

**12 DCCE2008/1413/F - CONVERT RESIDENTIAL HOUSE INTO TWO FLATS, WITH SEPARATE ACCESS AT 56 FREDERICK AVENUE, HEREFORD, HEREFORDSHIRE, HR1 1HL**

**For: Mr. F.T. Webb, 15 Nimrod Drive, Hampton Dene, Hereford, HR1 1HQ**

**Date Received: 30 May 2008**

**Ward: Aylestone**

**Grid Ref: 51266, 41463**

**Expiry Date: 25 July 2008**

Local Members: Councillors NL Vaughan and DB Wilcox

**1. Site Description and Proposal**

- 1.1 No. 56 is located on the western side of Frederick Avenue, accessed off College Green and forming part of the College Estate. The existing dwelling is an end of terrace brick and tiled hipped roof four bedroom property with garden to the front and rear and pedestrian access only off Frederick Avenue.
- 1.2 Planning permission is sought for the conversion of the existing four bedroom dwelling into two one bedroom flats. The accommodation would be split between ground and first floor with lounge, kitchen, bedroom and bathroom on each. The only external alteration is the creation of a new pedestrian access on the side elevation to provide each flat with its own front door.

**2. Policies**

- 2.1 Herefordshire Unitary Development Plan 2007:

Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR13	-	Noise
Policy H17	-	Sub-division of Existing Housing

**3. Planning History**

- 3.1 None.

**4. Consultation Summary**

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to a condition requiring the creation of two parking spaces.

**5. Representations**

- 5.1 Hereford City Council: No objection subject to there being sufficient on street parking available.
- 5.2 One letter of objection has been received from Mr. & Mrs. Parry, 58 Frederick Avenue. The main points raised are:
- Insufficient parking for two flats.
  - Out of character with Frederick Avenue which is a family street.
  - Impact on amenity through increased transmission of noise from proposed living rooms to neighbouring bedrooms particularly at first floor.

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 The site falls within an established residential area as identified in the Herefordshire Unitary Development Plan where additional residential development in the form of new build or sub-division as in this instance is acceptable in principle. The relevant development policy in the determination of this application is Policy H17.
- 6.2 Minimal internal alterations are required to accommodate the subdivision to two one-bedroom flats and no extensions are proposed or required. The only external alteration will be the creation of a second entrance on the side elevation thereby providing each flat with its own entrance. A satisfactory standard of accommodation will be created in terms of room size, facilities and amenity space.
- 6.3 In terms of parking, no off-street car parking currently exists although the kerb along the site frontage has been lowered. The Traffic Manager recommends the creation of two parking spaces, which will relieve the pressure for on street parking and address the objectors concerns.
- 6.4 The objectors also raise concerns regarding the impact on their amenity as a result of noise. The proposed subdivision will have to satisfy Building Regulations standards in terms of the transmission of noise between flats and neighbouring properties and therefore it is considered that adequate control exists under this legislation to safeguard the amenity of the neighbouring property.
- 6.5 No Section 106 contributions are required, as based upon the thresholds and formulae within the adopted Supplementary Planning document on Planning Obligations, the proposal does not result in the intensification in the use of the site over and above the existing situation.

6.6 The proposed conversion will have no adverse impact on the character and amenity of the area and will create two well-proportioned one bedroomed flats in accordance with Policy H17 of the Herefordshire Unitary Development Plan.

**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. **H29 (Secure covered cycle parking provision).**

**Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

- 3. **I42 (Scheme of refuse storage (residential)).**

**Reason: In the interests of amenity and to comply with Policy DR4 of Herefordshire Unitary Development Plan.**

- 4. **H10 (Parking - single house).**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.**

- 5. **H09 (Driveway gradient).**

**Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.**

**Informatives:**

- 1. **HN05 - Works within the highway.**
- 2. **N19 - Avoidance of doubt - Approved Plans.**
- 3. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

