

**15 DCSE2005/0571/F - EXTENSION/ALTERATION TO PROVIDE ADDITIONAL FLAT, WYEVERN, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5PT****For: Mr. A. Sargeantson per Mr. T. Margrett, Green Cottage, Hope Mansel, Ross-on-Wye, Herefordshire, HR9 5TJ****Date Received: 22nd February, 2005    Ward: Ross-on-Wye    Grid Ref: 59731, 23075 East****Expiry Date: 19th April, 2005**

Local Member:    Councillor Mrs. C.J. Davis and Councillor Mrs. A.E. Gray

**1. Site Description and Proposal**

- 1.1 This site is located within Ross-on-Wye and fronts onto the B4228 Walford Road. The rear of the property backs onto Chapel Road (unadopted). The property forms part of a terrace with a rear extension and patio area plus an unused area of land set behind a wooden fence. In front of the fence is a concrete layby which is adjacent to Chapel Road. The site is surrounded by dwellings. The premises at present constitutes three flats. With the exception of the layby area at the rear of the property there is no on-site parking provision at present.
- 1.2 The proposal is to erect a small extension at the rear of the existing building to provide an additional flat. The walls will be rendered and it will have a slate roof. The proposal also involves the provision of covered lockable cycle parking in the rear garden. The application is identical to the previous one submitted at the site (reference No. DCSE2004/2297/F which was refused planning permission 24th November, 2004) except that the proposed car parking provisions have been removed from the scheme and the land at the rear to be garden with landscaping. This previous application is the subject of a current appeal to the Secretary of State.

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

PPS.1	-	Delivering Sustainable Development
PPG.3	-	Housing
PPG.13	-	Transport

**2.2 Hereford and Worcester County Structure Plan**

Policy H.16A	-	Development Criteria
Policy H.18	-	Residential Development in Rural Settlements
Policy CTC.1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC.9	-	Development Criteria

**2.3 South Herefordshire District Local Plan**

- Policy GD.1 - General Development Criteria
- Policy SH.15 - Criteria for New Housing Schemes
- Policy T.3 - Highway Safety Requirements
- Policy T.4 - Highway and Car Parking Standards
- Policy C.5 - Development within Area of Outstanding Natural Beauty
- Policy Ross-on-Wye 2 – New Housing Developments
- Policy Ross-on-Wye 3 – Infill Sites for Housing
- Policy Ross-on-Wye 4 – Primarily Residential Areas

**2.4 Unitary Development Plan (Revised Deposit Draft)**

- Policy S.2 - Development Requirements
- Policy S.3 - Housing
- Policy S.6 - Transport
- 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 T.11 - Parking Provision

**3. Planning History**

- |     |                 |  |   |                                    |
|-----|-----------------|--|---|------------------------------------|
| 3.1 | SH880776PF      | Alterations to house to form 2 flats                                 | - | Planning<br>Permission<br>29.06.88 |
|     | SH910377PF      | Alterations/extension to ground floor forming 2 flats and garages    | - | Refused 05.06.91                   |
|     | SH911057PF      | Alteration and extension to ground floor forming 2 flats and garages | - | Planning<br>Permission<br>11.09.91 |
|     | DCSE2004/2297/F | Extension/alterations to provide additional flat                     | - | Refused 24.11.04                   |

The above application is the subject of a current appeal to the Secretary of State.

**4. Consultation Summary**Statutory Consultations

- 4.1 Welsh Water recommend that certain conditions relating to drainage be imposed on any planning permission.

Internal Council Advice

- 4.2 The Traffic Manager recommends that any planning permission includes a condition requiring the provision of secure cycle parking.
- 4.3 Head of Strategic Housing Services recommends smoke detection be introduced and need to clarify natural lighting and ventilation provision.

## 5. Representations

### 5.1 The applicant's agent submits the following:

The previously indicated car parking provision removed from the scheme due to proximity to town centre and as site is self sustaining given the public transport links. This removes need for residents to be car owners and secured covered cycle parking introduced on site in accordance with PPG.13.

