

8 DCCW0009/1414/F - CONVERSION AND CHANGE OF USE OF EXISTING GARAGE TO COMMUNAL BIN STORE. 255 WHITECROSS ROAD, HEREFORD, HEREFORDSHIRE, HR4 0LT

**For: Mr. C. Sanderson per Colin Goldsworthy MCIAT
MaPS 85 St Owens Street, Hereford, Herefordshire, HR1 2JW**

Date Received: 29 June 2009

Ward: St. Nicholas

Grid Ref: 49379, 40586

Expiry Date: 24 August 2009

Local Member: Councillors DJ Benjamin and JD Woodward

1. Site Description and Proposal

- 1.1 This application, together with application ref. no. DCCW0009/1406/F on this agenda for the erection of four dwellings at no. 253 Whitecross Road, are mutually dependent. It is important, therefore, that both these proposals are considered in conjunction with each other.
- 1.2 No. 255 Whitecross Road is a two storey semi-detached house facing the west side of this road adjacent to the western boundary of No. 253 the subject of application ref. no. DCCW0009/1406/F. An existing flat roof single garage projects forward of the house in a position immediately adjacent to the access road for the proposed four dwellings on the adjoining site.
- 1.3 It is proposed to convert and use the garage as a communal bin store to serve the adjoining development. The only physical alterations would involve blocking up an existing window, sealing the existing front entrance and the provision of a side entrance adjacent to the proposed access driveway.
- 1.4 The existing access to Whitecross Road would be sealed up and alternative parking for two cars would be provided in the proposed car parking area for the four dwellings on the adjacent site.

2. Policies

2.1 National

- PPS1 - Delivering Sustainable Development
PPS3 - Housing

2.2 Herefordshire Unitary Development Plan 2007.

- S1 - Sustainable Development
S2 - Development Requirements
DR1 - Design
DR3 - Movement
DR4 - Environment

H13	-	Sustainable Residential Design
H16	-	Car Parking
H18	-	Alterations and Extensions
T11	-	Parking Provision

3. Planning History

- 3.1 0A/16518 Garage at front of house and formation of vehicle access - Permitted 26/10/1972
- BP/17063/D Erection of garage - Permitted 18/05/1973
- SC980798PF Erection of conservatory to rear - Permitted 05/11/1998

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager - Recommends condition H10 (provision of two parking spaces).

5. Representations

- 5.1 Hereford City Council: No objections.
- 5.2 Letter of objection received from Mrs. D. M. Davies, 257 Whitecross Road, Hereford.
- 5.3 Objection concerning refuse collection also received from Mr. Lance Marshall and Mrs. Janet Marshall, Bank House, 249 Whitecross Road, Hereford, in response to Application ref. no. DCW2009/1406/F for the erection of four dwellings on the adjacent site.

The main points raised are as follows:-

1. Garage was built in the early to mid 1970's for the sole purpose of parking a car. Proposal would be contrary to permitted use and associated conditions would be ignored.
2. Proposal will result in the non-saleability of No. 255 as a separate unit.
3. Precedent for the use of borrowed land for other properties in Hereford.
4. The nature of No. 255 will be changed from a separate dwelling to one servicing the needs of a neighbouring property.
5. Telegraph pole would need to be removed, this would cause unacceptable disruption to the neighbours.
6. Cannot see how cars wishing to access 255's driveway will continue to do so. If parking is restricted it will result in further cars being parked on Whitecross Road and further increasing traffic problems.

7. Ill thought out solution to a poorly thought out development.
8. Rubbish collection will cause problems.

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 proposal has been submitted to provide dedicated refuse and recycling bin storage for the development subject of application ref. no. DCCW0009/1406/F also on this agenda and nos. 253 and 255 Whitecross Road.
- 6.2 The physical alterations and use would enable a convenient and viable refuse collection point adjacent to the proposed access approximately 12.50m from its junction with Whitecross Road.
- 6.3 It is considered that the alterations are low key and would have little impact on the character of the surrounding area.
- 6.4 It is also considered that the degree of activity associated with the use would be unlikely to harm the residential amenity of occupiers of neighbouring residential properties.
- 6.5 From a highway safety point it is unlikely that there would be any negative consequences. Furthermore, it could be argued that the removal of the existing access and the inclusion of two dedicated parking spaces on the access, parking and turning arrangements for the adjacent development would be marginally beneficial. The Traffic Manager raises no objection. In order to ensure that satisfactory access and parking is available for No. 255 it will be necessary to include a condition to ensure implementation only in conjunction with the development subject of application ref. no. DCCW0009/1406/F.
- 6.6 With regard to the representations received, the original planning permission for the garage contained no conditions restricting its use. It is not considered that other comments, including those relating to amenity issues, character of the surroundings, parking, precedent and telegraph pole, represent overriding factors in the determination of this application.
- 6.7 Having regard to the relevant Unitary Development Plan policies and other material considerations, 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)).**
- 2. This permission shall only be implemented in conjunction with the development permitted under application ref no. DCCW0009/1406/F.**

Reason: The development hereby permitted is an integral part of the development permitted under planning application ref. no. DCCW0009/1406/F and in order to ensure that a satisfactory standard of parking provision is available for No. 255 Whitecross Road, having regard to the requirements of Policy T11 of the Herefordshire Unitary Development Plan.

