

**12 DCNC2004/0558/F - 2 STOREY EXTENSION TO
CREATE A WORKSHOP RECEPTION AREA WITH
OFFICE ABOVE AT BISHOPS OF BROMYARD, 1 THE
BY-PASS, BROMYARD, HEREFORDSHIRE, HR7 4DJ**

For: Mr. J. Bishop at same address

Date Received:
16th February, 2004

Ward:
Bromyard

Grid Ref:
65602, 54507

Expiry Date:
12th April, 2004

Local Members: Councillor P.J. Dauncey and Councillor B. Hunt

1. Site Description and Proposal

- 1.1 The application site is located on the A44 Bromyard Bypass, adjacent to the Conservation Area boundary and within the Principal Shopping and Commercial Area as shown on Inset Map 13.1 in the Malvern Hills District Local Plan.
- 1.2 The site comprises a petrol filling station, car sales and servicing business with ancillary car washing facilities available to the public.
- 1.3 The proposal is to erect a small two-storey extension to provide additional office and reception space. The extension will be tucked in to the rear of the main show room and abutting the workshops to the rear.

2. Policies

Malvern Hills District Local Plan

Conservation Policy 3 - Setting of Conservation Areas
Shopping Policy 1 - Shopping Hierarchy
Shopping Policy 2 - Principal Shopping and Commercial Areas
Shopping Policy 3 - Restrictions on Development within the Principal Shopping and Commercial Areas
Shopping Policy 4 - Primary Shopping Frontages
Shopping Policy 5 - Secondary Shopping Frontages - Class A2 and A3 Developments
Shopping Policy 6 - Upper Floors
Bromyard Shopping Policy 1
Bromyard Shopping Policy 2
Bromyard Shopping Policy 3
Bromyard Shopping Policy 4

Herefordshire Unitary Development Plan (Deposit Draft)

Policy DR1 - Design

3. Planning History

NC2003/2964/F – Proposed two storey extension. Withdrawn 12th November, 2003.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 The Head of Engineering and Transport has no objections.

5. Representations

5.1 One letter of representation has been received objecting to the proposal on the following grounds:

- a) impact of extension on car parking behind the garage.
- b) increase in volume of vehicles using the car wash.
- c) Use of parking spaces for waste storage.
- d) Use of grassy bank for parking and potential removal of trees.

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

6. Officers Appraisal

- 6.1 The proposed development is relatively modest in scale and will have a minimal impact in terms of the visual amenity of the area.
- 6.2 Concerns have been raised regarding the impact of the proposal on the provision of an appropriate level of on-site parking.
- 6.3 Sufficient space does exist within the site to meet the needs of the various uses. However, this should be clearly demarcated to avoid congestion and to safeguard the visual amenities and character of the area.
- 6.4 The proposal is considered acceptable subject to reduction of parking provision and receipt of satisfactory drawings indicating the parking layout.

RECOMMENDATION

That subject to receipt of satisfactory layout plans of the parking areas, 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 - A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - No development shall take place until details and samples of the colour finish of the external walls and roof have been submitted to and agreed in writing by the Local Planning Authority. The proposed works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development.

4 - The area indicated for parking of staff and customer vehicles shall be left free of all other obstructions and available for use prior to the development hereby approved first being occupied. The parking area shall thereafter be retained as approved.

Reason: In the interest of highway safety.

Informative:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.