

DCSE2003/3528/F - THE PROVISION OF EXTERNAL REAR ROOF MOUNTED AIR CONDITIONING DUCTS AND PIPES TO EXISTING SHOP PREMISES.

DCSE2003/3530/L - THE PROVISION OF EXTERNAL REAR ROOF MOUNTED AIR CONDITIONING DUCTS AND PIPES TO EXISTING SHOP PREMISES. INSTALLATION OF SHOP FIXTURES AND FITTINGS. FASCIA SIGNAGE AND PROJECTING SIGN.

DCSE2003/3677/A – NON ILLUMINATED SHOP FASCIA SIGN AND PROJECTING SIGN

AT 33 HIGH STREET, ROSS-ON-WYE, HEREFORD, HR9 5HD

For: Mr & Mrs R Woods per J W Brammer of Thorntons plc, Thornton Park, Somercotes, Derbyshire DE55 4XJ

Date Received: 26th November 2003

Ward: Ross-on-Wye West

Grid Ref: 59929, 24093

Expiry Date: 21st January 2004

Local Members: Councillor G. Lucas and Councillor M.R. Cunningham

1. Site Description and Proposal

- 1.1 This site is located within the town centre of Ross on Wye near to the "Market House". The building in question is a shop which forms part of a row of buildings which front onto the High Street. The building is a Grade II Listed building. The two upper floors of the building are used as a single residential flat. Work is currently underway to form two dwellings in the rear of the premises.
- 1.2 These applications for planning permission and Listed building consent are for two roof mounted air conditioning ducts to serve the shop premises. The Listed building application also includes the creation of a fascia and a projecting sign at the front of the shop premises, both non-illuminated. An application for advertisement consent has also been submitted. The submitted details on all these applications are revised details from that originally submitted in the applications.

2. Policies

2.1 Planning Policy Guidance

PPG1

General Policies and Principles

PPG6	Town Centre and Retail Development
PPG15	Planning and the Historic Environment
PPG19	Outdoor Advertisement Control

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	Areas of Outstanding Natural Beauty
Policy CTC9	Development Requirements
Policy CTC15	Conservation Areas
Policy S1	Retail Development in Town Centres

2.3 South Herefordshire District Local Plan

Policy GD1	General Development Criteria
Policy C5	Development within AONB
Policy C27B	Alterations or Additions to Listed Buildings
Policy C29	Setting of a Listed Building
Policy C23	New Development affecting Conservation Areas
Policy C26	Advertisements affecting Conservation Areas and Listed Buildings
Policy C50	Advertisement Control
Policy RT1	Ross on Wye Town Centre
Ross on Wye 16	Conservation Areas
Ross on Wye 18	Advertisement Signs

2.4 Supplementary Planning Guidance

1	Design of Shopfronts and Advertisements
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2.5 Herefordshire UDP (Revised Deposit Draft)

Policy S2	Development Requirements
Policy S5	Town Centres and Retail
Policy DR1	Design
Policy TCR1	Central Shopping and Commercial Areas
Policy CA1	Areas of Outstanding Natural Beauty
Policy HBA1	Alterations and Extensions to Listed Buildings
Policy HBA4	Setting of Listed Buildings
Policy HBA6	New Development within Conservation Areas
Policy HBA10	Shopfronts
Policy HBA11	Advertising

3. Planning History

3.1	SE2002/3795/F	Demolition of rear of shop. Conversion of part of shop and extension to form two new dwellings. New shopfront.	-	Planning Permission 10.02.03
	SE2002/3796/L	Demolition of rear of shop. Conversion of part of shop and extension to form two new dwellings. Alterations to shop and flat. New shopfront.	-	Listed Building Consent 10.02.03
	SE2003/2020/F	Change of use to Class A3.	-	Planning Permission 08.10.03

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage have no objection to the applications.

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection but recommends certain conditions with regard to the advertisement application.
- 4.3 Head of Environmental Health observes that the revised proposals are much more suitable than originally submitted and suggests that any approval includes a condition relating to noise levels.
- 4.4 The Chief Conservation Officer has no objections to the revised proposal.

5. Representations

- 5.1 The applicants' agent observes:

The company name for the dealership will be Hallmark Cards and consequently their name now appears on the revised drawing for the signs. Also the air conditioning roof mounted ducts in the revised scheme are now slimmer, smaller and more discreet and are repositioned and as such will be less obvious.