### 5.2 The Town Council has no objection.

### 5.3 Two letters of objection have been received from:

S.J. & J.E. Pye, The Bungalow, Chapel Road, Tudorville, Ross-on-Wye, HR9 5PR  
S. & T. Phillips, Thelsam, Chapel Road, Ross-on-Wye, HR9 5PR

The main points being:

- the current application submitted on basis that a cyclist and not a car owner can occupy the new flat
- rear garden described as garden and landscaping area. Therefore presume this means that it will not be permissible for any car/vehicle parking
- when Walford Road traffic calming measures are implemented the cars which presently park in Walford Road will then park in Chapel Road
- inevitable that the gardening and landscaping area will be eventually used for car parking which will generate original fears over traffic/parking problems in Chapel Road
- Chapel Road is very narrow and unkept by local authorities
- impossible to stop parking in Chapel Road which will generate a large volume of additional noise and disturbance. An additional dwelling at Wyevern will make situation worse
- objectors live with consequences of the Council's decisions.

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 main issues relate to the size and design of the proposed extension, its effect on the residential amenities of the neighbouring dwellings, the traffic/parking implications for the immediate area, in particular Chapel Road, and also the effect and principle of another residential dwelling unit on this site. The most relevant Policies are GD.1, SH.15, T.3, Ross-on-Wye 2 and 3 of the Local Plan and also Policy CTC.9 of the Structure Plan.

6.2 The proposed extension itself will look acceptable, be in external materials to match the existing single storey extension and will not adversely affect the residential amenities of adjacent dwellings. The visual amenities of the area will not be adversely affected by the proposed development.

6.3 With respect to the rear garden area/curtilage of the site, the submitted drawings show the position of the secure lockable cycle parking and the area to be landscaped.

However, details of the size and design of the cycle parking and the landscaping details, including how the rear boundary with Chapel Road will be defined, have not been submitted.

- 6.4 The creation of another flat on this site in the manner proposed is considered to be acceptable. However, the main concern of the neighbours still relates to the potential parking/traffic problems and how they will affect Chapel Road. However, the proposed development will not involve any car parking provision within the site. Also it should be noted that there are parking restrictions in place on this section of Chapel Road, i.e. directly to the rear of the site. The only parking involved will be the secure lockable cycle parking.
- 6.5 Consequently, the proposed development will not generate any additional traffic nor parking along Chapel Road. A rear boundary fence or wall, etc. with a pedestrian access suitable for cycles could be erected along the rear boundary with Chapel Road with perhaps an added condition that no vehicular access be created from the site onto Chapel Road at any time in the future. The applicant does not consider that car parking is required for the residents of the site and that covered cycle parking and use of public transport will be sufficient. The Council's Transport Manager does not object to the proposal due to its location, provided secure cycle parking is provided. This is considered to be a sustainable alternative and in accordance with guidelines contained in PPG.13.
- 6.6 As such the proposed development is considered to be acceptable and in accordance with the planning policies for the area. With the on-site parking element taken away a suitable rear boundary wall/fence erected and a condition preventing the creation of a new vehicular access from the site onto Chapel Road at any time in the future, will ensure that the proposed development will have no future highway/parking implications with respect to highway safety or congestion along Chapel Road.

## **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. 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 showing the south west and north west elevations of the proposed extension shall first be submitted to and be subject to the prior written approval of the local planning authority.**

**Reason: To ensure the development is satisfactory in appearance.**

- 4. The new rooflights shall be flush with the roof slope unless otherwise first agreed in writing by the local planning authority.

Reason: To ensure that the rooflights do not protrude unduly above the external surface of the roof.

- 5. Before any work commences on site, full details of the covered lockable cycle parking, i.e. size, design, elevations and external materials, shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To ensure the development is satisfactory in appearance.

- 6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment which shall be erected along the rear south east roadside boundary with Chapel Road. The boundary treatment shall be completed before the development hereby approved is first brought into use. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, to ensure dwellings have satisfactory privacy and in the interests of highway safety. Also to define the terms to which this planning permission relates.

- 7. There shall be no vehicular access from the site onto Chapel Road nor any created at any time in the future.

Reason: To define the terms to which this planning permission relates and in the interests of highway safety/congestion.

- 8. All of the works relating to the cycle parking and the rear boundary treatment shall be fully completed before the development hereby approved is first brought into use.

Reason: In the interests of highway safety.

**Informative(s):**

- 1. N03 - Adjoining property rights
- 2. N14 - Party Wall Act 1996
- 3. N15 - Reason(s) for the Grant of Planning Permission

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.