

MEETING:	PLANNING COMMITTEE
DATE:	17 JULY 2013
TITLE OF REPORT:	131292/FH - PROPOSED ALTERATIONS TO DRIVEWAY AT THE HOLT, VILLA STREET, HEREFORD, HR2 7AY For: Mr Ballantyne per Mr Daniel Forrest, Court Cottage, Bartestree, Hereford, HR1 4DA
WEBSITE LINK:	http://news.herefordshire.gov.uk/housing/planning/58286.aspx?ID=131292&NoSearch=True

Date Received: 10 May 2013

Ward: Belmont

Grid Ref: 349903,239169

Expiry Date: 5 July 2013

Local Members: Councillors A Bridges, PJ Edwards and GA Vaughan-Powell

1. Site Description and Proposal

- 1.1 The application site comprises a detached three storey dwelling that is sited to the north of Villa Street and opposite the car park of The Vaga Tavern. The rear garden of the dwelling slopes down to the River Wye. The dwelling was one of a pair of dwellings approved in 2002 for two four bedroom dwellings. The dwelling has been occupied since 2003 as either a House in Multiple Occupation (HMO) or as a family dwelling.
- 1.2 Externally, an existing driveway leads to the garage, this driveway is shared with the adjoining property known as Ferrymead. The driveway currently has a steep gradient. In accordance with the planning permission each dwelling is capable of parking one car within its curtilage. However with the shared surface an additional car can be parked in a central position, straddling the boundary to the two properties.
- 1.3 The proposed alterations would comprise a tarmacked driveway, at a gradient of 1:20, and a 0.9m pathway, demarked in brick pavers southern boundary. A retaining wall is proposed in a position set back 1m from the garage, in line with the front elevation of the dwelling. The proposals have been submitted in response to changes proposed to the adjacent dwelling known as Ferrymead (Application Number S122524).

2. Policies

2.1 National Planning Policy Framework

Particular consideration should be given to paragraphs 7, 14. These set out the core principles of sustainable development and the need for decision takers to approve development proposals that are considered to be sustainable development where they accord with the development plan.

2.2 Herefordshire Unitary Development Plan:

S1	-	Sustainable Development
S6	-	Transport
DR1	-	Design
DR3	-	Movement
T11	-	Parking Provision

2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

3.1 CW2000/3185/F – 2 no. four bed dwellings – Refused 3 January 2001.

3.2 CW2001/1870/F – 2 no. four bed dwellings – Approved with Conditions 12 October 2001.

3.3 CW2002/0653/F – Erect 2 no. 4 bed dwellings – Approved with Conditions 1 May 2002.

4. Consultation Summary

Statutory Consultations

4.1 None

Internal Council Advice

4.2 The Transportation Manager made the following comments:

The proposals will improve the gradient on the existing driveway and also provide more useable parking at the property. No objection to the grant of permission.

5. Representations

5.1 Hereford City Council has no objection.

5.2 To date 8 letters of objection and concern have been received from local residents. The comments made can be summarised as follows:

- The proposal will render the garage unusable.
- One space is unacceptable.
- If Ferrymead is approved, then this could lead to an application for The Holt to be converted.
- The two applications are linked and reliant upon each other.

5.3 To date 19 letters of support have also been received that, in addition to just general support, also make the following comments:

- Flatter drive will be an improvement as it will be much easier to manoeuvre a car.
- Pathway will be a help.

5.4 The consultation responses can be viewed on the Council's website by using the following link:-

Internet access is available at the Council's Customer Service Centres:-
www.herefordshire.gov.uk/government-citizens-and-rights/complaints-and-compliments/contact-details/?q=contact%20centre&type=suggestedpage

6. Officer's Appraisal

- 6.1 The key issues for consideration in the determination of this application are highway safety, pedestrian safety and the visual appearance of the proposed development.
- 6.2 This application has been submitted in response to the changes proposed to the driveway that serves Ferrymead (refer to 122525/F). Given the physical relationship between the two properties it was a logical suggestion to also consider altering the access and driveway at The Holt at the same time, improving the gradient and ultimately the ability to manoeuvre into and out of the site. The change in gradient would not require the benefit of planning permission. However, as the original planning permission removed permitted development rights to erect walls, and the proposals include the construction of a small stretch of retaining wall, planning permission is required for this proposal.
- 6.3 The proposal does not suggest the conversion of the garage, and whilst access for a vehicle would be prohibited by the proposals, its retention was not required by the original planning permission, and this could be converted to part of the dwelling without the need for planning permission at any time. It should also be noted that the original planning permission only required the provision of one parking space and that this would continue to be provided, albeit in an improved form. Therefore, the loss of this garage as a parking space would not justify the refusal of permission and would be difficult to substantiate on appeal. This proposal would comply with the requirements of policy DR3 and T11 of the Unitary Development Plan.
- 6.4 The proposed changes would not be visually intrusive or uncharacteristic of the area and are considered to comply with the requirements of policy DR1 of the Unitary Development Plan.
- 6.5 The proposed changes to the driveway at this property would complement those proposed at Ferrymead and are clearly linked to this proposal. However, they would provide measurable improvements to the current arrangements at the site, improving highway safety for vehicles, pedestrians and cyclists, without harm to the character of the area or appearance of the dwelling. As such, the proposal would comply with the requirements of policies DR1, DR3 and T11 of the Unitary Development Plan and are recommended for approval with conditions.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **A01 Time limit for commencement (full permission)**
2. **B01 Development in accordance with the approved plans**

