

**7 DCCW/092285/F - PROPOSED ERECTION OF TWO SEMI DETACHED CHALET BUNGALOWS AND ASSOCIATED WORKS AT LAND REAR OF 93 HIGHMORE STREET, HEREFORD, HR4 9PG**

**For: Mr P Bunclark per Mr Paul Smith, 12 Castle Street, Hereford, HR1 2NL**

**Date Received: 21 September 2009      Ward: Three Elms      Grid Ref: 349733,241794**  
**Expiry Date: 16 November 2009**

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

**1. Site Description and Proposal**

- 1.1 The application site is comprised of the eastern half of the residential curtilage serving a detached bungalow known as 93 Highmore Street. The application site extends to approximately 0.06 hectares and is bounded to the east by Hereford Racecourse, a domestic curtilage to the south and a parking forecourt and a pair of semi-detached bungalows to the north, the host dwelling lying to the west.
- 1.2 The application seeks permission to construct two dwellings, which will take the form of a pair semi-detached dormer bungalows orientated east west, served by a parking and turning area to the front and private amenity space to the rear. Each dwelling will comprise 2 bedrooms, a family bathroom and study above a kitchen/diner and reception room.

**2. Policies**

- 2.1 Herefordshire Unitary Development Plan 2007:

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
S8	-	Recreation, sport and tourism
S10	-	Waste
S11	-	Community facilities and services
DR1	-	Design
DR4	-	Environment
H13	-	Sustainable residential design
H15	-	Density
T11	-	Parking provision
CF1	-	Utility services and infrastructure
CF2	-	Foul drainage

**3. Planning History**

- 3.1 DCCW08/2004/O Proposed erection of two semi-detached chalet bungalows and associated works. Planning permission 2 October 2008.

**4. Consultation Summary**Statutory Consultations

- 4.1 Welsh Water: Comments awaited.

Internal Council Advice

- 4.2 Traffic Manager: Comments awaited.

**5. Representations**

- 5.1 Hereford City Council: Comments awaited.

The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the 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
- Water and Sewerage
- Access and Highways Issues

The 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 erect two new dwellings is acceptable in principle, subject to other material considerations being satisfactorily resolved.

Design and Layout

- 6.3 The pattern of development along the eastern side of Highmore Street has no strong defining architectural style, instead being comprised of a mixture of terraced, semi-detached and detached dwellings arranged in a linear formation, fronting onto the adjoining highway. Of particular note is the existing presence of three residential developments that are similar in nature to that proposed, where dwellings have been erected to the rear of properties on Highmore Street. One of these developments is located immediately to the north abutting the application site.
- 6.4 Having regard to the size and shape of the application site, the design, bulk and massing of the proposed development is considered to be acceptable, whilst the siting and orientation takes appropriate account of the position and orientation of the

adjoining properties, and is reflective of the character and appearance of similar development that has taken place in the wider vicinity.

- 6.5 Overall the design and layout is considered acceptable, as proposed development would not appear out of character with the mixed urban grain of the wider locality.

#### Residential Amenity

- 6.6 The proposed design has paid proper regard to the siting, orientation and outlook of the existing dwellings surrounding the application site, including the host dwelling. More specifically save for single roof lights serving bathrooms, the western roof slope contains no windows to prevent any direct overlooking. However it is considered expedient to remove the permitted development rights to insert any additional windows to ensure the continued satisfactory relationship between the proposed dwellings and their neighbours.
- 6.7 The separation distances between existing and proposed dwellings is considered to be acceptable. More specifically the distance is equivalent to that experienced by the bungalows to the north of the application site with their closest neighbours.
- 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.

#### Water and Sewerage

- 6.9 Recent developments in this area have given rise to concerns about a perceived lack of water pressure and limited capacity of the sewerage system. However Welsh Water have advised the Local Planning Authority that due to the need to pump water into the area as opposed to a gravity fed system pressures are naturally lower, but there are no issues of capacity in either the water or sewerage systems.

#### Access and Highways

- 6.10 Vehicular access will be afforded by connecting into the existing driveway serving the dwellings to the north, this driveway is purpose built and properly constructed and has sufficient capacity to safely accommodate the additional traffic.

#### Conclusion

- 6.11 Overall the proposal complies with the relevant policies in the Local Plan, and as such, approval is recommended.

