

10A DCSE2004/4263/F - CONVERSION OF ONE DWELLING INTO TWO DWELLINGS AND INTERNAL ALTERATIONS AND SINGLE STOREY EXTENSION, 5 & 6 NEW STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7DA

10B DCSE2004/4261/L - CONVERSION OF 5 & 6 NEW STREET FROM ONE DWELLING TO TWO DWELLINGS, SINGLE STOREY EXTENSION AND INTERNAL ALTERATIONS. REMOVE GARAGE DOOR TO ELEVATION FACING NEW STREET AND REPLACE BY WOODEN DOOR AND WINDOW, 5 & 6 NEW STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7DA

For: Mr. J. Powell per Mr. A.B. Parkes, Crown Cottages, Peterstow, Ross-on-Wye, Hereford, HR9 6JZ

**Date Received: 15th December, 2004 Ward: Ross-on-Wye Grid Ref: 59842, 24296
West**

Expiry Date: 9th February, 2005

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

1. Site Description and Proposal

1.1 This site, situated within the town boundary of Ross-on-Wye and the designated Conservation Area, is an existing dwelling which forms part of a terrace of dwellings fronting directly onto New Street. The existing dwelling has four bedrooms with one upper floor above the garage side of the dwelling and two upper floors above the other side. Consequently the dwelling has two different roof levels. The building is a Grade II Listed building and has a narrow garden at the rear.

1.2 The proposal is to convert this dwelling into two individual dwellings, i.e. by splitting it straight down the middle. The proposal also involves the erection of a single storey extension at the rear and other minor alterations to doors and windows, e.g. removing garage door at front and inserting a new window and front door and enlarging a rear window at first floor level. The proposed two storey dwelling will have two bedrooms and the proposed three storey dwelling will have three bedrooms.

2. Policies

2.1 Planning Policy Guidance

- PPG.1 - General Principles
- PPG.3 - Housing

2.2 Hereford and Worcester County Structure Plan

- Policy CTC.1 - Areas of Outstanding Natural Beauty
- Policy CTC.2 - Areas of Great Landscape Value
- Policy CTC.9 - Development Requirements
- Policy CTC.15 - Conservation Areas

2.3 South Herefordshire District Local Plan

- Policy GD.1 - General Development Criteria
- Policy C.5 - Development within Area of Outstanding Natural Beauty
- Policy C.8 - Development within Area of Great Landscape Value
- Policy C.23 - New Development affecting Conservation Areas
- Policy C.27B - Alterations or Additions to Listed Buildings
- Policy C.29 - Setting of a Listed Building
- Policy C.32 - Archaeological Information
- Policy Ross-on-Wye 2 - New Housing Development
- Policy Ross-on-Wye 5 - Housing in Built Up Areas
- Policy Ross-on-Wye 16 - Conservation Area
- Policy T.3 - Highway Safety Requirements
- Policy T.4 - Highway and Car Parking Standards
- Policy SH.23 - Extensions to Dwellings

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- Policy S.2 - Development Requirements
- Policy DR.1 - Design
- Policy H.1 - Hereford and the Market Towns: Settlement Boundaries
And Established Residential Areas
- Policy LA.1 - Areas of Outstanding Natural Beauty
- Policy HBA.1 - Alterations and Extensions to Listed Buildings
- Policy HBA.4 - Setting of Listed Buildings
- Policy HBA.6 - New Development within Conservation Areas
- Policy Arch 6 - Recording of Archaeological Remains
- Policy H.16 - Car Parking
- Policy H.17 - Sub-Division of Existing Housing
- Policy H.18 - Alterations and Extensions

3. Planning History

- 3.1 DCSE2004/2834/F Convert and extend former outbuilding to form replacement kitchen - Planning Permission 29.11.04
- DCSE2004/2835/L Convert and extend former outbuilding to form replacement kitchen and various internal alterations - Listed Building Consent 29.11.04

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Conservation Manager has no objections but advises that details relating to new external materials, doors and windows, etc. be submitted. Also as the site is within historic core of Ross-on-Wye that a standard archaeological survey and recording condition be imposed on any permission.
- 4.3 The Traffic Manager recommends that any permission includes a condition requiring secure covered cycle parking.
- 4.4 The Council's Strategic Housing Services' comments relate to fire risk advice.

5. Representations

- 5.1 The applicant/agent comments that the proposed rear single storey extension was recently granted planning permission and Listed Building Consent. This dwelling was previously two dwellings, i.e. Nos. 5 and 6 and was changed to one single dwelling sometime between 1962 and 1966. The applicant has submitted extracts from various legal documents which verifies this. The proposed removal of the garage door and insertion of a door and window are more appropriate for this Listed building and its setting. A two bed town house is more appropriate for Ross-on-Wye than a five bed town house. The removal of the garage will provide an additional on-street car parking space, i.e. directly in front of existing garage door.
- 5.2 The Town Council has no objections.

