

**9A DCSE2004/3893/F - RESIDENTIAL DEVELOPMENT, FACTORY PREMISES (ADJACENT TO NO. 31) BRAMPTON STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7EQ**

**9B DCSE2004/3894/C - DEMOLITION OF FACTORY BUILDINGS, FACTORY PREMISES (ADJACENT TO NO. 31) BRAMPTON STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7EQ**

**For: A. & P. Developments Ltd. per Axys Design,  
30 Grove Road, Hereford, HR1 2QP**

**Date Received: 9th November, 2004    Ward: Ross-on-Wye West    Grid Ref: 60094, 24637  
Expiry Date: 4th January, 2005**

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

#### **1. Site Description and Proposal**

- 1.1 Outline planning permission for redevelopment of this factory, on the west side of Brampton Street, was granted in July 2003. The number of residential units was not specified. The current application is for full permission for 9 units in two buildings. The larger building would front Brampton Street and would have 3 storeys with the upper floor within the roof space and lit by dormer windows. This would contain 3 ground floor flats and 3 further one-bedroom units on first and second floors. The smaller building would be to the rear of the frontage block and close to the southern boundary. It would comprise two sections: a taller part with two small houses and a lower part with a one bedroom flat above three garages and cycle store. The buildings would be constructed in red brick (Ibstock Commercial Red) with fibre cement slate roofs.
- 1.2 The remainder of the site would primarily be an altered access and drive and open parking area. There would be some limited space for soft landscaping, particularly between the two blocks but not for private gardens. The three upper units in the frontage block would however have balconies.
- 1.3 The adjoining properties are all residential except for a modern office building to the south of the site and sandwiched between houses in Brampton Street and Cawdor, for which planning permission has been granted for conversion from office to residential use. Along the northern boundary is a public footpath which rises quite steeply from Brampton Street to Cawdor. There are three houses fronting this pedestrian path: a pair of modern semi-detached houses close to Brampton Street and a more substantial stone property (Cawdor Cottage) nearer Cawdor. This residential area rises steeply to the north along Brampton Street.

**2. Policies****2.1 Planning Policy Guidance**

PPG.3 - Housing

**2.2 Hereford and Worcester County Structure Plan**

Policy H.16 - Ross & Rural Sub-Area  
 Policy CTC.1 - Area of Outstanding Natural Beauty  
 Policy CTC.9 - Development Criteria

**2.3 South Herefordshire District Local Plan**

Policy SH.5 - Housing Land in Ross-on-Wye  
 Policy SH.14 - Siting and Design of Buildings  
 Policy SH.15 - Criteria for New Housing Schemes  
 Policy GD.1 - General Development Criteria  
 Policy ED.4 - Safeguarding existing Employment Premises  
 Policy C.5 - Development within Area of Outstanding Natural Beauty  
 Policy T.3 - Highway Safety Requirements

**2.4 Unitary Development Plan – (revised deposit draft)**

Policy S.3 - Housing  
 Policy H.1 - Hereford – Market Towns: Settlement Boundaries and Established Residential Areas  
 Policy H.14 - Re-using Previously Developed Land and Buildings  
 Policy E.5 - Safeguarding Employment Land - Buildings

**3. Planning History**

3.1	SH800529LE	Demolition of garages to provide staff parking	- Permitted	25.06.80
	SH830594PF	Erection of garages	- Permitted	14.09.83
	SH881252PO	Demolition and erection of 11 starter homes	- Permitted	05.10.88
	SH881253LF	Demolition and erection of 11 starter homes	- Permitted	05.10.88
	SH891683PF	Extension to workshop	- Refused	02.01.90
	SH900094PF	Extension to workshop	- Permitted	18.04.90
	SE2003/0904/O	Residential development	- Permitted	16.07.00
	SE2004/2396/RM	Residential development	- Withdrawn	10.11.04
	SE2004/2400/C	Residential development	- Withdrawn	10.11.04

#### **4. Consultation Summary**

##### Statutory Consultations

- 4.1 Welsh Water recommends that conditions be imposed.

##### Internal Council Advice

- 4.2 The Traffic Manager has no objection to the development provided the front boundary wall does not intrude on visibility.
- 4.3 Head of Conservation has reservation regarding detailed design of the rear building but overall does not consider that the proposal would harm the character of the Conservation Area.

