

12 DCCW2008/1777/F - SEPARATION OF EXISTING THREE BEDROOMED HOUSE TO FORM TWO ONE BEDROOMED SELF CONTAINED HOUSES AT 30 CHATSWORTH ROAD, HEREFORD, HEREFORDSHIRE, HR4 9HZ

For: Mr. J. Went per Paul Smith Associates, 12 Castle Street, Hereford, Herefordshire, HR1 2NL

Date Received: 4 July 2008

Ward: Three Elms

Grid Ref: 49305, 41688

Expiry Date: 29 August 2008

Local Members: Councillors PA Andrews, SPA Daniels and AM Toon

1. Site Description and Proposal

- 1.1 No. 30 Chatsworth Road is a modern two storey end of terrace house, fronting a private access way to a group parking area serving the application site and neighbouring dwellings.
- 1.2 The application site was originally constructed as a one bedroom dwelling with one parking space allocated in the adjacent grouped parking area. The part two storey part single storey extension permitted in 1994 was subsequently constructed effectively converting the dwelling into a three bedroom unit.
- 1.3 The surrounding area may be characterised as a medium density modern housing estate.
- 1.4 It is proposed to vertically subdivide the house along the dividing line of the original building and the two storey element of the extension to provide two self contained one bedroom dwellings. The rear garden would be subdivided to provide two separately accessed small private garden areas.
- 1.5 The application site boundary extends across the drive and turning area up to and including the existing allocated space in the grouped parking area.
- 1.6 The submitted details indicate a parking provision for two cars. One space is that allocated in the grouped parking area, the other immediately in front of one of the proposed units.

2. Policies

2.1 Planning Policy Statements:

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|------|---|------------------------------------|
| PPS1 | - | Delivering Sustainable Development |
| PPS3 | - | Housing |

2.2 Herefordshire Unitary Development Plan 2007:

| | | |
|------------|---|--|
| Policy S1 | - | Sustainable Development |
| Policy S2 | - | Development Requirements |
| Policy DR1 | - | Design |
| Policy DR3 | - | Movement |
| Policy H9 | - | Affordable Housing |
| Policy H13 | - | Sustainable Residential Design |
| Policy H14 | - | Re-using Previously Developed Land and Buildings |
| Policy H16 | - | Car Parking |
| Policy H17 | - | Sub-division of Existing Housing |

3. Planning History

- 3.1 HC940226PF Extension to form living room, dining room and bathroom on ground floor with bedroom over living room. Permitted 16 August 1992.
- 3.2 DCCW2007/2489/F Separation of existing three bedroom house to form two one bedroom self contained houses. Refused 1 October 2007.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objections, subject to standard drainage conditions and Advisory Notes.

Internal Council Advice

- 4.2 Traffic Manager: One space per dwelling has been shown in curtilage, which is considered acceptable in this location in conjunction with the cycle parking provision proposed. Recommend conditions relating to car parking and cycle parking provision.

5. Representations

- 5.1 Hereford City Council: No objections.
- 5.2 Two objections have been received; from Mr. & Mrs. D. Forman, 32 Chatsworth Road and Mr. & Mrs. Edwards, 28 Chatsworth Road respectively. The ground of objection are summarised as follows:-
- Our objection on the original application still stands as the new application in no way addresses the original refusal on the grounds of "adequate provision for off street parking for the two dwellings proposed."
 - The applicant currently has two vehicles and one car parking space, converting the building into two one bed dwellings is likely to attract couples each with a car each, so that they would require four car parking spaces which is clearly not catered for.
 - Our existing two allocated spaces cannot be used as they are taken up by other residents.

