

6 DCCW2008/0235/F - ERECTION OF 2 NO. TWO BEDROOM THREE PERSONS FLATS AND ASSOCIATED PARKING AT LAND ADJOINING 9 & 11 PIXLEY WALK, HEREFORD, HR2 7TA

For: Herefordshire Housing Ltd per DJD Architects, 2 St. Oswald's Road, Worcester, WR1 1HZ

Date Received: 31st January, 2008 Ward: Belmont Grid Ref: 49481, 37733

Expiry Date: 27th March, 2008

Local Members: Councillors H. Davies, P.J. Edwards and G.A. Powell

Introduction

This application was deferred at a meeting of the Central Area Planning Sub-Committee on the 19th March, 2008 in order to carry out a Members' site visit.

1. Site Description and Proposal

- 1.1 The application site is comprised of a small parcel of land situated immediately to the west of a block of six flats situated on the northern side of Treago Grove within an established residential area.
- 1.2 Originally the land was designed as an outdoor drying area. However in more recent years this use has ceased and the area has fallen into disrepair with the sense of dilapidation being exacerbated by the need to partially demolish the wall enclosing the area in response to anti-social behaviour arising from people gathering within the enclosure.
- 1.3 The application seeks permission to construct a pair of affordable flats, each comprising two bedrooms, a bathroom, kitchen and reception room. Externally one off-road parking space will be provided to serve each unit within an existing communal car parking area located on the opposite side of Treago Grove.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S8	-	Recreation, Sport and Tourism
Policy S10	-	Waste
Policy S11	-	Community Facilities and Services
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR4	-	Environment
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries

Policy H13	-	Sustainable Residential Design
Policy H15	-	Density
Policy H16	-	Car Parking
Policy T11	-	Parking Provision
Policy CF1	-	Utility Services and Infrastructure
Policy CF2	-	Foul Drainage

3. Planning History

- 3.1 DCCW2007/3114/F Erection of 2 flats and associated parking. Withdrawn 14th November, 2007.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objection subject to the imposition of standard conditions.

Internal Council Advice

- 4.2 Strategic Housing: No objection. This scheme would help to meet the need identified in the Herefordshire Housing Strategy 2006-2009, as well as contributing to the affordable homes targets in the Herefordshire Unitary Development Plan 2007.
- 4.3 Traffic Manager: No objection.
- 4.4 Public Rights of Way Manager: No objection.

5. Representations

- 5.1 Hereford City Council: The City Council recommends that this application should be refused due to inadequate parking provision.
- 5.2 Five letters of objection have been received from Mrs. S. Phipps, 2 Pixley Walk; Mr. Baclawski, 13 Pixley Walk; Mr. K. Higgins, 15 Pixley Walk; Mr. F. Wargen, 35 Marcle Walk and Mr. M. Pennell, 45 Pixley Walk which are summarised as follows:

- Other properties in the area have limited or no allocated parking provision, this development will exacerbate the situation.
- It would be better to use the land to provide additional parking not more houses.
- The building of the flats will improve the area, the objection is only on the grounds of parking.
- Loss of views.
- Loss of light.
- Existing property prices will be devalued.

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 Having regard for the relevant policies, the primary issues in determining this application are considered to be:

- The Principle of Development
- Design and Layout
- Residential Amenity
- Highway and Parking Issues

Principle of Development

6.2 The application lies within the settlement boundary for the City of Hereford and the Herefordshire Unitary Development Plan 2007 recognises that there is scope for appropriate residential development within this area providing that the character and appearance of the wider locality is not adversely affected by the proposed development. Therefore the proposal to provide 2 new affordable residential units is acceptable in principle, subject to other material considerations being satisfactorily resolved.

Design and Layout of the Development

6.3 The pattern of residential development in the wider locality is generally characterised by a cohesive estate development comprised of terraced two storey blocks, providing a mixture of houses and flats.

6.4 The proposed development will effectively comprise of a two storey extension off the western flank of the existing block of flats. Having regard to the character and appearance of the building to which it will be attached as well as that of the wider locality, the design, bulk and massing of the proposed development is considered to be acceptable, whilst the fenestration takes appropriate account of the position and orientation of the adjoining properties.

6.5 More specifically the design is considered to improve the appearance of the wider locality, by adding a degree of architectural interest, to what is at present a large blank gable in a visually prominent location.

Residential Amenity

6.6 The proposed development will not give rise to a material change in the relationship between the extended block of flats and the parallel terrace of houses to the north and as such it is not considered that loss of privacy or light could be sustained as a reason for refusal.

6.7 With regard to the concerns raised in the letters of representation about loss of views, this is not a material planning consideration.

6.8 Overall the proposed development is not considered to give rise to any harm to the visual or residential amenity of the wider locality. However in order to protect the amenity of the area during the construction phase, standard conditions are recommended to control the hours of operation during the demolition and construction phases.

Highway and Parking Issues

- 6.9 The application proposes to create two additional parking areas within an existing car park situated on the opposite side of Treago Grove, in a location that will be overlooked by the flank windows of the new flats.
- 6.10 In the absence of any objection from the Traffic Manager, and given the size of the flats proposed, it is not considered that the concerns raised in the letters of representation about the lack of parking can be substantiated as grounds for refusal on highway safety grounds.

