north, and 14 Brookmead is on the eastern boundary of the site. There is a Lime tree in the north-west corner of the site. The western boundary of the site is defined by a two-metre high rubble stone wall, a Copper Beech and fir trees.
- 1.2 Along the northern boundary of the site, is a single storey timber clad building used as garaging and store, which this application proposes to replace with a two-storey terrace of four dwellings. Each dwelling will accommodate lounge, dining/kitchen, WC and store on the ground floor with two bedrooms and bathrooms on first floor. A turning area and parking for ten vehicles is also proposed. The Lime tree that is in the corner of the site and a Cherry tree are to be removed.

2. Policies

2.1 Planning Policy Statement

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

2.2 Herefordshire Unitary Development Plan 2007

Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S6	-	Transport
Policy DR1	-	Design
Policy DR3	-	Movement
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Development Land and Buildings

Policy H16	-	Car Parking
Policy HBA2	-	Demolition of Listed Buildings
Policy HBA4	-	Setting of Listed Buildings

3. Planning History

3.1	DCSE2005/3532/F	Proposed 2 no. holiday lets to replace garage and stores	-	Refused 08.12.05
	DCSE2006/0556/F	Proposed 2 no. holiday lets to replace garage and stores	-	Approved 31.05.06

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water no objection subject to conditions.

Internal Council Advice

4.2 Traffic Manager recommends refusal. Concerned that the parking layout and turning area will make manoeuvring difficult.

4.3 Conservation Manager has no in principle objection.

5. Representations

5.1 A Design and Access Statement has been submitted:

- The application site lies to the rear of Brookfield House, a Grade II Listed building used as a guest house by the applicants, comprising of an extensive tarmac car park and turning area, a range of timber outbuildings and garage along the rear boundary, part of a raised garden and a mature tree which is deceased and in poor condition.
- Modern housing lies to the north and east of the site.
- The western boundary of the site runs parallel with a line of tall conifers atop a tall stone retaining wall.
- The site rises gently up from the east to the west and from the south to the north.
- The outbuilding, Lime Tree and a Cherry Tree are to be removed to accommodate the proposal, a terrace of four, two-bedroomed cottages across the site on an east-west axis facing toward the existing vehicular access.
- The composition of the front and rear elevations are symmetrical which with the inclusion of chimneys is reminiscent of a row of almshouses.
- The site is well screened from public vantage points.
- The applicants entire property lies within the curtilage and setting of the dominant Grade II Listed building, Brookfield House.
- The principle of development is acceptable under the provisions of the Herefordshire Unitary Development Plan which amongst other things emphasises the appropriate re-development of previously developed land.
- It is relevant that originally a one and half storey outbuilding stood to the rear of the site along its northern boundary. This building would have helped create a sense of enclosure to the site which is now lacking to the detriment of the setting of Brookfield House.

- The design of the proposed development attempts to re-create this sense of enclosure by the erection of a row of modest cottages.
 - The modest scale of the proposal reflects and respects the character and setting of the Listed building.
 - The development will be served off the existing access and drive off Brookmead
 - The entrance and drive is adequate to serve the proposal.
- 5.2 Ross Town Council consider the proposed development does not preserve the settings associated with a Grade II Listed building of this size. Recommend refusal.

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 site is located in an established residential area as shown on Inset Map ROSS1 in the Herefordshire Unitary Development Plan 2007 where policy H1 is appropriate. In terms of principle the proposal is considered acceptable. The re-development of previously developed land located within an established residential area is within the overall housing provision policies of the Unitary Development Plan.
- 6.2 The application proposes demolition and replacement of a single storey building that is used as garage and store with a terrace of four dwellings that have the appearance of almshouses. The Conservation Manager considers the proposal is a successful interpretation of C19 almshouse typology, commenting that only a diminutive-scale building as proposed in this application is appropriate to the size of the site. Accordingly it is considered the scale, massing, siting and detailed design of the proposal will not have an adverse affect on the character or setting of Brookfield House.
- 6.3 In relation to impact on adjoining dwellings, the proposal is orientated so that it will run parallel with the northern boundary of the site. The upper floor bedroom windows in the rear elevation will overlook garaging and parking area to Brookfield Gardens. The dwellings will be set back behind the rear wall of 14 Brookmead. Windows that are proposed in the flank elevation facing this dwelling are contained at ground floor level. It is considered the existing fence that runs along the boundary is of a height that will prevent overlooking into living rooms of the neighbouring dwelling.
- 6.4 The proposal will require the removal of two trees, an ornamental Cherry tree and a Lime tree. Neither tree is protected by a Tree Preservation Order. It is not considered the loss of these will be detrimental to the locality.
- 6.5 In the matter of the objection raised by the Traffic Manager that the parking layout and turning area is very tight making it very difficult to manoeuvre, the applicant is in negotiation to resolve this objection. It is anticipated these negotiations will conclude satisfactorily by the date of the Sub-Committee meeting. Provided the Traffic Manager is satisfied with the amended parking layout and turning area the proposal would be acceptable.