- d) Generally insufficient car parking in the area and inadequate provision proposed.
 - e) Existing parking difficulties in the area.
- 5.3 A supporting letter submitted with the application is summarised as follows:-
- a) The application addresses the previous reason for refusal concerning car parking and residential amenity.
 - b) The application site is now larger than before to include the allocated space and an intervening strip of parking courtyard.
 - c) The proposal is in a sustainable location and is likely to generate fewer vehicle movements than the existing dwelling.
 - d) Contends that one parking space is justified but two parking spaces including a redefined space at the front of the dwelling and cycle parking can be provided.
 - e) The amended front car parking space provided to the access road combined with one way glass to the lounge window and a low demarcation wall overcomes the amenity concerns and could be secured by an appropriate condition.
- 5.4 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 This application is tantamount to an amended submission following the refusal of application ref. DCCW2007/2489/F. The reason for refusal was as follows:-
- “It is considered that the proposal fails to make adequate provision for the off street parking of cars for the two dwellings proposed. In addition the proposed sub standard parking space immediately to the front of the dwellings would result in an unacceptable risk to the amenity of the occupiers thereof. In the circumstances the proposal would be contrary to policies contained in the Herefordshire Unitary Development Plan in particular Policies H16 and H17.”
- 6.2 As before the proposed internal layout for the two one-bedroom units provides a basic spatial arrangement for what may be described as a form of affordable starter home accommodation. In principle it is considered that the proposed accommodation would not be detrimental to the character of the surrounding residential area.
- 6.3 The previous application included a site plan which apparently did not represent the full extent of the applicant's property at 30 Chatsworth Road. The site plan now includes an 'L' shaped parcel of land which extends proportionately from the front of the dwelling across the yard of the grouped parking area up to and including a single car parking space allocated to the existing dwelling.
- 6.4 An additional parking space was previously indicated on the small triangle of gravel hardstanding between the front of the existing dwelling and the defined access to the grouped parking area. In that position it would have been substandard in size and adjacent to the front door to one of the proposed dwellings resulting in an unacceptable amenity impact.

- 6.5 The current proposal includes a redefined car parking space of adequate dimensions parallel to and overlapping the private access road by approximately 500mm but still within the conveyed boundaries of the site curtilage. In this position the applicant asserts that a parked car would not interfere with the free flow of the few vehicles using the parking area. It is understood that the applicant is the sole owner of the site with only a duty imposed on him to ensure that other users of the courtyard enjoy a free and safe passage within the courtyard and access road.
- 6.6 Policies H16 and H17 of the Herefordshire Unitary Development Plan aim to achieve a maximum off street parking provision of not more than 1.5 spaces per dwelling with no minimum level of provision, for new housing developments. The provision should also reflect site location, the type of housing to be provided, the type of household likely to occupy the development and the availability of public transport. In the circumstances taking into account the policy context and what is regarded as a sustainable site location reasonably close to public transport and local shopping facilities, it is considered that a total parking provision of two spaces, is appropriate for the small starter home scale of the proposed accommodation.
- 6.7 On the basis of the site plan and ownership details now submitted together with the redefined parking space, existing allocated parking space and provision of secure cycle parking, it is now considered that the proposal demonstrates that adequate parking space is achievable. Furthermore the Traffic Manager no longer raises objections to the scheme subject to related conditions.
- 6.8 The concerns of the objectors have been taken into account but it is judged that they do not outweigh the abovementioned considerations. It is also felt that the proposal will not result in an unacceptable risk to public highway safety or undue loss of amenity to neighbouring occupiers.
- 6.9 With regard to the previous amenity concerns about the proposed front parking space, it is considered that the revised position reduces the impact on the proposed dwellings to an acceptable level without the need for the one way glazing offered by the applicant. However a low buffer wall would be beneficial and is a requirement of recommended condition no. 3.
- 6.10 In conclusion having regard to the abovementioned policies, material considerations and representations received, it is considered that the proposal is acceptable.

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. F14 (Removal of permitted development rights).**

Reason: In order to protect the character and amenity of the locality, to maintain the amenities of adjoining property and to comply with Policy H13 of Herefordshire Unitary Development Plan.

3. Prior to the first occupation of the dwellings hereby approved an area shall be laid out within the curtilage of the property for one space per dwelling and in respect of the front parking space shall include details of a low buffer wall which shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the local planning authority and that area shall not thereafter be used for any other purpose than the parking of vehicles. In respect of the proposed parking space immediately in front of the proposed dwellings the details shall include a low buffer wall.

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 and in the interests of amenity of the occupiers of the dwellings hereby permitted.

4. 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.

5. Foul water and surface water discharges shall be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

6. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the local planning authority.

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.

7. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Informatives:

1. N03 - Adjoining property rights.
2. N04 - Rights of way.
3. NC01 - Alterations to submitted/approved plans.
4. N19 - Avoidance of doubt - Approved Plans.
5. N15 - Reason(s) for the Grant of PP/LBC/CAC.

