

17 DCCE2004/3284/F - EXTENSION OF CAR PARKING FACILITIES. THE SWAN INN, 171 AYLESTONE HILL, HEREFORD, HEREFORDSHIRE, HR1 1JJ**For: The Union Pub Company, The Brewery, Shobnall Road, Burton-upon-Trent, Staffs, DE14 2BW****Date Received: 24th August, 2004 Ward: Aylestone Grid Ref: 52329, 41714****Expiry Date: 19th October, 2004**

Local Member: Councillors D.B. Wilcox and A.L. Williams

1. Site Description and Proposal

- 1.1 The application site lies on the northern side of an established public house and to the rear garden of the detached dwelling (in the pubs ownership) that fronts Aylestone Hill. Currently the car park has a boundary that consists of mature, established hedgerow and close board fencing with a gateway through to the area of garden that is the subject of this application.
- 1.2 The proposal comprises the sub-division of the rear garden of the detached dwelling with the erection of a 1100mm post and rail fence. The area of land would measure 17m x 29m and would provide an additional 24 car parking space to serve the public house. This would be in addition to the existing 24 spaces that would be retained in the existing car park. The reason that the extension is required is that the existing car park is not longer large enough to accommodate the needs of the public house and the site of the pub is such that on road parking is not an option.

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

- PPG3 - Housing
PPG15 - Planning and the Historic Environment

2.2 Hereford Local Plan:

- ENV14 - Design
CON12 - Conservation areas
CON13 - Conservation areas – development proposals
CON14 - Planning applications in conservation areas
CON19 - Townscape

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- S1 - Sustainable development
S2 - Development requirements
DR1 - Design
H16 - Car parking
HBA6 - New development within conservation areas

3. Planning History

- 3.1 HC940380PF - Demolition of existing shed and kitchen extensions and alterations to existing public house and associated external works, new sewerage system, 2 new bridges over stream and alterations to entrance and layout of car park. Approved 15th November, 1994.
- 3.2 HC920487PF - Extensions and alterations to existing public house and associated external works. New sewerage system and new bridge over stream. Approved 23rd December, 1992.
- 3.3 P/26490 - Extension to car park. Approved 1st December, 1983.

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory consultations.

Internal Council Advice

- 4.2 The Traffic Manager recommends a condition requiring parking and turning space be provided for 48 cars.
- 4.3 The Conservation Manager concludes that the proposal would have a minor impact on the setting of the Conservation Area and is therefore acceptable.

5. Representations

- 5.1 Hereford City Council raised no objection to the proposal.
- 5.2 One letter of objection has been received from Mr David Quine and Julie Brown of 175 Aylestone Hill that raise the following objections:
- Already suffer from noise and light pollution from the existing car park;
 - Proposed additional car park would increase the amount of noise and light pollution, and would affect the air quality detrimentally from exhaust fumes etc;
 - Impact on the value of their property;
 - If the trees (Leylandi) were removed then parking in their place could be provided further away from the perimeter of our dwelling thus reducing the impact on our property. We would not object to this.
- 5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The issues for consideration in the appraisal of this proposal are:
- The principle of development;
 - The impact of the development on the character and appearance of the neighbouring properties;

- Highway safety.
- 6.2 The application site is within the Aylestone Hill Conservation Area and within an area designated as countryside in the Hereford Local Plan, but is without designation in the Unitary Development Plan, therefore the proposal should be assessed in its merits. As such consideration should be given to the acceptability of the further expansion of the car parking area.
- 6.3 The alterations and changes that would be required are minimal in nature, involving the removal of a small area of hedgerow (landscaping) to form an access, erection of a boundary fence and the laying of a hard surface. The mature hedgerow that currently forms the boundary to the site would remain, softening the appearance of the cumulative effect of the car park. It is also considered appropriate, having regard to its position within the Conservation Area, that a suitable boundary treatment be erected between the proposed car park and adjoining property (which is in the same ownership). This should be in the form of appropriate landscaping and fencing. With these measures in place the expansion of the car park would have a minimal impact on the character and appearance of the Conservation Area.
- 6.4 The occupiers of the nearby dwelling have raised some concerns relating to additional noise and disturbance, light pollution. The site is immediately adjacent to an established public house and an area of garden belonging to the adjoining dwelling would be retained between the two. A suitable fence and landscaping can be erected to help minimise impact but it is considered that the car park extension would not have a detrimental impact on the amenities of the occupiers of this property.
- 6.5 The introduction of additional car parking will allow for the expansion of a local business which due to its location does not have the benefit of nearby on street parking. The expanded parking facilities are required in order to increase and support the business.
- 6.6 To conclude, the minimal works, coupled with the introduction of a landscaping and fenced boundary, would provide additional car parking facilities for a public house in an edge of town location. The proposal would preserve the character and appearance of the Conservation Area in accordance with the policies of the local plan and national guidance. As such, subject to conditions, the proposed car park is recommended for approval.

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 G01 (Details of boundary treatments)

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

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 H15 (Turning and parking: change of use - commercial)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

Informative:

1 N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.