

6 DCSE2005/0191/F - FORMATION OF 14 NO. SELF-CONTAINED FLATS AT 2-5 MARKET PLACE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5NX**For: Superon Ltd per Mr. N. Vesma, 43 Brunswick Road, Gloucester, GL1 1JS****Date Received: 19th January, 2005 Ward: Ross-on-Wye Grid Ref: 59890, 24195
West****Expiry Date: 16th March, 2005**

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

1. Site Description and Proposal

- 1.1 The property which is the subject of these applications comprises a tall brick building with shop units (occupied as 2 shops) on ground floor plus ancillary accommodation above and offices on second/third floors. The building was formerly listed although it is a modern building. It is sited immediately to the north of the Market Hall (a scheduled ancient monument which is listed II*).
- 1.2 The section of the building that fronts Market Place is a 3-4 storey red brick building of traditional design. To the rear of this is a tall flat-roofed structure in buff brick, which accommodates the two shops and storage accommodation above. To the rear of the building is a service yard and parking area. Adjoining the building along Market Place are older commercial buildings, some with flats above, which extend to varying depth to the rear.
- 1.3 It is proposed to extend above the front section to form a full third floor : the existing 3rd floor only extends above the central section of the building and for only part of its depth. This would have a mansard-type roof. An extension would also be constructed above the rear part of the building at second floor level. This would have a shallow pitched, hipped roof with the sides clad in maintenance-free panels or glazed. The bedroom window of the 6 flats formed in this extension would be recessed back from the parapet to allow small roof terraces to be formed. In addition the existing second floor, plus a section of the extension would be converted into a further 4 flats. In all there would be a total of 14 flats: 6 with one-bedroom, 8 with 2-bedrooms.
- 1.4 The rear elevation of the building would be altered by demolition of a plant room and a taller section which projects above the parapet level. Also a new gabled extension would be constructed to form an additional staircase and lift. This elevation of the building would be rendered.

2. Policies**2.1 Planning Policy Guidance**PPG13 Transport
PPG15 Planning and the Historic Environment**2.2 Hereford and Worcester County Structure Plan**

Policy CTC18 Development in Urban Areas

2.3 South Herefordshire District Local Plan**Part 1**

Policy SH5	Housing Land in Ross-on-Wye
Policy SH8	New Housing Development Criteria
Policy SH14	Siting and Design of Buildings
Policy SH15	Criteria for New Housing Schemes
Policy GD1	General Development Criteria
Policy C23	New Development Affecting Conservation Areas
Policy C27A	Change of Use to a Listed Building
Policy C27B	Alterations and Additions to Listed Buildings

Part 3

Policy 5	Housing in Built-up Areas
Policy 16	Conservation Area
Policy 17	Re-use of Existing Building
Policy 24	Under-used/Vacant Upper Floors

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H14	Re-using Previously Developed Land and Buildings
Policy H15	Density
Policy H16	Car Parking
Policy TCR1	Central Shopping and Commercial Areas
Policy TCR1	Vitality and Viability
Policy HBA6	New Development within Conservation Areas

3. Planning History

3.1	5673	Erection of a warehouse to replace existing buildings	-	Approved 11/01/56
	10118	Extension to existing premises to provide showroom, dispatch, W.C, and boiler house	-	Approved 22/08/60
	38608	Provision of two new shop units, with office accommodation	-	Approved 25/07/74
	SH476/76	Alterations and additions to existing shop, to provide a new shop front, lift shaft and refrigeration plant room		Approved 20/10/76
	SH880706AI	Fascia projecting sign	-	Refused 21/06/88
	SH881164AI	Shop Sign	-	Approved 05/10/01
	SE2000/0431F	New Shop Front	-	Approved 02/05/00
	SE2000/0962A	Fascia & projecting signs	-	Approved 12/06/00
	SE2001/2648/F	Conversion of 2 nd floor and extension to 3 rd floor to form 6 flats.	-	Approved 12.12.01
	SE2001/2651/L	Conversion of 2 nd floor and extension to 3 rd floor to form 6 flats.	-	Consent 12.12.01

4. Consultation SummaryStatutory Consultations

4.1 English Heritage does not wish to make any representations on this occasion.

- 4.2 Welsh Water advises that they have received information from the developer's agent which demonstrates that the overall discharge from the existing site to the public sewerage network will not be increased as a consequence of the proposed development. They understand that developer intends to divert the existing surface water flows from the public sewerage network to soakaways, if this was to prove unsuccessful, then the developer has agreed to restrict the surface water flows to compensate for the additional foul flows.

