

9 DCSE2004/1077/F - CONVERSION OF SHOP PREMISES TO FORM 2 SHOPS, OFFICE UNIT AND APARTMENT AT 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA**For: Kingsley Builders (Glos) Ltd. per Mr. C. Goldsworthy, 85 St Owens Street, Hereford HR1 2JW****Date Received: 25th March, 2004 Ward: Ross-on-Wye East Grid Ref: 60111, 24108****Expiry Date: 20th May, 2004**

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

1. Site Description and Proposal

- 1.1 The application site comprises commercial premises on the west side of Henry Street, which adjoin the rear of properties in Gloucester Road and front the eastern end of Corpus Christi Lane. The bulk of this building, which is at various levels and includes a basement, is currently used as a retail shop. The proposal is to divide the ground floor shop into two units with additional stores and facilities at upper basement level; form a 2-bedroom residential unit from the area to the rear of the shop and the rear part of the basement and an office unit from the front part of the basement. The main external changes would be demolition of a small garage and reduction in the level of the yard so that full height windows can be formed at basement level, plus a courtyard for the apartment and new steps down to the offices.
- 1.2 The submitted drawings also include a pair of semi-detached houses which would occupy the remainder of the yard. A separate application has been submitted for the these houses which is not the subject of this report.

2. Policies**2.1 Planning Policy Guidance**

- PPG6 - Town Centres and Retail Development
PPG13 - Transport

2.2 Hereford and Worcester County Structure Plan

- Policy E17 - Location of Office Accommodation
Policy CTC9 - Development Criteria
Policy CTC18 - Use of Urban Areas for Development

2.3 South Herefordshire District Local Plan

- Policy C23 - New Development Affecting Conservation Areas
Policy RT1 - Ross on Wye Town Centre

3. Planning History

- 3.1 SH950066PF Change of use to A1 retail. - Permitted 5.4.95

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water notes that it has been proposed to separate the foul and surface water flows from 1 Henry Street, to enable the surface water flows to be restricted to an agreed discharge rate to the public combined sewerage system, therefore by alleviating the drainage concerns. In light of the above information they would request that their objection with withdrawn but would request that conditions be imposed regarding foul and surface water drainage.

Internal Council Advice

- 4.2 Head of Highways and Transportation has no objection to the grant of permission.
- 4.3 Head of Conservation does not wish to object from an architectural point of view.

5. Representations

- 5.1 The applicant's agent makes the following submission:

"It is considered that the same standards that applied to 4a Henry Street should also be adopted for these developments now applied for. The transportation manager in his report to committee re 4a Henry Street on the 3rd April, 2003 made particular reference to PPG13 and it post dated the local plan by 2 years and the fact that there was a reduced parking provision for Ross anyway.

In addition consultant engineers have submitted letters relating to discussions with Welsh Water regarding drainage"

- 5.2 The Town Council has no objections but is concerned about parking facilities. There are more dwellings and no parking spaces.
- 5.3 Two letters of objection have been received. In summary the following reasons are given:
- (1) considerable over-development with no emergency access to apartment at the back
 - (2) existing walls and roof will be used for the shops but they are not suitable for that purpose. Essential that they are inspected before decision made as public safety is at stake – protection of public and neighbours is one of functions of planning system, the objector understood
 - (3) the two walls and roof of shop adjoin small courtyard at rear of 18 Gloucester Road which is open to general public (part of antique business). A wooden wall overhangs courtyard and is in dangerous state and water drains from roof into the courtyard. Proposal therefore compromises safety of public

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 These premises are currently in retail use and adjoin the defined primary shopping frontage in Gloucester Road. To the north of the yard of these premises are residential properties with further commercial uses on the opposite side of Henry Street and in Cantilupe Road. The proposed mix of uses (retail on ground floor, with apartment on basement and ground floor and office in basement) is appropriate in this location. Policy RT10 (South Herefordshire District Local Plan) encourages re-use of vacant upper floors above shops for residential, shop or office purposes and this principle surely applies also to basements. No parking is proposed as the yard is the subject of another application for the erection of new housing but in this town centre location is not essential.
- 6.2 The main changes to external appearance relate to the side elevation. These are considered to be acceptable and would ensure good lighting to the basement. The concern of the neighbour regarding safety and drainage is appreciated. Nevertheless these are not directly planning matters. The development of the building would provide the appropriate opportunity and investment to remedy any structural problems and resolve any conflicting interests.

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 C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of (special) architectural or historical interest.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.