

9 DCSE2004/1007/F - CONVERSION OF SINGLE DWELLING INTO THREE FLATS AT MARTINDALE, OLD GLOUCESTER ROAD, ROSS-ON-WYE, HEREFORDSHIRE

For: The Estate of Mrs. M Beizsley per Mr G Jones, 53 Broad Street, Ross-on-Wye, Herefordshire, HR9 7DY

Date Received: 19th March 2004 Ward: Ross-on-Wye East Grid Ref: 59995, 24016

Expiry Date: 14th May 2004

Local Members: Councillor Mrs. A.E. Gray and Councillor Mrs. C.J. Davis

1. Site Description and Proposal

- 1.1 The site lies within Ross-on-Wye within both the Town Conservation Area and the Wye Valley Area of Outstanding Natural Beauty. Martindale, a detached property, is on the southern side of Old Gloucester Road and to the east of its junction with High Street/Copse Cross Street. Dwellings lie to the east of the site, whilst there is a private car park and hospital carpark to the west and south of the site. Further along towards the eastern end of Old Gloucester Road there are industrial uses.
- 1.2 The property, which essentially has a 'L' shaped footprint, is elevated in relation to the road and has a small front garden. There is no curtilage to the rear of the property, the rear elevation of the dwelling fronts onto the hospital carpark.
- 1.3 It is proposed to alter and extend the dwelling to provide three flats, two one bedroomed flats and one two bedroomed flat. The alterations would include minor alterations to the existing fenestration, removal of shutters and demolition of a porch. The extension proposed would be to the eastern side elevation. There is an existing ground floor lean-to on the eastern elevation, which would be demolished and replaced with a two storey extension. The extension would provide a lobby and staircase to gain access to the first floor, flat 1. Amended plans are anticipated revising the size of the two storey extension.

2. Policies

2.1 Planning Policy Guidance

PPG 1	General Policy and Principles
PPG 3	Housing
PPG 13	Transport
PPG 15	Planning and the Historic Environment

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	Area of Outstanding Natural Beauty
Policy CTC9	Development Criteria
Policy CTC15	Conservation Areas
Policy H16A	Housing in Rural Areas

Policy H18	Housing in Rural Areas
Policy T12	On-street Parking

2.2 South Herefordshire District Local Plan

Policy GD1	General development criteria
Policy C5	Development within AONB
Policy C23	New Development affecting Conservation Areas
Policy SH5	Housing Land in Ross on Wye

Part 3, Chapter 37	
Policy 5	Housing in Built-up Areas
Policy 12	Off-street Parking
Policy 16	Conservation Area
Policy 17	Re-use of Existing Buildings

2.3 Herefordshire Unitary Development Plan – Revised Deposit Draft

Policy DR1	Design
Policy H1	Hereford and the Market Towns: Settlement Boundaries and established Residential Areas
Policy H14	Re-using Previously Developed Land and Buildings
Policy H17	Sub-division of Existing Housing
Policy T11	Parking Provision
Policy LA1	Areas of Outstanding Natural Beauty
Policy HBA6	New Development within Conservation Areas

3. Planning History

3.1 No relevant planning history.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water - No objection, subject to conditions regarding the discharge of foul, surface and land drainage.

Internal Council Advice

4.2 Head of Engineering and Transportation has no objections

4.3 Chief Conservation Officer - No objections from an architectural point of view.

5. Representations

5.1 Ross-on-Wye Town Council - No objections but do express concerns about the lack of car parking facilities.

5.2 One letter of objection has been received from Richard Chinn of 'The Laurels' 36, Old Gloucester Road, Ross-on-Wye. The main points raised are:

- the submitted plans do not indicate that the stair well adjoins our property.
- the proposal would shut out a large amount of light and obtrude onto our property.

- Would not be possible to extend without entering our property and causing a lot of nuisance.
- the stairs could be fitted in the existing property without the need for extension.