### **RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1. A01 Time limit for commencement (full permission)**
- 2. B01 Development in accordance with the approved plans**

- 3. **C01 Samples of external materials**
- 4. **F15 No windows in side elevation of extension**
- 5. **G09 Details of boundary treatments**
- 6. **H13 Access, turning area and parking**
- 7. **During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken or despatched from the site outside the following times: Monday - Friday 7.00 am - 6.00 pm, Saturday 8.00 am - 1.00 pm nor 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. **N14 Party Wall Act 1996**
- 4. **All machinery and plant shall be operated and maintained in accordance with BS5228: 1997 'Noise Control of Construction and Open Sites'**
- 5. **N19 Avoidance of doubt - Approved Plans**
- 6. **N15 Reason(s) for the Grant of PP/LBC/CAC**

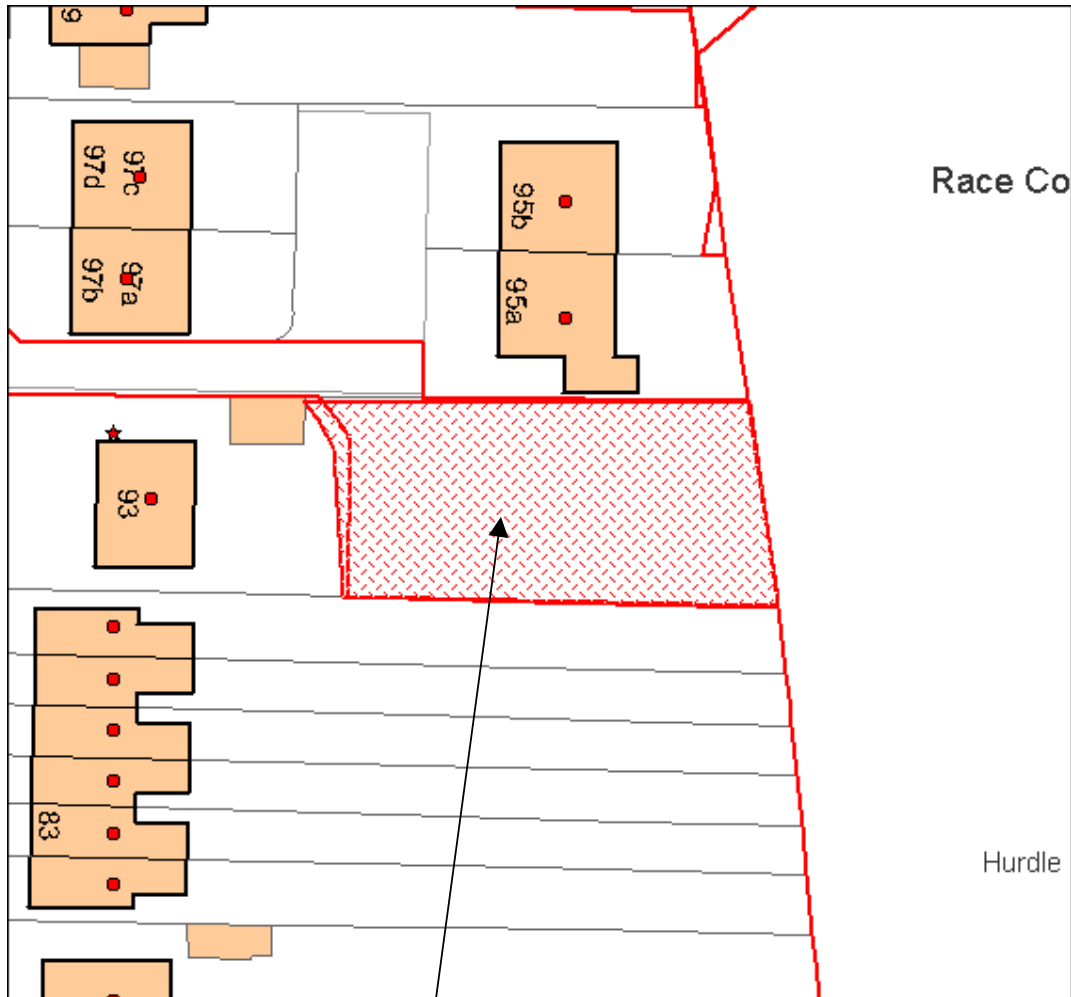
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** T0009/2322 DMCW/092285/F

**SITE ADDRESS :** LAND REAR OF 93 HIGHMORE STREE, HEREFORD, HR4 9PG

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