

12 DCCW2005/1609/O - DEMOLISH EXISTING BUILDING, REDEVELOP SITE AS 2 HOUSES AT 14 MOOR PARK ROAD, HEREFORD, HR4 0RR

For: Mr. & Mrs. Williams per Broadheath Consulting Ltd., Broadheath, Moreton on Lugg, Hereford, HR4 8DQ

Date Received: 16th May, 2005 Ward: Three Elms Grid Ref: 49059, 40846
Expiry Date: 11th July, 2005

Local Members: Councillors Mrs. P.A. Andrews, Mrs. S.P.A. Daniels and Ms. A.M. Toon

1. Site Description and Proposal

- 1.1 No. 14 is located on the eastern side of Moor Park Road near its junction with Kings Acre Road.
- 1.2 The site presently contains a dormer bungalow with double garage. The plot measures approximately 25 metres wide by 27 metres deep. The proposal, in outline form, is to demolish all buildings on site and construct two houses. An indicative design and site layout identifying the potential to develop the site with two 4-bedroomed houses with integral garage is included with the planning application. However all matters of siting, design, external appearance, means of access and landscaping have been reserved for subsequent approval. Therefore, it is only the principle of development that is for consideration in this planning application.

2. Policies

2.1 National:

Policy ENV14	-	Design
Policy H12	-	Established Residential Areas – Character and Amenity
Policy H13	-	Established Residential Areas – Loss of Features
Policy H14	-	Established Residential Areas – Site Factors
Policy T5	-	Car Parking

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S6	-	Transport
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR4	-	Environment

3. Planning History

- 3.1 No recent planning history.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 The Traffic Manager recommends conditions.

5. Representations

5.1 Hereford City Council - no objection.

5.2 Eleven letters of objection have been received, the main points raised are:-

1. The development will overlook the private gardens of adjoining dwellings, therefore impeding of the amenity of nearby residents.
2. The existing dwelling is in good order in well established gardens and should be retained.
3. The new development would spoil the character of the area and be out of keeping with this established residential area.
4. Light into adjoining dwellings will be impacted by these new dwellings.
5. The sewage system has difficulty coping with the present outflow.
6. The street does not have high density housing, therefore this will be out of keeping.
7. Any new build would be close to the boundary of adjoining properties and impact on light and amenity.
8. Concerns over the scale and height of the proposed development on adjoining bungalows.
9. The plans submitted show a design that is not compatible with the area.
10. Limited car parking leading to on-street parking.
11. This could set a precedent in the locality.

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 This site is located within an established residential area of Kings Acre as identified in the Hereford Local Plan and Herefordshire Unitary Development Plan where the principle of development is accepted subject to criteria relating to:

- (a) Site characteristics.
 - (b) Protect and incorporate significant site features.
 - (c) Respect the character and quality of the local environment and adjoining buildings.
 - (d) Be in accordance with other policies of the plan.
- 6.2 The application site measures 0.08 hectares where the demolition of one dwelling and replacement of two equates to a density of 25 dwellings to the hectare. Members will be aware that this is below the guidance set down in PPG3 – Housing, however due to the low density of development in this area an increase above the 30 dwellings threshold is not considered appropriate in this instance. Therefore, although concerns have been raised over the density and character of the area it is considered that a re-development with two dwellings would be acceptable. There are also no significant site features worthy of protection and the locality is generally characterised by a mix of detached and semi-detached properties.
- 6.3 The other concerns raised by local residents have related to the indicative plans submitted. It should be remembered that the application is in outline form with all matters reserved and the issues raised can be covered when the designs of the new dwellings are submitted under a Reserved Matters application should this proposal be approved.
- 6.4 Finally, it should be noted that the Council's Traffic Manager raises no objection to re-development of the site subject to conditions outlined in the recommendation.

RECOMMENDATION

That outline planning permission be granted subject to the following conditions:

- 1. A02 (Time limit for submission of reserved matters (outline permission)).**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 2. A03 (Time limit for commencement (outline permission)).**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 3. A04 (Approval of reserved matters).**

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

- 4. A05 (Plans and particulars of reserved matters).**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 5. H08 (Access closure).**

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

6. H09 (Driveway gradient).

Reason: In the interests of highway safety.

7. H11 (Parking - estate development (more than one house)).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

- 1. HN01 - Mud on highway
- 2. HN05 - Works within the highway.
- 3. HN10 - No drainage to discharge to highway.
- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.