On this basis Welsh Water recommends that conditions be included with the consent.

Internal Council Advice

- 4.3 The Traffic Manager requires further details of provision for secure cycle parking.
- 4.4 The Head of Conservation has no objections in principle subject to conditions requiring further details. It is also recommended that a condition be imposed requiring archaeological surveying and recording.
- 4.5 The Head of Environmental Health recommends conditions regarding timing of construction and refuse storage facilities.

5. Representations

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

- (1) Our proposals aim to provide 14 flats behind the facade of the building and over the flat roof of the commercial premises.
- (2) An application of 8 no. flats over the front of the property has recently been granted.
- (3) There are a number of substantial buildings elsewhere in the Conservation Area and the proposed alterations are elevated to echo the scale and mass of traditional warehouses. The current elevations to the rear of the property are delapidated and insensitive to the character of the surroundings, and we aim to enhance the character of the Conservation Area through our proposals.
- (4) Proposals also accord with policies encouraging the provision of residential properties in the town centre in a sustainable manner.
- (5) Council's Highways engineers have confirmed that no vehicle parking will be required, though secure cycle parking will be required and this will be provided.

- 5.2 Town Council has no objections but comments that there is insufficient car parking.
- 5.3 3 letters have been received objecting to or expressing concern regarding this proposal. In summary the following reasons are cited:
- (1) no car parking is proposed - there is pressure on parking in New Street and the vehicles associated with flats will exacerbate this problem; a minimum of 14 spaces should be provided on adjacent land which is already used for car parking;
 - (2) loss of privacy in gardens as would be overlooked by flats;
 - (3) outlook would be spoiled as it would be in direct line with a modern residential building that would take away a lot of character of town, which is already losing its charm and character on a daily basis;

- (4) New Street one of last streets left untouched with modern changes - to add a modern building within the street and Conservation Areas, with its listed buildings would spoil one of last parts of town's vintage history and devalue properties;
- (5) must ensure that higher roofline is sufficiently far back from facade as not to be visible from ground level on Gloucester Road corner of Market Place, otherwise would spoil appearance of unified brick facade of nos. 2-5 which provides a fine backdrop to Market Hall and the area.

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 Policy 24 (page 69, volume 3 Ross on Wye Section) of the Local Plan encourages use of under-used and vacant upper floors of buildings in the town centre for office and/or residential purposes. The preamble points out that there is no apparent outstanding demand for offices in the town. Consequently the principle of residential use of these premises is supported by the statutory development plan. As noted above planning permission has been granted for an extension to the front of this building and formation of 6 flats. The issues raised by the current proposal are the effect on the character and appearance of the Ross on Wye Conservation Area, the effect on residential amenities and whether car parking should be provided.
- 6.2 The rear section of the building is not attractive. The proposal would involve removal of discordant features and a ridged roof and new treatment of the rear elevation would improve the building's appearance. The concern of Ross on Wye Civic Society that the mansard roof should not be visible is appreciated. The right hand section (when viewed from Market Place would be the most noticeable section as the existing parapet is lower. Nevertheless it would be set back from the front façade by about 1.5m and not visible in most views, either because of the steep angle of vision or the position of the Market Hall. The external materials of the extensions would be important and these could be the subject of a planning condition.
- 6.3 Views from the proposed flats would look out on some gardens in New Street but from sufficient distance, it is considered to protect privacy. There are offices and flats in the buildings adjoining the application site. The position of the terraces with bedroom windows set back from the parapet would help to minimise the degree of inter-looking between windows in the proposed flats and adjoining properties. The terraces would allow overlooking but the parapet wall would screen most views when occupants are sitting down. On balance it is considered that in this context the loss of privacy and visual intrusion of the building would not amount to a significant reduction in the amenity of occupants of the nearby flats and offices.
- 6.4 The third issue relates to private car parking. There is limited car parking/servicing space at these premises and this is allocated to the shops. However, given the location in the town centre and Government advice in Planning Policy Guidance 13 it is not considered that the lack of car parking is sufficient grounds to refuse planning permission. The applicant's agent has confirmed that secure cycle storage will be provided and this can be required by planning condition.

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.

- 3. **H29 (Secure cycle parking provision)**

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

Informative(s):

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.