Informative:

1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework**

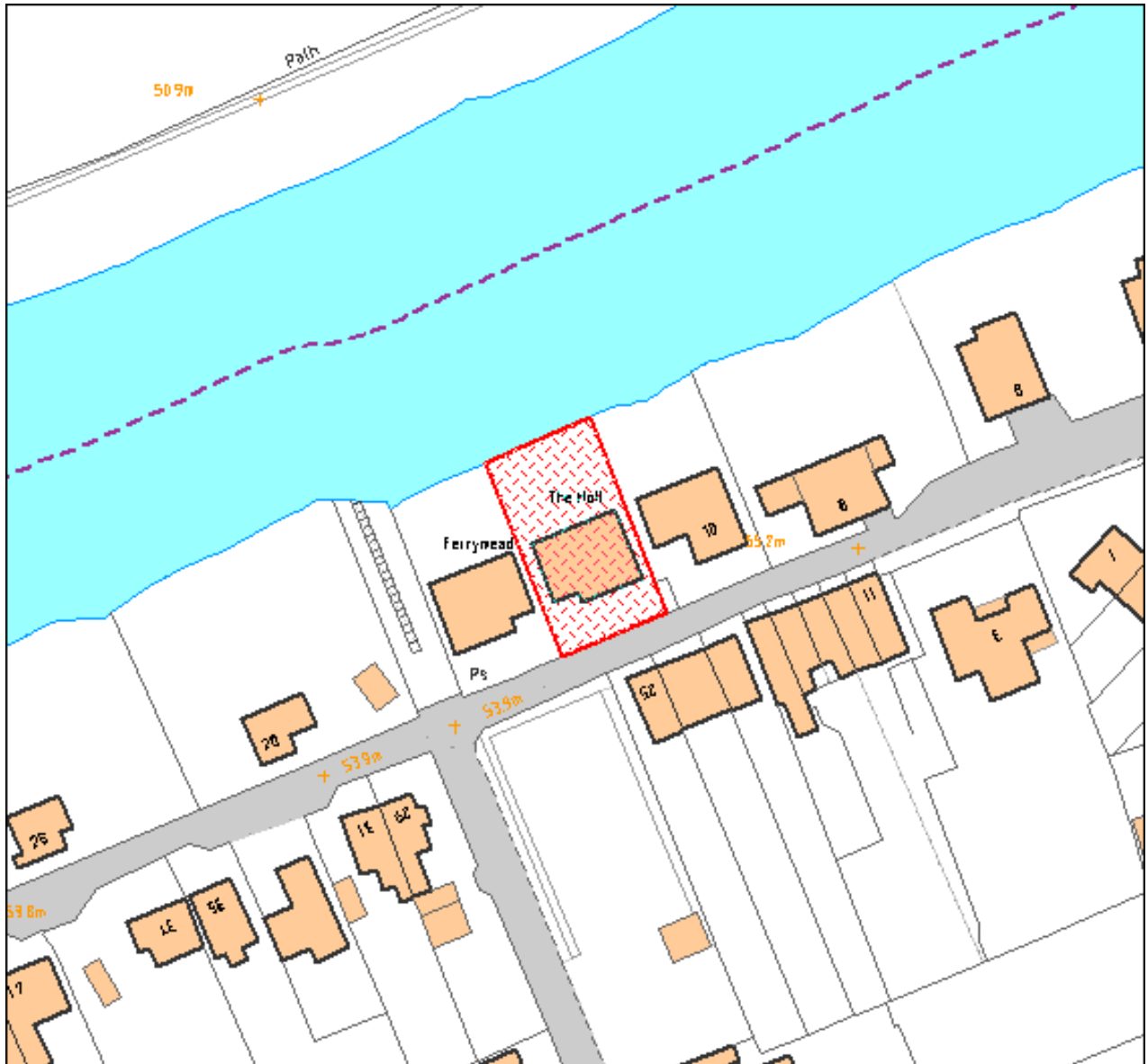
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 131292/FH

SITE ADDRESS : THE HOLT, VILLA STREET, HEREFORD, HR2 7AY

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Further information on the subject of this report is available from Ms K Gibbons on 01432 261781