- 5.2 The Town Council observe:

SE2003/3677/A - No objections.

SE2003/3528/F - No objection provided they are not seen from the road (original proposal). No response received on revised details.

SE2003/3530/L - No objection (original proposal). No response received on revised details.

- 5.3 One letter of support received from Jonathan Preece, 53 Broad Street, Ross on Wye, Herefordshire HR9 7DY. The main points being:

- support application to provide air conditioning ducts to roof of shop,
- it is very difficult for retailers to function without air conditioning.

- 5.4 A letter of objection has been received with respect to the revised details for SE2003/3528/F and SE2003/3530/L from DA and JM Campkin, 8 Maitland Road, Reading, Berks PG1 6NL. The main points being:

- as owners of the neighbouring property it is considered that although the revised plans for the air conditioning equipment are an improvement to the previous design, the proposed intake and exhaust cowls are located too close to the boundary of property,
- the proposed air conditioning equipment will have detrimental affect on objectors' property due to loss of amenity value, noise pollution particularly during unsociable hours of operation and also smell,
- the applications should be refused and the air conditioning intake and exhaust should be moved much further away from the boundary with objectors' property

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 main issues relate to the effect on the visual appearance and character of this Grade II Listed building, its setting and the Conservation Area. Also the effect on the residential amenities of the neighbouring properties and in particular the upstairs flat contained within the neighbouring property owned by the objector. The main policies in the Local Plan which directly relates to this development are GD1, C27B, C26, C50 and Ross on Wye Policies 16 and 18.
- 6.2 The two air ducts, which have already been inserted, are positioned on the single storey section of the building situated between the three storey section on the road frontage and the two storey section at the very rear of the building. The air ducts are grey in colour and match the colour of the sloping metal roof on this section of the building. The air ducts are not obtrusive and are hidden from general view. The air ducts will not adversely affect the character, setting or visual appearance of this Grade II Listed building, the adjacent Grade II* Listed building nor the Conservation Area. The Council's Environmental Health Officer was formally consulted on the planning application and a copy of the objection letter was supplied for his information. It is considered that the air conditioning ducts will not adversely affect the residential amenities of the occupiers of the adjacent properties nor the occupiers of the objectors' flat, especially if a condition relating to noise levels is imposed on the approvals.
- 6.3 The exhaust air duct (nearest to the western boundary) has been positioned approximately 1.3 metres further to the front than shown on the submitted drawings. However this will not have any significant effect on the aforementioned matters. A revised drawing showing its correct position will be required and as such it is considered appropriate to recommend that the applications be delegated to officers to determine following receipt of the required drawing.
- 6.4 It should be noted that the adjacent property to the east (not the objectors) has four existing air conditioning units on the roof of a much older design.
- 6.5 With respect to the applications relating to the advertisement signs, the signs are considered to be acceptable and in accordance with the approved planning policies and the Council's Supplementary Planning Guidance. These signs are already in place, however the projecting sign has been repositioned to the eastern end of the shop frontage. Again it is considered appropriate to delegate the applications to officers to determine subject to the receipt of drawings showing the correct position of the projecting sign.
- 6.6 In conclusion it is considered that the development is acceptable and in accordance with planning policies and guidance.

RECOMMENDATION

That subject to the receipt of suitably amended drawings that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission, Listed Building Consent and advertisement consent subject to the following conditions and any additional conditions considered necessary by officers:

With respect to DCSE2003/3528/F

1 A09 (Amended plans)

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

2 The ventilation/air conditioning shall be designed and operated such that the noise level from the discharge shall not exceed 45 dB LAeq, 8hrs between 23.00 - 0700 hrs, nor shall exceed 55dB LAeq, 8 hrs between 0700 - 2300 hrs, as measured 1 metre from the rear facade of 33A High Street.

Reason: To protect the residential amenities of occupants of adjacent properties.

Informative:

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

With respect to DCSE2003/3530/L

1 A09 (Amended plans)

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

Informative:

1 N15 - Reason(s) for the Grant of Listed Building Consent.

With respect to DCSE2003/3677/A

1 I01 (Time limit on consent)

Reason: In the interests of the visual amenity of the area.

2 A09 (Amended plans)

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

3 H23 (Canopies/signs/projections over the highway)

Reason: In the interests of highway safety.

Decision:

Notes:

Background Papers

Internal departmental consultation replies.