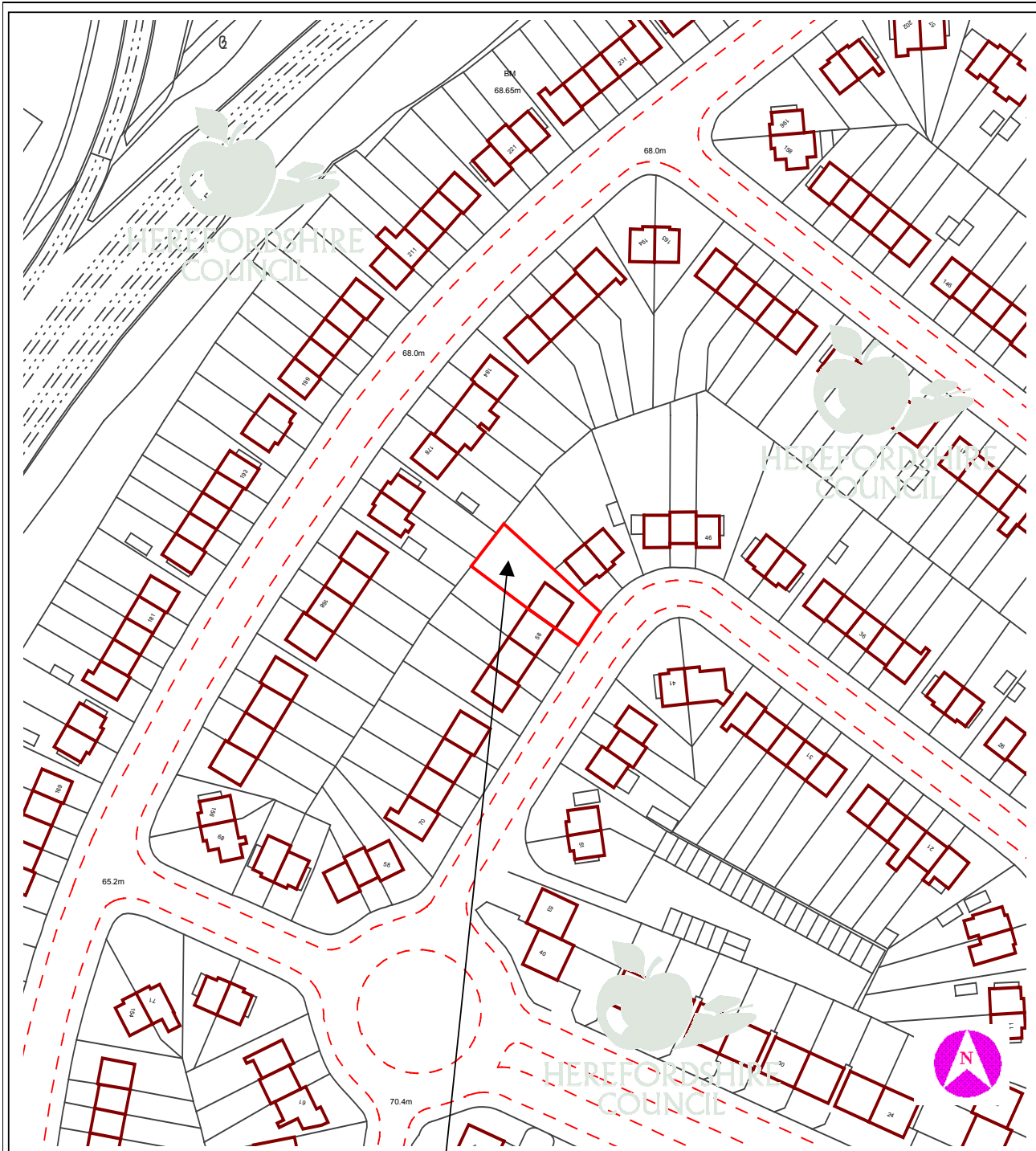
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** DCCE2008/1413/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 56 Frederick Avenue, Hereford, Herefordshire, HR1 1HL

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005