

11 DCSE2003/3203/F - CONVERT REAR SHOWROOM TO TWO SELF-CONTAINED FLATS AND REDEVELOP REAR YARD TO PROVIDE FOUR SELF-CONTAINED FLATS WITH COURTYARD LANDSCAPING AT OLD BAKERY MEWS, 12 BROOKEND STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7EG

For: Mr F Fryer per B S Technical Services, The Granary Studio, Lower House, Bryngwyn, Raglan NP15 2BL

Date Received: 3rd November 2003 Ward: Ross-on-Wye West Grid Ref: 60067, 24421
Expiry Date: 29th December 2003

Local Member: Councillor M R Cunningham and Councillor G Lucas

1. Site Description and Proposal

- 1.1 The application site comprises a walled yard at the rear of the three-storey building (12 Brookend Street, Listed Grade II) which fronts Brookend Street, together with the extension to the rear of that building. The yard is partly occupied by single-storey structures and used as a car repair workshop; the extension is part of a retail showroom. The extension and part of the workshop abut a substantial Georgian house (Mill House) and another vehicle repair garage. To the west and north of the site is Fontaine Court, blocks of flats for elderly people. It is proposed to erect a two-storey and single-storey building in the yard to form 4 flats and to convert the extension into a further two residential units.
- 1.2 Planning permission and listed building consent for an earlier scheme to develop 6 flats was refused in September 2003 for the following reasons:
1. The proposed development would be within the Wye Valley Indicative Floodplain and no flood alleviation scheme is proposed. The development would conflict therefore with Government Guidance in PPG25 "Development and Flood Risk" and Policy C44 of the South Herefordshire District Local Plan.
 2. The proposed development would overload the existing public sewerage system and would result therefore in additional environmental pollution. As a consequence the proposal would conflict with GD1 and Policy C47 of the South Herefordshire District Local Plan.
 3. The proximity of the proposed north eastern block of flats and the size of this building would be overbearing in relation to the adjoining block of flats at Fontaine Court and thereby harm the amenities of the occupiers of those flats and the character and appearance of this part of the Ross-on-Wye Conservation Area. The proposal conflicts therefore with Policies SH14 and C23 of the South Herefordshire District Local Plan.

4. The design and density of this proposed development would harm the character and setting of this listed building and thereby conflict with Policies C27B and C29 of the South Herefordshire District Local Plan.
- 1.3 The revised current scheme is for the same number of units. The extension would be increased in height at eaves and ridge levels by about 1m, with the gable end wall rebuilt (rendered blockwork) and a new slate roof to replace the Onduline sheeting. This would form a two-storey building with a flat on each floor. The first floor flat would be accessed off an existing external staircase and apart from an window at the south-eastern end would be lit by rooflights. The single-storey structures around the south-western and south-eastern walls of the yard would be replaced by two-storey buildings except for the northern corner which would be single-storeyed. In addition an 'L' shaped 2-storey building would join these new perimeter buildings with the existing extension. The heights of the buildings would vary, decreasing in height in progression away from the existing extension.
- 1.4 The open centre of the yard would be landscaped (mainly hard surfacing) but no car parking or private gardens would be provided. The pedestrian access off Brookend Street would be via an entrance below the upper floors of the frontage building.

2. Policies

2.1 Planning Policy Guidance

PPG13	Transport
PPG15	Planning and the Historic Environment
PPG25	Development and Flood Risk

2.2 Hereford and Worcester County Structure Plan

Policy H16	Location of Growth
Policy CTC1	Area of Outstanding Natural Beauty
Policy CTC2	Area of Great Landscape Value
Policy CTC9	Development Requirements

2.3 South Herefordshire District Local Plan

Policy C23	New Development Affecting Conservation Areas
Policy C25	Demolition and Redevelopment
Policy C27B	Alterations or Additions to Listed Buildings
Policy C28	Demolition of a Listed Building
Policy SH5	Housing Land in Ross on Wye
Policy SH14	Siting and Design of Buildings
Policy SH15	Criteria for New Housing Schemes
Policy GD1	General Development Criteria
Policy 3(Part III)	Infill Sites for Housing
Policy 5(Part III)	Housing in Build-up Areas

3. Planning History

3.1	SH860398PF	Alterations and renovation to shop.	- Permitted 28.05.86
	SH860399LA	Alterations and extensions to shop	- Consent

