

**11 DCCE2004/1930/F - PROPOSED HOUSE AT LAND ADJACENT TO 68 ST. GUTHLAC STREET, HEREFORD, HR1 2EX****For: Mr. & Mrs. J. Rone per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH****Date Received: 25th May, 2004****Ward: Central****Grid Ref: 51502, 40128****Expiry Date: 20th July, 2004**

Local Member: Councillor D.J. Fleet

**1. Site Description and Proposal**

- 1.1 The application site is located on the north-east side of St. Guthlac's Street which is within the established residential area identified in the Hereford Local Plan and emerging Unitary Development Plan. It presently forms the side garden of No. 20 which is a semi-detached property near the junction with Kyrle Street.
- 1.2 The proposal is to erect a detached two bedroomed dwelling (replacing an existing detached garage) between Nos. 20 and 68. The building is sited with a staggered relationship between the front of No. 20 and the front of No. 68 although the rear building line of the proposed dwelling would project approximately 1.5 metres beyond the rear line of No. 68. A 1.1 metre gap would be retained between the side wall of the proposed dwelling and the existing boundary fence of No. 68. Parking for two vehicles is shown in the reduced front garden of No. 20 whilst parking for one vehicle is proposed to the front of the application dwelling. The proposal would also involve the removal of an existing bay window in the ground floor side elevation of No. 20.

**2. Policies****2.1 Hereford Local Plan:**

Policy ENV14	-	Design
Policy H12	-	Established Residential Areas – Character and Amenity
Policy H13	-	Established Residential Areas – Loss of Features
Policy H14	-	Established Residential Areas – Site Factors

**2.2 Herefordshire Unitary Development (Revised Deposit Draft):**

Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy DR1	-	Design

**3. Planning History**

- 3.1 DCCE2004/0893/F Proposed dwelling. Refused 5th May 2004.

**4. Consultation Summary**Statutory Consultations

- 4.1 Welsh Water - no objections to the development subject to foul water and surface water being discharged separately.

Internal Council Advice

- 4.2 Head of Engineering and Transportation - no objection subject to conditions.
- 4.3 County Archaeologist - the application site lies within a designated area of archaeological importance and there is potential for substantial archaeological interest. Conditions are suggested to deal with the archaeological issues.

## 5. Representations

- 5.1 One letter of objection has been received from Mr. R.S. & Dr. H.R. Thomas, 68 St. Guthlac's Street, Hereford.

We write to formally express our objection to the above application and although this is a resubmission to a previously rejected plan, strong concerns are expressed on the following issues:-

- The proposed dwelling will be extremely close to our property and will also project 1.5 metres beyond our rear wall. We feel this will lead to our own property feeling overbeared and also possibly overlooked to our rear garden. The fact that a two storey dwelling is to be constructed so close to another is cause enough to give concern about overlooking and overshadowing and we feel this would damage the character of this particular part of St. Guthlac's Street which is mainly individual dwellings which are well spaced out. We also draw your attention to the proposed removal of trees, namely a plum tree which we believe has been standing in the garden for many years.
- The proposed dwelling would further contribute to the loss of character of the area by encouraging the sadly increasing tendency to turn houses at this end of the street into flats. These conversions are eroding the mature residential area.
- A further concern is with regard to the parking area and already we have permit parking although we do have a driveway. The proposal shows just two spaces for the existing dwelling and one for the proposed which will further reduce street parking at this end of the street, also spaces in this location are often occupied by people visiting the dentist or the hospital.

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

## 6. Officers Appraisal

- 6.1 The key issues for consideration in the application are:
- The principle of residential development.
  - The siting, design and layout of the proposed site.
  - The effect on the amenity of adjoining occupiers and the area and any highway and transportation issues associated with the scheme.

- 6.2 This part of St. Guthlac Street is characterised by housing of mixed age and style and No. 20 is an unusual semi-detached property in that it reads as part of a much larger building with No. 18. It also have a larger than average side garden as opposed to the predominant character of the area of small front and rear gardens. Given that the site lies within the established residential and represents an infill location in this context, there is no "in principle" objection to a new dwelling on the site.
- 6.3 The proposed plot is relatively narrow (8 metres) although when compared to other dwellings in St. Guthlac Street this type of width is not uncharacteristic. Whilst the proposed dwelling would almost fill the full width of the plot, its design is such that the building is considered to sit comfortably between Nos. 20 and 68. When comparing this scheme to that refused under reference DCCE2004/0893/F the building has been reduced in size through the removal of a first floor section adjoining No. 20. Whilst the relationship to No. 68 is the same as the application refused, the revised design does reduce the mass of the building and allows it to sit more comfortably in the street scene. The design is considered to be attractive and subject to a condition on materials, no objection is raised on this element of the scheme.
- 6.4 Careful consideration has been given to the relationship of the proposed dwelling, particularly to No. 68 but also No. 20 itself. The 1.5 metre projection beyond the existing rear wall of No. 68 and potential for overlooking of the rear garden are sensitive issues. Officers conclude that the impact of the proposed dwelling and resulting window position would not justify a refusal of the scheme on these issues. The 1.5 metre projection will not in Officers opinion create an unacceptable relationship with the rear of No. 68 and the proposed first floor rear windows would not create overlooking such as to warrant refusal.
- 6.5 No objections have been raised in terms of access and transportation by the Head of Engineering and Transportation with parking set at one space for the proposed dwelling and the provision of two spaces for No. 20.
- 6.6 In conclusion, it is considered that the revised design has successfully addressed the previous refusal reason and that the proposed two bedroomed detached dwelling will sit comfortably in the street scene without having a detrimental effect on either adjoining properties or the character and appearance of the area. As such subject to the conditions set out, planning permission is recommended.

## **RECOMMENDATION**

**That 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. B01 (Samples of external materials).**

**Reason: To ensure that the materials harmonise with the surroundings.**

- 3. D01 (Site investigation - archaeology).**

**Reason: To ensure the archaeological interest of the site is recorded.**

- 4. E16 (Removal of permitted development rights).**

Reason: Having regard to the size and scale of the development and to ensure the local planning authority retain control over any further extension and alterations.

- 5. F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

- 6. F18 (Scheme of foul drainage disposal).

Reason: In order to ensure that satisfactory drainage arrangements are provided.

- 7. G01 (Details of boundary treatments).

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

- 8. H13 (Access, turning area and parking).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 9. E18 (No new windows in specified elevation).

Reason: In order to protect the residential amenity of adjacent properties.

**Informatives:**

- 1. N01 - Access for all.
- 2. N04 - Rights of way.
- 3. N05 - Council ownership.
- 4. The applicant's attention is drawn to the site's location within the defined Hereford Area of Archaeological Importance. You are strongly advised to contact the County Archaeology Service to discuss the archaeological condition of this planning permission.
- 5. N15 - Reason(s) for the Grant of PP/LBC/CAC.

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.