Conclusion

- 6.11 Overall, the proposal will create two affordable 2 bedroom flats and complies with the relevant policies in the Local Plan. As such, approval is recommended.

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. A07 (Development in accordance with approved plans).**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3. B02 (Matching external materials).**

Reason: To ensure the external materials harmonise with the existing building.

- 4. F22 (No surface water to public sewer).**

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

- 5. H13 (Turning area and parking).**

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

- 6. During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday - Friday 7.30 am - 6.00 pm, Saturday 8.00 am - 1.00 pm or at any time on Sundays, Bank or Public Holidays.**

Reason: To safeguard residential amenity.

Informatives:

1. **N01 - Access for all.**
2. **N03 - Adjoining property rights.**
3. **N04 - Rights of way.**
4. **N14 - Party Wall Act 1996.**
5. **All machinery and plant shall be operated and maintained in accordance with BS5228: 1997 'Noise Control of Construction and Open Sites'.**
6. **N19 - Avoidance of doubt.**
7. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

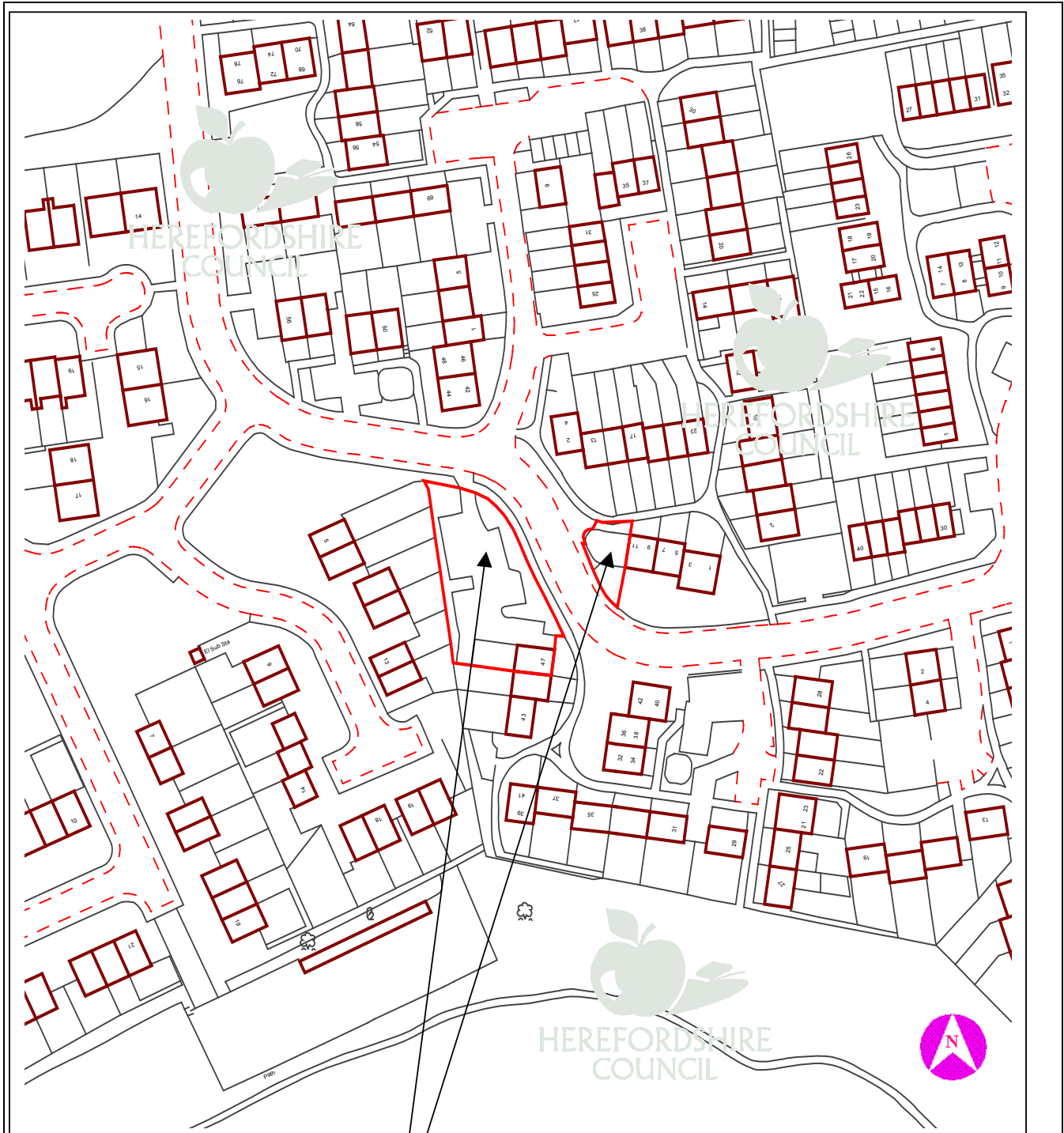
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2008/0235/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjoining 9 & 11 Pixley Walk, Hereford, HR2 7TA

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