

11 DMCE/092387/F - PROPOSED DETACHED BUNGALOW AND GARAGE TO REAR OF 28 MANOR ROAD AT 28 MANOR ROAD, HEREFORD, HR2 6HN

For: Mr R Beddoes per Stephen Potter Architectural and Building Services Ltd, Pomona Office, Kings Acre Road, Hereford, HR4 0SN

Date Received: 19 October 2009 Ward: St Martins and Hinton Grid Ref: 351476.0,238186.0

Expiry Date: 14 December 2009

Local Members: Councillors WU Atfield, ACR Chappell and AT Oliver

1. Site Description and Proposal

- 1.1 The application site lies on the southern side of Manor Road and falls within the designated established residential area at Putson. Part of the site and access also lies within the flood plain (Flood Zone 3). Adjoining to the southeast of the site is the Community Centre.
- 1.2 No. 28 is a semi-detached dwelling in single family occupation comprising as substantial garden with numerous outbuildings at the rear.
- 1.3 It is proposed to demolish all the existing outbuildings and to erect a two bedroom bungalow with a single detached garage at the bottom of the garden area of No. 28. A 4 metre wide access will be formed to the side of No. 28 leading off onto Manor Road. Two off street parking spaces will be retained to the forecourt area to serve the existing dwelling.
- 1.4 It is noted that planning permission was granted in 1995 (Reference HC950021PO) for a similar development at this location but the development has never been implemented and this permission has lapsed now.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

S1	-	Sustainable Development
S2	-	Development Requirements
S3	-	Housing
DR1	-	Design
DR2	-	Land Use and Activity
DR3	-	Movement
DR4	-	Environment
DR5	-	Planning Obligations
DR7	-	Flood Risk
H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
H13	-	Sustainable Residential Design
H15	-	Density
H16	-	Car Parking

3. Planning History

Further information on the subject of this report is available from Mr B Lin on 01432 261949

- 3.1 HC900502SZ Proposed sun lounge. Planning Permission Required 10 December 1990.
- 3.2 HC91001PF Erection of a domestic sun lounge. Approved 29 January 1991.
- 3.3 HC920126SZ Proposed front porch incorporating new pitched roof over existing bay window. Planning Permission Required 15 April 1992.
- 3.4 HC930117PF New front porch incorporating new pitched roof over existing bay window. Approved 10 May 1993.
- 3.5 HC950021PO Site for dwelling and garage after demolition of existing prefabricated garage and outbuildings. Approved 30 March 1995.
- 3.6 DCCE2006/3335/F Retrospective application for change of use of the rear garden and associated outbuildings from domestic to storage of garden ornaments - temporary for 12 months. Approved 8 December 2006.
- 3.7 DCCE2008/2474/F Proposed erection of two bungalows with attached garages. Withdrawn 11 November 2008.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objection, but suggest the use of standard conditions to deal with the foul water and surface water arrangements.
- 4.2 Environment Agency: Comments that part of the site and access lie within Flood Zone 3 and 2, which is the high risk zone and has a 1% or greater chance of flooding in any given year. The Environment Agency have no objection to the proposed development on this location, provided that the local planning authority is satisfied on the Sequential Test. They also suggest that conditions should be attached requiring the floor levels of the new dwelling should be set at 52.65m AOD in accordance with the submitted Flood Risk Assessment and no ground level should be raised within Flood Zone 3 so as to protect the development from flooding and to alleviate the increased risk of flooding.

Internal Council Advice

- 4.3 Traffic Manager: No objection, subject to conditions.

5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 Four letters have been received from local residents. The main points raised are as follows:
1. Concerns over the access arrangement and increased traffic onto Manor Road would have impact upon the amenity within the locality.
 2. The roofline of the proposed dwelling would have considerable impact upon the visual and residential amenity of the neighbouring properties.
 3. The proposed dwelling would affect the privacy of the neighbour's property.
 4. The proposal would affect the outlook currently enjoyed by the occupiers of the neighbouring properties.
 5. The proposal would affect the value of the neighbouring properties.