SH892036PF	Demolition of sheds and construction of shop with workshops over.	-	28.05.86 Permitted 02.05.90
SH892037LD	Demolition of sheds and construction of shop with workshops over.	-	Consent 02.05.90
SE2003/2299/F	Convert rear showroom to 2 flats and redevelop rear yard to provide 4 flats with courtyard landscaping.	-	Refused 23.9.2003

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency has now considered the flood risk assessment and withdraw their objection to the application subject to conditions.
- 4.2 Welsh Water have withdrawn their initial objection on the basis of information supplied by the applicant's agent and confirm that a foul connexion from the proposed development can be made to the public sewerage system. This is on the understanding that the existing surface water connection from the site, which discharges approximately 240m² of impermeable area to the public sewerage system, is removed and the surface water flows from the proposed development are drained to soakaways. The information that they have supplied has shown that the proposals will provide betterment to the public sewerage system. However we would request that conditions and advisory notes be imposed within the planning permission.

Internal Council Advice

- 4.3 Head of Engineering and Transportation has no objections to the proposals.
- 4.4 Head of Environmental Health has no objections to make.

5. Representations

- 5.1 The applicant's agent states, in a covering letter, that:
- (i) scheme has been redesigned to reduce overall height of rear flat development following meetings with officers,
 - (ii) objection from Welsh Water has been overcome by diverting storm water into a large soakaway in the centre of the courtyard,
 - (iii) a hydrological assessment by consultant hydrologist has proved that during the floods since 1947 the site has not been affected. The evidence on site does not indicate that the site is prone to flooding.
- 5.2 Town Council express concerns about the lack of car parking provision and also concerns about the proposed density of the development and the effect on the infrastructure of the area.
- 5.3 Two letters of objection have been received which make the following points:
- (i) too near boundary walls and will block out light for some of flats in Fontaine Court,
 - (ii) occupant of one flat considers increased height on boundary would block the sun and light from lounge and patio,

- (iii) view for some occupants will be ruined and just see a high wall,
- (iv) devalue properties

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The earlier scheme for 6 flats was refused planning permission on four grounds: flooding, drainage, harm to residential amenities and to the character of the listed building. The applicant's agents have now satisfied the concerns of the Environment Agency and Welsh Water regarding, respectively, the likelihood of flooding and satisfactory drainage. These grounds of refusal do not therefore apply to the current scheme.
- 6.2 The main change to the proposals has been the reduction in height of the new buildings. As noted in paragraph 1.3 the flats would step down in height as the buildings progress around the perimeter of the site, with the end section single-storeyed. This would result in a more pleasing appearance which is less visually obtrusive. In relation to the amenities of neighbours the single-storey section would project forward of the adjoining block of flats (Fonteine Court) but would only be a little higher than the existing boundary wall and hence would not be unduly obtrusive. A number of windows would face windows in the Fonteine Court flats but privacy would either be protected by the boundary walls and new buildings or the distance/angle of view would mitigate the problem. An exception to this would be the first floor window in the gable end of Fonteine Court but this does not light a living room. It is appreciated that the buildings would be taller than the existing lean-to structure. Nevertheless the section closest to residents of Fonteine Court would be partly in front of Millbrook House, a taller building, which already limits views. Millbrook House is mainly single aspect, facing south-west but there are two windows in the rear elevation the outlook from which is already restricted by the existing extension. Increasing the height of the latter and the new buildings would have only a small adverse impact on daylighting. It is considered therefore that the current proposals would not harm significantly the amenities of neighbours. This development would ensure a more attractive outlook than the present vehicle repair workshop.
- 6.3 The reduction in height and in scale of the new buildings and their more varied profiles would result in a more attractive range of building, which do not compete visually with the listed building. The development would be a considerable improvement on the unattractive yard and it is considered that the character of the Conservation Area would be enhanced.
- 6.4 A number of windows in the new building which abut the site boundary overlook the adjoining properties (repair workshop and drying area for Fonteine Court). The applicant has agreed to revise the scheme so that windows face into the courtyard or use rooflights.
- 6.5 As noted above no off-street parking would be provided. This is a town centre site and, following national advice, the Head of Engineering and Transportation does not require such provision as the full range of facilities and services are within easy walking distance.

RECOMMENDATION

That subject to the receipt of suitably amended plans, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

- 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 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 3 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

- 4 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

INFORMATIVE

- 1 N15 – Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.