

7 DCCE2005/0278/F - ERECTION OF HOUSE, GARAGE AND ANNEX AND IMPROVEMENTS TO ACCESS DRIVE AT 53 HAMPTON PARK ROAD, HEREFORD, HR1 1TJ

For: Mr. & Mrs. D. Shaw per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH

Date Received: 28th January, 2005 Ward: Tupsley Grid Ref: 52972, 39259

Expiry Date: 25th March, 2005

Local Members: Councillors G.V. Hyde, Mrs. M.D. Lloyd-Hayes and W.J. Walling

Introduction

Members will recall this application from the Central Area Planning Sub-Committee (6th April, 2005) and the subsequent site inspection on the 18th April, 2005.

1. Site Description and Proposal

- 1.1 This application seeks permission for the erection of a single dwelling house on land currently associated with 53 Hampton Park Road, Hereford. The existing property on site is a detached two storey dwelling house. This dwelling is located to the rear of Nos. 51 and 55 and is accessed via an access road from Hampton Park Road. The site is broadly 'T' shaped. The existing dwelling house is located in the western portion of the main site. The proposed dwelling is intended to be located on the eastern portion of the site. The site is located within the Hampton Park Conservation Area.
- 1.2 The proposal involves the erection of a detached dwelling house with an attached single storey annexe and double garage. The main dwelling is proposed to have an east-west orientation with the annexe running across the northern boundary, forming a 'T' shape. The garage element is intended to be attached to the western end of the annexe.

2. Policies

2.1 Hereford Local Plan:

ENV14	-	Design
H12	-	Established residential areas - character and amenity
H13	-	Established residential areas - loss of features
H14	-	Established residential areas - site factors
CON12	-	Conservation areas
CON13	-	Conservation areas - development proposals
CON14	-	Planning applications in conservation areas
T5	-	Car parking - designated areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements

S6	-	Transport
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment
H1	-	Hereford and the market towns; settlement boundaries and established residential areas
HBA6	-	New development within conservation areas

3. Planning History

- 3.1 DCCE2005/0415/F - Demolition of existing house (No. 53) and erection of three houses. Current.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water Authority: No objection subject to conditions.

Internal Council Advice

- 4.2 Traffic Manager: No objections.
- 4.3 Conservation Manager: The proposed house is of a scale which is in keeping with the area. The design is in keeping with the area.

5. Representations

- 5.1 Hereford City Council: Recommends refusal as it is backland development and will put additional pressures on the road access.
- 5.2 Six letters of objection have been received from five sources raising the following points:
- Inappropriate design and scale;
 - Proposal is not infilling;
 - Loss of trees;
 - Impact of driveway alterations and use on services and neighbouring properties;
 - Inadequate access arrangements;
 - Garage identified in situ is not found on site;
 - Density is inappropriate;
 - Inappropriate development in the Conservation Area;
 - Inadequate sewerage facilities;
 - Loss of privacy;
 - Victorian greenhouse should be retained;
 - Loss of light.
- 5.3 A further letter has been received from No. 51 Hampton Park Road offering support for this development.
- 5.4 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 From a planning policy perspective this application seeks permission for a residential development within an established residential area. No objections are therefore raised to the principle of development. The key issues are considered to be:

- a) Conservation Area Impact;
- b) Design scale;
- c) Residential amenities;
- d) Highways issues; and
- e) The relevance of the other current application – DCCE2005/0415/F.

Conservation Area Impact

6.2 It is recognised that this proposal constitutes backland development in the sense that the site is found to the rear of the dwellings fronting onto Hampton Park Road. In sensitive locations such as conservation areas such development can prove problematic. That said, it is of course important to consider the site-specific circumstances and in this case it is advised that No. 53 is already in situ and represents an historical backland development. The nature of this site is that it is effectively split by the access road with the existing dwelling falling to the west. The proposed dwelling would be to the east of the access road. It is considered that the identified site area lends itself to the creation of a new plot and the proposed dwelling will relate satisfactorily to the existing property. Though the intensive redevelopment of this land is not considered appropriate due to the potential for a significant impact upon the character of the area, a new single dwelling would integrate into the existing pattern mirroring the presence of the existing dwelling (No. 53). A condition will ensure that the landscaping of the area is preserved and where possible enhanced. To that end it is considered that this application will preserve the character and appearance of the conservation area and thereby satisfy the requirements of adopted plan policy.

Design and Scale

6.3 The proposed dwelling is relatively substantial in scale. The size is not, however, considered excessive, particularly in the context of the large dwellings on the frontage of Hampton Park Road. The design is not of any particular architectural merit but it is nevertheless considered appropriate in its general characteristics in relation to the local area. The design and scale are therefore considered acceptable.

Residential Amenities

6.4 The neighbouring properties to the east are of a sufficient distance away to ensure that the impact upon residential amenities is within acceptable limits. To the south, the sole concern rests with the first floor openings allowing overlooking of the private amenity space of No. 55. Landscaping is currently found on this boundary however a condition requiring these windows to be of obscure glass is still considered appropriate. To the north the neighbouring properties are closer but no first floor habitable openings are proposed. The distance is sufficient to ensure that no unacceptable light loss or overbearing impact will result. A condition will ensure control over this situation in the longer term. The property likely to be most significantly effected by this proposal is No. 53 itself. The relationship of these properties is not particularly concerning as No. 53 is orientated north-south although a degree of privacy will be lost and the garden area will be overlooked. On balance however, and in, consideration of the available private

amenity space to the west and south of No. 53, it is considered that the impact upon the residential amenities of the proposal will be within acceptable limits. The vehicular activity associated with two dwellings as would be the case if this application were approved would not result in any significant adverse impact on the amenities of residents living in the properties alongside the access road.

Highway Issues

- 6.5 The proposal involves the widening of the access road by approximately 1.5 metres to the west. The revised access is in accordance with policy requirements. The site includes the required turning and parking facilities. The proposal is considered acceptable in relation to highway safety.

Current Application – DCCE2005/0415/F

- 6.6 Many of the objections raised have taken into account the application for the redevelopment of the site in which No. 53 sits. Application DCCE2005/0415/F seeks permission for the demolition of the existing dwelling and its replacement with three detached dwellings. This application has yet to be determined. It is stressed that this application must be considered on its own merits and assessed on the basis of the development proposed in this application alone. Application DCCE2005/0415/F will be considered separately and considered on its own merits.

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 B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 3 E08 (Domestic use only of garage)**

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

- 4 E09 (No conversion of garage to habitable accommodation)**

Reason: To ensure adequate off street parking arrangements remain available at all times.

- 5 E18 (No new windows in specified elevation)**

Reason: In order to protect the residential amenity of adjacent properties.

- 6 E19 (Obscure glazing to windows)**

Reason: In order to protect the residential amenity of adjacent properties.

7 E29 (Occupation ancillary to existing dwelling only (granny annexes))

Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a separate dwelling in this location due to the annexe design, site constraints, and the relationship of the annexe to the neighbouring properties.

8 E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

9 G04 (Landscaping scheme (general))

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

10 G05 (Implementation of landscaping scheme (general))

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

11 G06 (Scope of landscaping scheme)

Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements.

12 G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

13 G17 (Protection of trees in a Conservation Area)

Reason: To ensure the proper care and maintenance of the trees.

14 G33 (Details of walls/fences (outline permission))

Reason: In the interests of residential and visual amenity.

15 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.

Informatives:

1 N03 - Adjoining property rights

2 HN01 - Mud on highway

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.