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5.3 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 The site is located in an established residential area within the settlement boundary for Hereford City. It is also within the curtilage of an existing dwelling. The location is one where residential development would be considered acceptable in principle subject to satisfying detailed policy requirements.

6.2 The application site is approximately 16 metres wide and 33 metres deep (excluding the new access), which is as spacious as other properties in the vicinity. It therefore is not considered so restricted that an additional residential development as proposed would appear cramped or out of character in relation to the general pattern of development in the locality. It is acknowledged that the main characteristic of the properties along Manor Road is of two storey construction and that the proposed bungalow will be different. However, the development takes the form of a simple single storey construction and the design of which has been carefully considered to minimise any potential impact on the neighbouring properties, given that the proposed development is located at the rear and adjoining to a community centre, it is not considered that a bungalow would appear to be an unsatisfactory form of development. The scale and massing of the proposed bungalow is also considered acceptable and proportionate in relation to the existing dwelling and the surrounding area. However to ensure the acceptable form of development and to safeguard the amenity of neighbouring property, it is considered expedient to remove the permitted development rights.

6.3 With regard to the impact on the residential amenity of neighbouring properties, whilst it is acknowledged that the proposed development will inevitably alter the setting and outlook of the adjoining properties, having consideration for the position and form of the development and the general pattern of development in the wider locality, it is not considered that the proposal will result in an unacceptable level of overlooking or loss of privacy impact. However, to ensure the satisfactory amenity of the adjoining property, a condition is recommended to ensure that a proper boundary treatment is put in place.

6.4 Regarding the parking and highway safety issues, it is acknowledged that the likely additional use of the existing access onto Manor Road is a concern from local residents. The alternative to create a new access to Woodhouse Way to the rear of the site has been explored, however this option is not viable as the applicant cannot secure a permanent easement to allow right of access over the land behind. Nevertheless, the Traffic Manager raises no objection in principle to this proposal, it is therefore considered that Manor Road is capable of supporting the additional traffic generated by the proposed development and with the conditions as requested, highway safety will not be detrimentally affected in this instance.

6.5 With regard to flooding issues, the comment from the Environment Agency is noted. However, the local planning authority is satisfied that no sequential test is required in this instance as the site is located within an established residential area and does not entirely lie within the flood plain. Further, it is considered that subject to the conditions as suggested by the Environment Agency, the proposal will not increase the risk of flooding of the site or the surrounding area.

6.6 The proposed development falls within the terms of the adopted Planning Obligations SPD and as such is liable for a range of Section 106 contributions. However, in accordance with the decision of the Cabinet Member for Environment and Strategic Housing to relax the requirement for residential schemes for five dwellings or less which came into effect on 1 April 2009, the proposed development is exempt subject to the planning permission being limited to 12 months.

- 6.7 The concerns of the objectors are acknowledged but having regard to the appraisal above, it is considered that subject to conditions, a new residential development could be accommodated on the proposed site without detriment to the character of the locality or the amenity of the neighbouring occupiers. The proposed development is considered in accordance with the relevant planning policies and therefore represents an acceptable form of development.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 **A01 Time limit for commencement (full permission) (12 months)**
- 2 **B01 Development in accordance with the approved plans**
- 3 **C01 Samples of external materials**
- 4 **F14 Removal of permitted development rights**
- 5 **G09 Details of boundary treatments**
- 6 **G10 Landscaping scheme**
- 7 **G11 Landscaping scheme – implementation**
- 8 **H06 Vehicular access construction**
- 9 **H13 Access, turning area and parking**
- 10 **I16 Restriction of hours during construction**
- 11 **L01 Foul/surface water drainage**
- 12 **L02 No surface water to connect to public system**
- 13 **L03 No drainage run-off to public system**
- 14 **M06 Finished floor levels**

Informatives:

- 1 **HN01 Mud on highway**
- 2 **HN05 Works within the highway**
- 3 **HN10 No drainage to discharge to highway**
- 4 **N03 Adjoining property rights**
- 5 **N14 Party Wall Act 1996**
- 6 **N19 Avoidance of doubt - Approved Plans**
- 7 **N15 Reason(s) for the Grant of Planning Permission**