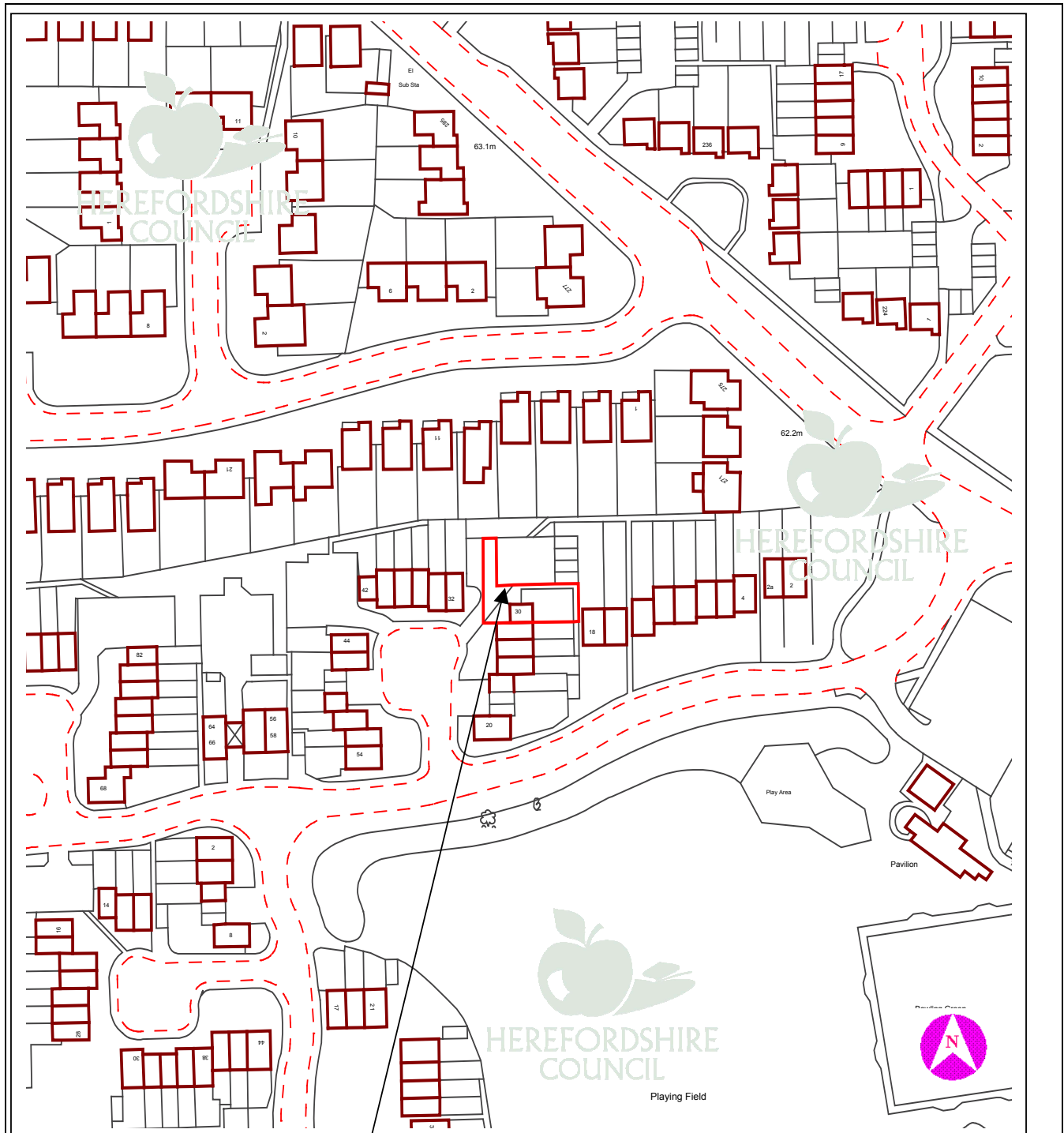
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2008/1777F

SCALE : 1 : 1250

SITE ADDRESS : 30 Chatsworth Road, Hereford, Herefordshire, HR4 9HZ

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