- 3. B02 (Development in accordance with approved plans and materials).
- 4. On the completion of the development hereby permitted and the completion of the parking and turning area for the development permitted under planning application ref. no. DCCW2009/1406/F the existing vehicular access shall be sealed up. Details of the works and materials for the sealing up of the access shall be submitted to and approved in writing, prior to the commencement of the development.

Reason: In the interests of highway safety, the streetscape character of the surrounding area and the requirements of policies DR1 and DR2 of the Herefordshire Unitary Development Plan

Informatives:

- 1. N03 - Adjoining property rights.
- 2. N03C - Adjoining property rights.
- 3. N04 - Rights of way.
- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.
- 5. N19 - Avoidance of doubt - Approved Plans.

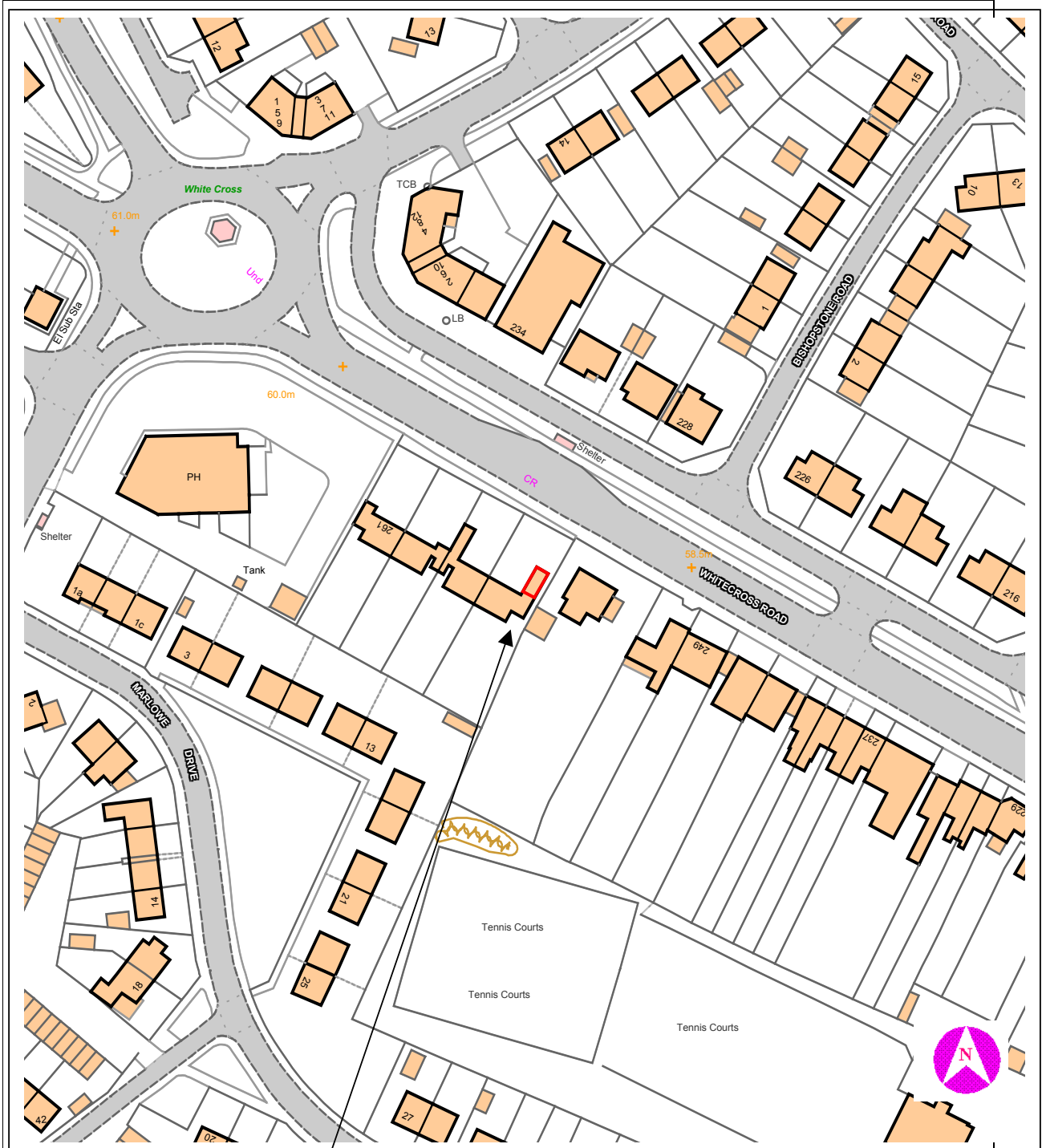
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW0009/1414/F

SCALE : 1 : 1250

SITE ADDRESS : 255 Whitecross Road, Hereford, Herefordshire, HR4 0LT

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