

8 DCCE2005/1017/F - CONSTRUCTION OF 5 NO. 1 BEDROOM SELF-CATERING APARTMENTS AT LAND ADJACENT TO AYLESTONE COURT HOTEL, ROCKFIELD ROAD, HEREFORD

**For: Mrs. P. Holloway per Warren Benbow Architects,
21 Mill Street, Kington, Herefordshire, HR5 3AL**

Date Received: 23rd March, 2005

Ward: Aylestone

Grid Ref: 51782, 40403

Expiry Date: 18th May, 2005

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

1. Site Description and Proposal

- 1.1 The site is located to the east of Rockfield Road just south of the junction with the A465 (Aylestone Hill). The site forms part of the curtilage of Aylestone Court Hotel which is Grade II listed. Immediately south and east of the site are existing residencies and to the western side of Rockfield Road is Rockfield Trading Estate.
- 1.2 The site is enclosed on all four sides by a 2 metres high brick wall which has been partially punctured on the road elevation to gain vehicular access. A mature Yew hedge exists along the northern boundary with other vegetation and shrubs along other boundaries. The site falls within Aylestone Hill Conservation Area.
- 1.3 The application proposes construction of five self-contained one-bedroomed apartments to be occupied in association with Aylestone Court Hotel. The development is to be one and a half storey in height (six metres to the ridge of the roof) with the bedrooms being accommodated within the roof space. Secure cycle storage is to be provided on site along with five parking spaces to be made available within the grounds of the hotel.

2. Policies

2.1 Hereford Local Plan:

Policy H3	-	Design of New Residential Development
Policy H6	-	Amenity Open Space Provision in Smaller Housing Schemes
Policy H12	-	Established Residential Areas - Character and Amenity
Policy H13	-	Established Residential Areas - Loss of Features
Policy H14	-	Established Residential Areas - Site Factors
Policy CON2	-	Listed Buildings - Development Proposals
Policy CON3	-	Listed Buildings - Criteria for Proposals
Policy CON12	-	Conservation Areas
Policy CON13	-	Conservation Areas - Development Proposals
Policy T12	-	Cyclist Provision

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
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Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S6	-	Transport
Policy S7	-	Natural and Historic Heritage
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy H2	-	Hereford and the Market Towns – Housing Land or Locations
Policy H13	-	Sustainable Residential Design
Policy H15	-	Density
Policy H16	-	Car Parking

3. Planning History

CE2000/1189/F	New house - Refused 22nd August, 2000.
CE2001/1259/F	New house - Refused 6th July, 2001.
CE2004/4193/F	Construction of 6 no. 1-bedroom self-catering apartments - Application withdrawn 26th January, 2005.

4. Consultation Summary

Internal Council Advice

- 4.1 Transport Manager - No objection.
- 4.2 Conservation Manager - The proposal would have limited impact upon Rockfield Road, is subservient to the main buildings and would be appropriate for the character of the area. This proposal is therefore acceptable.

5. Representations

- 5.1 Hereford City Council - no objection.
- 5.2 Three letters of objection have been received from:

B. Tyrer, Kwik Strip, Unit 3 Rockfield Road, Hereford
Mr. A. Tully, 42 Rockfield Road, Hereford
Peter Hornett, Derlton Villa, 3 Rockfield Road, Hereford

The main points raised are:

1. We are concerned how access to the site will be gained whilst construction is taking place as Rockfield Road is a private road and does not have access to the hotel or the building site. Rockfield Road must be maintained clear for access to business units.
2. The proposed apartments will affect the setting of a listed building.
3. The junction from Aylestone Hill to Rockfield Road is dangerous.

4. There is already insufficient parking at Aylestone Court Hotel when they have a function.
5. The proposal is an overdevelopment of the site in the Conservation Area due to its siting.
6. The proposal does not incorporate any landscaping.
7. The development is unacceptably close to neighbouring properties driveway and garage.
8. The development may impact upon the foundations of adjoining boundary walls and buildings beyond.
9. The development is likely to be occupied by hotel and residents in the future.
10. The entrance onto Rockfield Road raises potential crime prevention issues.

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 The application proposes the construction of a single pitched roof building sub-divided into five self-contained one-bedroom apartments. The accommodation is divided into an entrance hall, open plan living/dining room, kitchen and bathroom at ground floor with a single bedroom situated in the roof space.
- 6.2 The scale and mass of the proposal is subservient to both the Grade II listed hotel and other properties adjoining the site. The siting is forward of the general building line for properties fronting Rockfield Road, however, the low height of the development will ensure it will not appear as an unduly prominent development within the Conservation Area particularly with the rebuilding of the existing brick boundary wall along the road frontage.
- 6.3 The orientation reflects the form of other properties within the locality and the design is functional which aids in minimising the impact of the development on the setting of the hotel. The materials are to be brick walls under a natural slate roof with timber doors and windows, which will assist in harmonising development into its environment. There will be no overlooking of adjoining properties or their gardens and the stepping of the development away from the boundaries ensures that the impact on neighbour properties is minimised.
- 6.4 The Transport Manager raises no objection to the parking arrangements and secure cycle storage is to be provided on site in order to encourage non-car based modes of transport. The level of private amenity space is considered satisfactory given the size of the units and the location of the site in relation to the city centre.
- 6.5 The proposal represents an acceptable form of development for the site in terms of impact on the Conservation Area, setting of a Listed Building and neighbouring amenity. Therefore, subject to various conditions including control over the external appearance, parking of site operatives, and restricting the use of the units in

association with the hotel only the development is considered acceptable in accordance with the relevant development plan policies.

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. A06 (Development in accordance with approved plans).**

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

- 3. B01 (Samples of external materials).**

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

- 4. E01 (Restriction on hours of working).**

Reason: To safeguard the amenities of the locality.

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

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

- 6. The apartments hereby permitted shall be occupied for C1 use in association with the Aylestone Court Hotel only and for no other purpose within Class C of the schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification.**

Reason: In order to clarify the terms of the permission and in the interests of highway safety.

- 7. H27 (Parking for site operatives).**

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

- 8. The 5 parking spaces identified within the curtilage of the hotel shall be for use by the residents of the development hereby permitted only.**

Reason: To prevent 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.