RECOMMENDATION

That subject to amended plans showing an acceptable parking layout and turning area that officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any 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. **C04 (Details of window sections, eaves, verges and barge boards)**
Reason: To safeguard the character and appearance of this building of architectural or historical interest.
4. **C10 (Details of rooflights)**
Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building.
5. **G04 (Landscaping scheme (general))**
Reason: In order to protect the visual amenities of the area.
6. **G05 (Implementation of landscaping scheme (general))**
Reason: In order to protect the visual amenities of the area.
7. **G09 (Retention of trees/hedgerows)**
Reason: To safeguard the amenity of the area.
8. **W01 (Foul/surface water drainage)**
Reason: To protect the integrity of the public sewerage system.
9. **W02 (No surface water to connect to public system)**
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
10. **W03 (No drainage run-off to public system)**
Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Informative(s):

1. **W01 - Welsh Water Connection to PSS**
2. **N19 - Avoidance of doubt**
3. **N15 - Reason(s) for the Grant of Planning Permission**

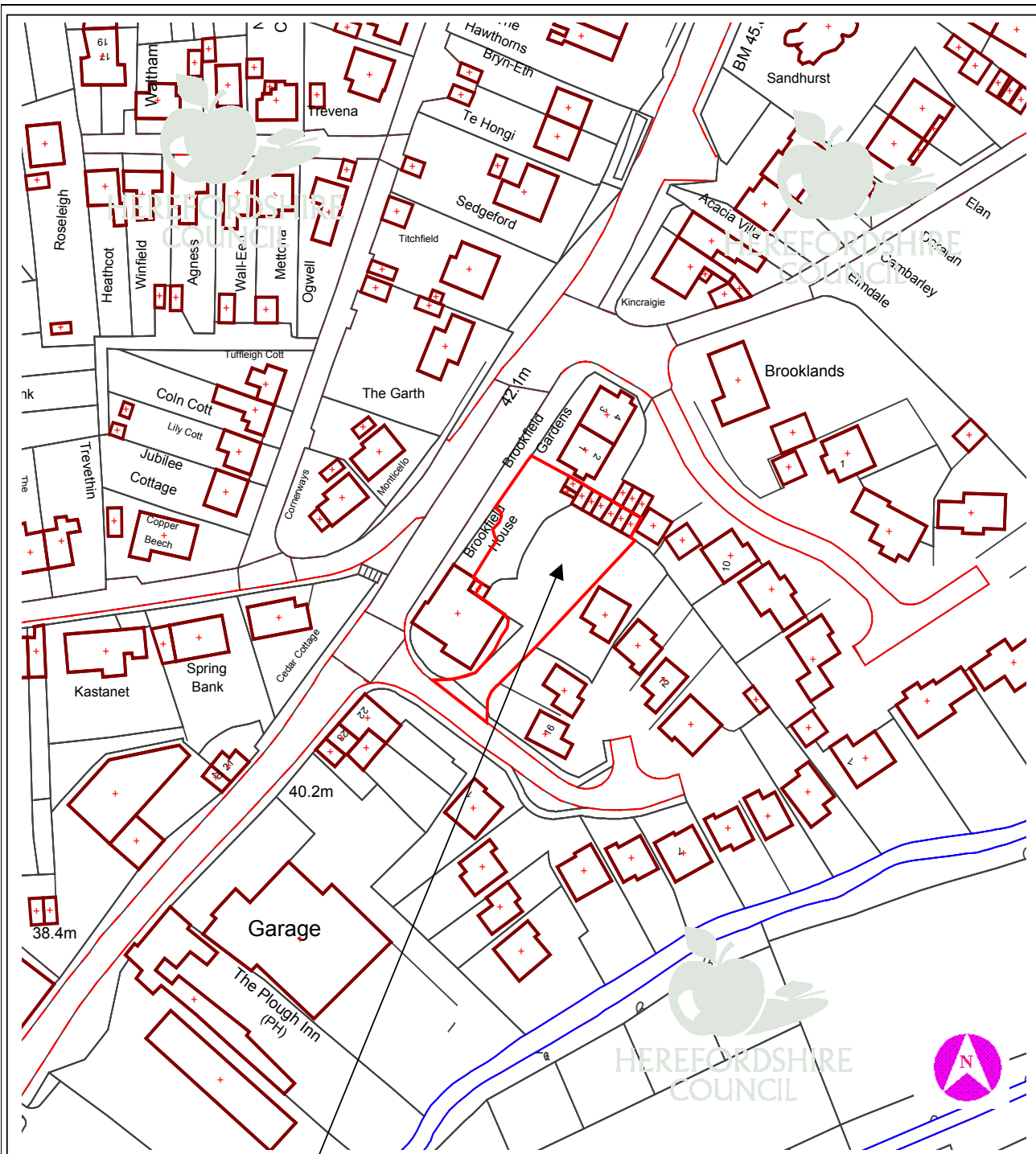
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2008/0259/F

SCALE : 1 : 1250

SITE ADDRESS : Brookfield House, Overross Street, Ross-on-Wye, Herefordshire, HR9 7AT

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