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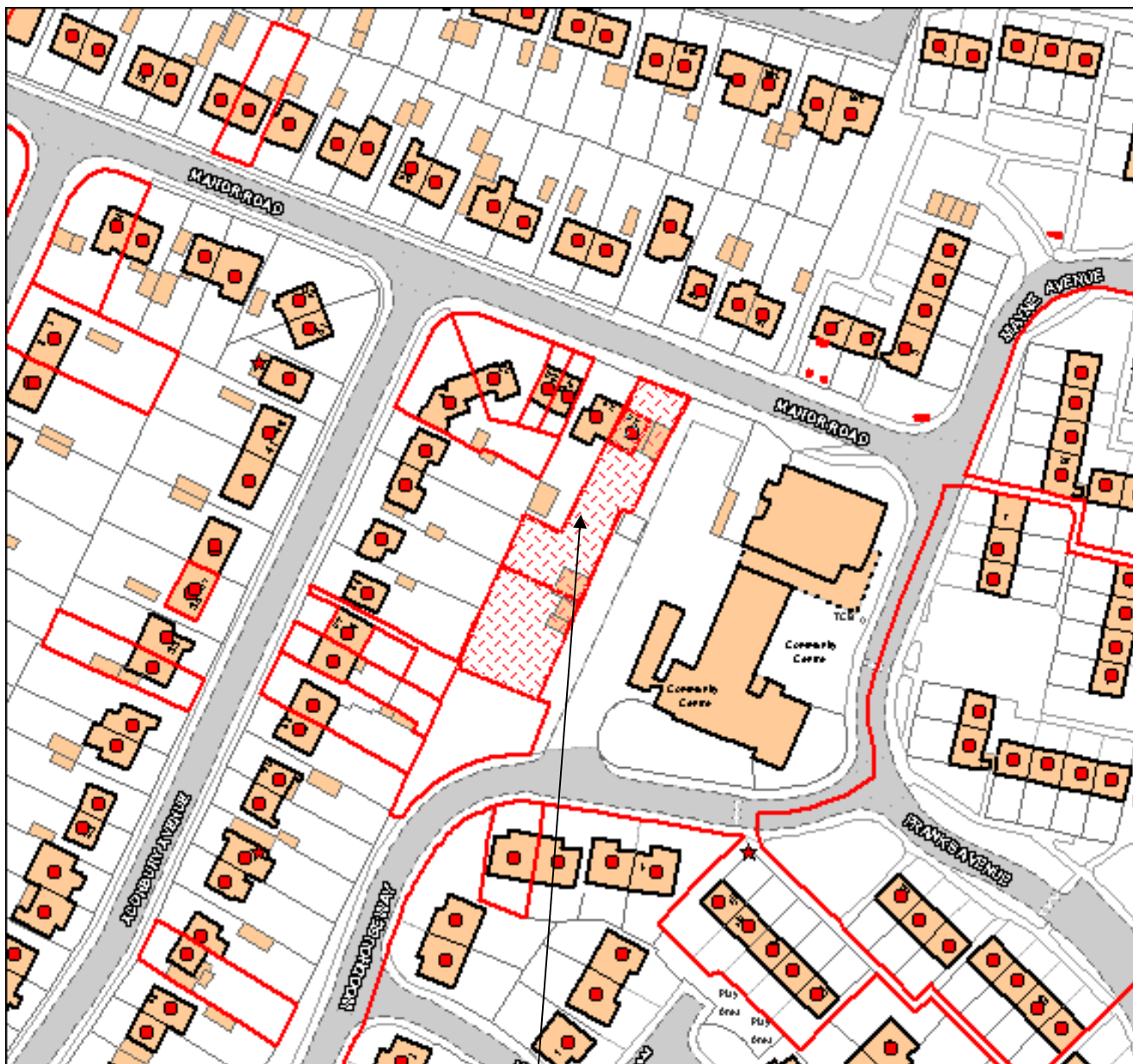
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SITE ADDRESS : 28 MANOR ROAD, HEREFORD, HR2 6HN

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