The full text of this letter 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 main considerations in the determination of this application are the principle of converting the dwelling into three units, the impact of the proposal on the character and appearance of the Conservation Area and Area of Outstanding Natural Beauty, the impact upon highway safety and the amenity of neighbouring properties.
- 6.2 The Development Plan policies and PPG3 – Housing encourage the provision of new residential accommodation particularly in sustainable locations. The area surrounding the site comprises a range and mix of uses, although immediately to the east there is a terrace of houses. The site is in close proximity to the town centre and its facilities. In this context it is considered that in principle the conversion of the existing dwelling to three flats is acceptable. Furthermore the proposal would contribute to providing a range of property sizes within the area.
- 6.3 Old Gloucester Road has a range of building sizes, designs and ages, some of which are sited in close proximity to the road and others set back. As a result the area has a diverse character and appearance. In this context and having regard to the modest alterations and extension proposed and their complementary scale, mass, design and materials it is considered that the proposal would preserve the existing character and appearance of the Conservation Area and would not adversely affect the scenic qualities of the Area of Outstanding Natural Beauty.
- 6.4 In the determination of this proposal the traffic impact, in comparison with the existing use of the site and facilities, should be assessed. PPG3 – Housing and PPG13-Transport, in respect of car parking requirements state that in areas where services are readily available by walking, cycling or on public transport car parking standards should be revised. Moreover car parking requirements should recognise “that car ownership varies with income, age, household type and the type of housing and its location” (PPG3 paragraph 60). The application site lies within the built up area of Ross-on-Wye, some 150 metres from the Market Place and with access to public transport.
- 6.5 There are currently parking restrictions on Old Gloucester Road outside of the application site. As such there is no opportunity to park on the highway immediately outside of the site. The property has an integral garage, with the doors abutting onto Old Gloucester Road. It is not proposed to provide any off road parking. Having taken account of government guidance, the Development Plan policies and the existing situation it is considered that the lack of provision of off road parking in itself is insufficient to withhold planning permission. The Head of Engineering and Transportation has no objections.
- 6.6 The proposed extension would result in an existing single storey element, to the eastern elevation, being rebuilt and increased in height to two storeys. The existing single storey section of the building is attached to the outbuilding in the rear yard of the neighbouring property, ‘The Laurels’. Due to its orientation, to the west of the objector’s property, and its proximity to the common boundary ‘Martindale’ already overshadows and overbears the small yard to the rear of ‘The Laurels’. The proposed

extension would result in the two storey element of 'Martindale' being some 2.1 metres closer to the boundary with the neighbouring property, 'The Laurels'. Taking into account the existing relationship between the site and the neighbouring property it is considered that the extension would not significantly impinge upon the natural light to the neighbouring property, but would increase the domineering impact of the eastern elevation of 'Martindale'. Amended plans are anticipated to reduce the width of the extension by 0.9 metres. The eastern elevation of the extension would be a gable end, the height of which would be lower than the existing two storey gable end facing the neighbour's property and would be set back in relation to the northern and southern elevations. On this basis it is considered that such amended plans would ensure that the proposed extension would not overbear the neighbour's property. With regards to right to access for construction etc this would be a matter between landowners and not a planning issue.

- 6.7 In conclusion it is considered that the proposal accords with national and local planning policies and provided that amended plans are received reducing the width of the extension the scheme would not adversely impact upon the residential amenity of the neighbouring property.

RECOMMENDATION

That subject to the receipt of suitably amended plans, in respect of the extension, 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 A09 (Amended plans)**

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

- 3 B02 (Matching external materials (extension))**

Reason: To ensure the external materials harmonise with the existing building.

- 4 Prior to the commencement of development architectural details of windows and external doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.**

Reason: To ensure that the character and appearance of the Conservation Area is preserved or enhanced.

- 5 Foul water and surface water discharges must be drained separately from the site.**

Reason: To protect the integrity of the public sewerage system.

- 6 No land drainage run-off will be permitted to discharge to the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment

Informatives:

- 1 If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on Tel: 01443 331155.

- 2 Adjoining property rights

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.