

17 DCSE2004/2297/F - EXTENSION/ALTERATIONS TO PROVIDE ADDITIONAL FLAT AT WYEVERN, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5PT

For: Mr. A. Sargeantson, Court Stables, Fownhope, Hereford HR1 4PA

Date Received: 24th June, 2004 Ward: Ross-on-Wye East Grid Ref: 59731, 23075

Expiry Date: 19th August, 2004

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

1. Site Description and Proposal

- 1.1 This site is located within Ross on Wye and fronts onto the B4228 Walford Road. The rear of the property backs onto Chapel Road (unadopted). The property forms part of a terrace with a rear extension and patio area plus an unused area of land set behind a wooden fence. In front of the fence is a concrete layby which is adjacent to Chapel Road. The site is surrounded by dwellings. The premises at present constitutes three flats. With the exception of the layby area at the rear of the property there is no on-site parking provision at present.
- 1.2 The proposal is to erect a small extension at the rear of the existing building to provide an additional flat. The proposal also involves the creation of seven parking spaces in the rear garden area which will gain access onto Chapel Road.

2. Policies

2.1 Planning Policy Guidance

PPG1	-	General Principles
PPG3	-	Housing
PPG13	-	Transport

2.1 Hereford and Worcester County Structure Plan

Policy H16A	-	Development Criteria
Policy H18	-	Residential Development in Rural Settlements
Policy CTC1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy T3	-	Highway Safety Requirements
Policy T4	-	Highway and Car Parking Standards
Policy C5	-	Development within AONB
Policy Ross on Wye 2	-	New Housing Developments
Policy Ross on Wye 3	-	Infill sites for Housing

Policy Ross on Wye 4 - Primarily Residential Areas

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S6	-	Transport
Policy DR1	-	Design
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy LA1	-	Areas of Outstanding Natural Beauty
Policy T11	-	Parking Provision

3. Planning History

3.1	SH880776PF	Alterations to house to form 2 flats.	-	Planning Permission 29.06.88
	SH910377PF	Alterations/extension to ground floor forming 2 flats and garages.	-	Refused 05.06.91
	SH911057PF	Alteration and extension to ground floor forming 2 flats and garages.	-	Planning Permission 11.09.91

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Head of Engineering and Transportation recommends refusal for the following reasons:

- The layout indicated on the deposited plan accompanying this application is at variance with the requirements of the County Council's Design Guide for Car Parking.
- The layout would preclude the ability for vehicles to enter and leave the property in a forward gear. Manoeuvring would be restricted by the narrow unadopted road adjacent to the parking area and an increase of vehicles would result in congestion and may lead to parking elsewhere on the public highway which would not be in the interests of highway safety. However, it is noted that no clear parking area exists on the site at present.
- Taking into account the location of the application site, public transport provision and PPG13 guidelines, it is suggested that the applicant submit a layout indicating a 'sustainable' alternative.
- The provision of secure covered cycle parking - such as cycle lockers - would be considered suitable. This would be in lieu of vehicular parking indicated in the current application.

4.3 The Chief Environmental Health Officer recommends that smoke detectors be introduced in living room area.

5. Representations

5.1 The applicant observes:

Recently spoke to Highways Officer about the parking, probably should have spoken to him before submitting application. A similar parking/turning arrangement approved at former Public House, The Plough, two years ago with less parking spaces for more flats.

5.2 The Town Council has no objections.

5.3 Two letters of objection have been received from:

Mr. S. and Mrs. T. Phillips, Chapel Road, Ross on Wye, HR9 5PR
Mr. G. Pye, The Bungalow, Chapel Road, Tudorville, Ross on Wye HR9 5PR

The main points being:

- this section of Chapel Road is unadopted which is therefore maintained by residents,
- No room for another 7 vehicles on the lane,
- refuse lorry and emergency vehicles cannot access road because of congestion from parked vehicles,
- insufficient space on site for number of vehicles proposed,
- Chapel Road is very narrow and in the evenings is full of parked cars,
- several years ago there was a fire in Tudor Street and fire engine could not get past The Noahs Ark inn,
- additional traffic would only exacerbate an already unacceptable situation,
- to manoeuvre cars out of the proposed parking area onto the very narrow road would be very difficult,
- the traffic calming measures in Walford Road and additional parking restrictions will lead to more parking and congestion on chapel Road,
- approval could lead to a new vehicular access to rear of The Arches Guest House again increasing traffic,
- additional traffic will degrade already unsatisfactory road surface
- the proposed parking spaces are too small.

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 size and design of the proposed extension, its effect on the residential amenities of the neighbouring dwellings and also the proposed new parking provision and its effect on the road to the rear i.e. Chapel Road. The effect and principle of another residential dwelling unit on this site is also an issue. The most relevant policies are GD1, T3, Ross on Wye 2 and 3 of the Local Plan and also policies CTC9 of the Structure Plan.

6.2 The proposed extension will look acceptable, be in external materials to match the existing extension and will not adversely affect the residential amenities of adjacent dwellings. The visual amenities of the area will not be adversely affected by the proposed development.

- 6.3 The main issue of concern is the proposed parking provision and the resultant effect on the unadopted road at the rear i.e. Chapel Road. The latest planning permission on the site (SH911057PF) allowed for a single storey extension to the existing single storey extension and the provision of three garages with access onto Chapel Road. This extension and the three garages were never built. It should be noted that there are existing parking restrictions on this section of Chapel Road.
- 6.4 The proposed parking layout and proposed number of spaces for seven cars is considered to be unacceptable. However the Head of Engineering and Transportation has indicated that a revised scheme with reduced parking, preferably three parking spaces in total, supplemented by secure covered cycle parking e.g. cycle lockers, would be an acceptable alternative in this location and for this type of development which should overcome the problems of car parking congestion on site and congestion along the unadopted road. The applicant has verbally agreed to amend his scheme accordingly and amended drawings are expected to be received in the near future.
- 6.5 As such it is therefore considered that subject to the receipt of suitably amended drawings/scheme showing a revised proposal along the lines set out in paragraph 6.4 and which are acceptable to the Head of Engineering and Transportation that officers named in the Scheme of Delegation to Officers be authorised to grant planning permission for the development.

RECOMMENDATION

That subject to the receipt of suitably amended plans with regard to amending the proposed parking arrangements i.e. reduce number of parking spaces and introducing cycle parking that 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 Before any work commences on site detailed drawings showing the south west and north west elevations of the proposed extension shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To ensure the development is satisfactory in appearance.

4 The new rooflights shall be flush with the roof slope unless otherwise first agreed in writing by the local planning authority.

Reason: To ensure that the roof lights do not protrude unduly above the external surface of the roof.

5 The area to be used for car parking, including the access onto the road, shall be hard surfaced and drained before the development is first brought into use details of which shall first be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

6 All of the works relating to car and cycle parking and also the vehicular access shall be completed before the development is first brought into use.

Reason: In the interests of highway safety.

Informatives:

- 1 N03 - Adjoining property rights**
- 2 N14 - Party Wall Act 1996**
- 3 N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.