#### **5. Representations**

- 5.1 A detailed letter of submission has been received from the applicant's agent. This is included as an appendix to this report.
- 5.2 Town Council consider that there are insufficient parking spaces.
- 5.3 Two letters of objection have been received. In summary the following concerns are raised:
- (1) height and massing are excessive and buildings would be out of scale with adjoining houses in Brampton Street
  - (2) overdevelopment, resulting in loss of residential amenities
    - (i) there would be a three-storey wall right in front of the semi-detached houses which already suffer limited light because of high walls
    - (ii) rear block intrudes on both Cawdor Cottage and Charlton (in Cawdor), facing the former at distance of less than 21m: hence overbearing and loss of privacy
    - (iii) would detract from Conservation Area, not being appropriate for 'high density town living space' - better ways to redevelop the site
    - (iv) traffic noise from car parking area
  - (3) a smaller scheme (4 or 5 houses at most) would be supported with units suitable for young or bungalows for elderly
  - (4) add to traffic on busy road through residential area, especially during rush hours and due to on-street parking near Brookfield Road junction
  - (5) need for garages is queried as add to bulk of rear building and block views
  - (6) factory had limited use recently and hence little adverse effect on residential amenity.

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 principle of residential development on this site has been accepted already. The key issues are (1) the effect on the character and appearance of the Ross-on-Wye Conservation Area, (2) the effect on the amenities of neighbours and (3) highway safety.

- 6.2 On the first issue it is accepted that the buildings, which in general follow the layout of the existing factory buildings, are significantly larger than those existing. The rise in ground level tends to exaggerate this appearance along the Brampton Street frontage. Nevertheless compared to adjoining houses they are not thought to be disproportionately larger. In design they are also considered to be acceptable, with minor reservations. The site does not readily lend itself to typical houses and gardens except for low density development, which is discouraged by PPG.3. Although a different type of housing (primarily small flats/maisonettes with no private gardens rather than detached houses with gardens) the buildings do fit acceptably on the site. Furthermore, the factory is not attractive and its demolition and replacement would add rather than detract from the character and appearance of the Conservation Area.
- 6.3 The space between the proposed dwellings and existing houses is considered to be adequate. It would be less than 21m in the case of Cawdor Cottage but the two buildings face at an angle, there is a significant difference in ground floor levels (Cawdor Cottage being much higher) and the distance between the fronts of houses is less than the standard 21m for other properties in Cawdor. There would be 15m or more between the semi-detached houses and the gable end walls of the new development and the latter would have somewhat lower ground floor levels. There may well be some direct views between ground floor windows in the rear of the smaller block and upper windows in the adjoining house in Brampton Street (no. 31) and the higher walls of this building compared to the factory would add to the sense of being overshadowed. However this is not considered to be so serious as to justify refusal of planning permission.
- 6.4 The car parking provision is just over one space per unit. These would be mainly small one bedroom units located within walking distance of the town centre. A relaxation of the parking standard is therefore considered to be acceptable by the Traffic Manager. Although adding to traffic flows on Brampton Street this would not be significant in relation to the total and the improved site access would meet the Traffic Manager's requirements. It is concluded therefore that there would not be a significant adverse impact on highway safety.

## RECOMMENDATION

**In respect of DCSE2004/3893/F:**

**That subject to the receipt of amended drawings regarding detailed design, 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. G04 (Landscaping scheme (general) )**

**Reason: In order to protect the visual amenities of the area.**

**4. G05 (Implementation of landscaping scheme (general) )**

**Reason: In order to protect the visual amenities of the area.**

**5. F48 (Details of slab levels )**

**Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.**

**6. F44 (Investigation of contaminated land )**

**Reason: To ensure that potential contamination of the site is satisfactorily assessed.**

**7. F45 (Contents of scheme to deal with contaminated land )**

**Reason: To ensure that potential contamination is removed or contained to the satisfaction of the local planning authority.**

**8. F46 (Implementation of measures to deal with contaminated land )**

**Reason: To ensure contamination of the site is removed or contained.**

**9. F32 (Details of floodlighting/external lighting )**

**Reason: To safeguard local amenities.**

**10. 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.**

**Informative:**

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

**In respect of DCSE2004/3894/C:**

**That subject to the receipt of amended drawings regarding detailed design, the officers named in the Scheme of Delegation to Officers be authorised to issue conservation area consent subject to the following conditions and any additional conditions considered necessary by officers:**

**1. C01 (Time limit for commencement (Listed Building Consent) )**

**Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

**2. C14 (Signing of contract before demolition )**

**Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

**Informative:**

**1. N15 - Reason(s) for the Grant of Conservation Area Consent**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.