

7 DCCW2008/2775/F - DEMOLISH EXISTING GARAGE AND REPLACE WITH SINGLE STOREY EXTENSION AND MINOR ALTERATIONS TO OFF ROAD PARKING AREA AT 29 WHITEFRIARS ROAD, HEREFORD, HR2 7XE

For: Mr. N. Jones, 29 Whitefriars Road, Hereford, HR2 7XE

Date Received: 13 November 2008 Ward: Belmont Grid Ref: 49517, 38662

Expiry Date: 8 January 2009

Local Members: Councillors H Davies, PJ Edwards and GA Powell

Introduction:

Members will recall that this planning application was deferred at the meeting in January to undertake further investigations into the visibility splay that crosses the front garden of this site. This has resulted in the parking space and extension being set back from the front of the property. Belmont Parish Council maintain their objections to the proposal additionally pointing out that the existing tree should be retained. The Traffic Manager has confirmed no objections. The previous report is below and the amended scheme is still supported.

1. Site Description and Proposal

- 1.1 29 Whitefriars Road is located at the junction with Buckfast Close, Belmont, Hereford. The property is semi-detached with an attached garage with access off Buckfast Close.
- 1.2 The proposal is to demolish the garage and construct a single storey extension along the full width of the dwelling comprising a family room, utility and garden store. Part of the front garden will be removed to provide an additional parking space. The access onto Buckfast Close will be enlarged by approximately 1.8 metres towards the junction with Whitefriars Road. External materials proposed are brick and tile to match.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007

Policy DR1	-	Design
Policy H18	-	Alterations and Extensions
Policy T11	-	Parking Provision

3. Planning History

- 3.1 DCCW2008/1394/F Demolish garage and replace with single storey extension and minor alterations to off road parking area. Refused 22 July 2008.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: Raises no objection subject to a condition requiring that two parking spaces are laid out prior to occupation of the extension.

5. Representations

5.1 Belmont Parish Council: "With reference to the above planning application, Belmont Rural Parish Council notes that this is the second application for this development at this location. Despite some alteration to the proposed development (a reduction in height), none of the issues addressed in our letter of 19th June in respect of application reference DCCW2008/1394, has been addressed and the new proposals will occupy a similar footfall and create problems with off street parking. The exit/entrance remains, in our opinion, too close to the busy T-junction.

We would wish to reiterate the following comments:

The proposed development is close to a junction and the new provision for off road car parking may impede the line of vision for vehicles or pedestrians at the junction, creating a hazard. It should be noted that Whitefriars Road is a particularly narrow road which permits parking on the road and is also a bus route. In particular the bus operating company has indicated that bus drivers have experienced several instances where inconsiderate parking on Whitefriars Road has resulted in buses not being able to pass.

The reduction in off road parking (by conversion of the garage to living accommodation) may lead to difficulties in parking for visitors. We note that the photographs submitted with this application clearly show a vehicle adjacent to the entrance to the property which is parked on the footpath.

The proposed alterations to the vehicle entrance bring it nearer to the junction which we feel will be hazardous

The revised plans state "no tree removal" yet the drawn plan shows a tree to be retained "if possible". This is contrary to the rural nature of the local environment."

5.2 One letter of objection has been received from Mr. George, 27 Whitefriars Road, Belmont, Hereford. The main points raised are:

1. Reservations regarding the parking situation with vehicles being parked near the junction obscuring the view of traffic turning out of the junction.
2. The environmental loss of green space in a residential area.

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 single storey extension is subservient to the main dwelling, in matching external materials and has no detrimental impact on neighbours or the street scene.
- 6.2 The concerns raised by the Parish Council and local resident are noted and relate to the impact on highway safety of the enlarged parking area and access. In this respect Members will note that the Traffic Manager has raised no objection. The access will only be widened by 1.8 metres and conditions will be imposed to ensure a porous material is used to negate the loss of the green space. The proposal is therefore considered to comply with the relevant policies in the 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. **C02 (Matching external materials (extension)).**
Reason: To ensure the external materials harmonise with the existing building so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.
- 3. **H10 (Parking - single house) (Porous material for new parking area).**
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.