The full text of this letter 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 suitability of creating two separate dwellings out of this existing dwelling, will the two dwellings be of adequate size, its effect on neighbouring dwellings and parking, the effect on the character and setting of this Grade II Listed building and on the Conservation Area. Also the effect of the extension on the residential amenities of the neighbours. The most relevant policies are GD.1, C.27B, SH.23 and T.3 of the South Herefordshire District Local Plan.
- 6.2 The proposed flat roofed single storey extension at the rear has recently been granted planning permission and Listed building consent and as such is considered to be acceptable. The other minor alterations will not adversely affect the residential amenities of the neighbouring dwellings.

- 6.3 The existing dwelling was created from the conversion of two dwellings in the early 1960s. This application will basically revert the situation to how it was. It is considered that the resultant two dwellings will be large enough to be used as individual dwellings and will not result in cramming the site. In fact the resultant two dwellings will be in keeping with the size of the majority of the other dwellings in that section of New Street. There are a number of dwellings which are approximately the same size as the smallest (i.e. No. 5) of the proposed new dwellings. The residential amenities of the neighbouring dwellings will not be adversely affected by the proposed development.
- 6.4 The works required for the creation of the two dwelling units are minimal and will not adversely affect the character, fabric and visual appearance of this Grade II Listed building. The existing windows and external door on the front of the dwelling are made of UPVC and are at present unauthorised, i.e. Listed Building Consent was never granted for their insertion.
- 6.5 There is already an off-street car parking space in front of number 6 New Street. No parking is allowed at present in front of the existing garage. Consequently if the garage is removed and a new dwelling created then a new parking space will then be available on the street, i.e. in front of No. 5. There will therefore be a parking space available directly in front of each dwelling, i.e. No. 5 and No. 6. This is considered to be adequate in this area. The Traffic Manager's advice that secure cycle parking be provided is not considered necessary for this reason.
- 6.6 The proposal is therefore considered to be acceptable and in accordance with planning policies and guidance.

RECOMMENDATION

In respect of DCSE2004/4263/F

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. A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. Before any work commences on site detailed drawings of all new windows, dormer windows, rooflights and external doors (including materials and finish) shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To protect the visual appearance, character and fabric of this Grade II Listed building.

4. The new external walling on the front elevation shall match that as existing on that section of the front wall unless otherwise first agreed in writing by the local planning authority.

Reason: To protect the visual appearance, character and fabric of this Grade II Listed building.

- 5. Before any work commences on site details of the new roofing material intended for the roof of the main building shall first be submitted to and be subject to the prior written approval of the local planning authority.**

Reason: To protect the visual appearance, character and fabric of this Grade II Listed building.

- 6. D02 (Archaeological survey and recording)**

Reason: A building of archaeological/historic/architectural significance will be affected by the proposed development. To allow for recording of the building during or prior to development. The brief will inform the scope of the recording action.

Informative(s):

- 1. This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.**
- 2. N14 - Party Wall Act 1996**
- 3. The applicant/developer is advised that this planning permission does not override any civil/legal rights enjoyed by adjacent property owners. If in doubt then the applicant/developer is advised to seek legal advice. Also the applicant/developer is advised to liaise with the owners of the adjoining properties before and during building work to ensure no damage is caused to those properties by the approved development.**
- 4. If you have any queries regarding the archaeological interest of the site or the requirements of the conditions relating to archaeological work, please contact Herefordshire Archaeology, Planning Services, Town Hall, St. Owen Street, Hereford (Tel: 01432-383351).**
- 5. N15 - Reason(s) for the Grant of Planning Permission**

In respect of DCSE2004/4261/L

That Listed Building Consent be granted subject to the following conditions:

- 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. A07 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. Before any work commences on site detailed drawings of all new windows, dormer windows, rooflights and external doors (including materials and finish) shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To protect the visual appearance, character and fabric of this Grade II Listed building.

4. The new external walling on the front elevation shall match that as existing on that section of the front wall unless otherwise first agreed in writing by the local planning authority.

Reason: To protect the visual appearance, character and fabric of this Grade II Listed building.

5. Before any work commences on site details of the new roofing material intended for the roof of the main building shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To protect the visual appearance, character and fabric of this Grade II Listed building.

Informative(s):

1. This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.
2. N14 - Party Wall Act 1996
3. The applicant/developer is advised that this Listed Building Consent does not override any civil/legal rights enjoyed by adjacent property owners. If in doubt then the applicant/developer is advised to seek legal advice. Also the applicant/developer is advised to liaise with the owners of the adjoining properties before and during building work to ensure no damage is caused to those properties by the approved development.
4. The existing UPVC external door and windows on the front elevation of the dwelling are at present unauthorised as Listed Building Consent has not been granted for their insertion.
5. N15 - Reason(s) for the Grant of Listed Building Consent

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.