Informatives:

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

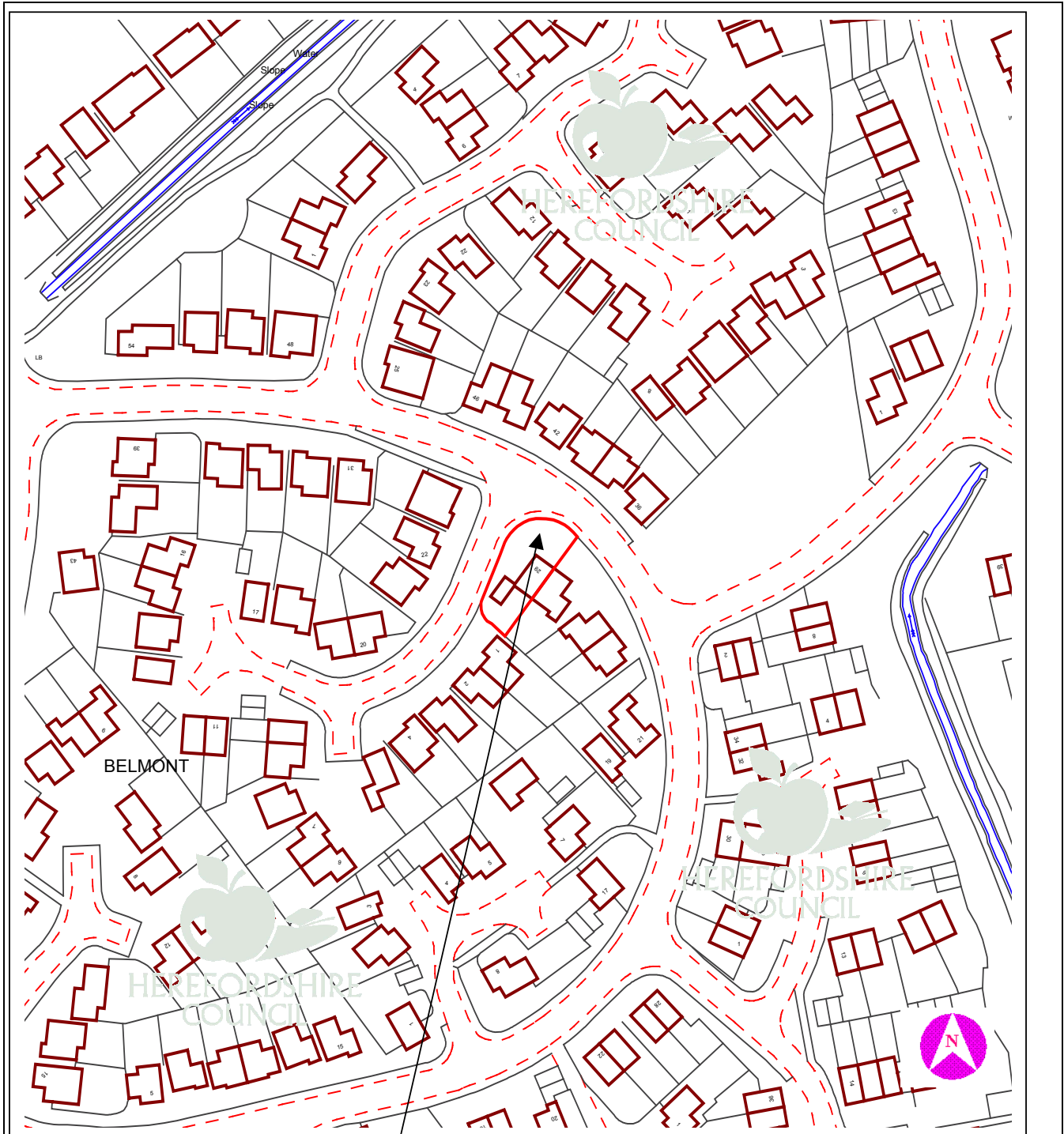
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2008/2775/F

SCALE : 1 : 1250

SITE ADDRESS : 29 Whitefriars Road, Hereford, HR2 7XE

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