

**18 DCCE2004/3318/F - DEMOLISH EXISTING REAR PART OF BUILDING AND CONSTRUCT NEW KITCHEN, STORES AND FLAT. 17/18 COMMERCIAL ROAD, HEREFORD, HEREFORDSHIRE, HR1 2BB**

**For: Mr A Williams, Broadheath Consulting Ltd,  
Broadheath, Moreton-on-Lugg, Hereford, HR4 8DQ**

**Date Received: 6th September, 2004    Ward: Central    Grid Ref: 51323, 40230**

**Expiry Date: 1st November, 2004**

Local Member:    Councillor D. Fleet

**1. Site Description and Proposal**

- 1.1 The application site is a restricted plot of land located at the rear of the commercial property fronting Commercial Street known as 'Mr Chips', The site itself fronts Harrison Street. The remainder of the land is currently vacant except for a single garage that is in a poor state of repair and is sometimes used informally for the parking of vehicles.
- 1.2 The site lies within the Central Conservation Area.
- 1.3 The building proposed would form a single storey link from the existing commercial premises to a two storey building. The accommodation would comprise a storage area for use with the commercial premises and an independent residential unit comprising a hall, wc, kitchen and parking area (integral garage) at ground floor with living room, bathroom and bedroom at first floor level.

**2. Policies**

2.1 Planning Policy Guidance:

PPS1	-	Delivering sustainable development
PPG3	-	Housing
PPG13	-	Transport
PPG15	-	Planning and the Historic Environment

2.2 Hereford & Worcester County Structure Plan:

H2B	-	Location of housing
H14	-	Hereford Sub Area
CTC9	-	Development criteria

2.3 Hereford Local Plan:

ENV14	-	Design
H3	-	Design of new residential development
T5	-	Car parking - designated areas
T6	-	Car parking - restrictions
CON12	-	Conservation areas

- CON13 - Conservation areas - development proposals
- CON19 - Planning applications - conservation areas
- CON35 - Archaeological evaluation

### 3. Planning History

- 3.1 CE2004/1655/F - Demolish existing rear part of building and build 2 no. new flats at 17/18 Commercial Road. Withdrawn.
- 3.2 HC960080PF - New residential flat at first floor level to rear 17 & 18 Commercial Road and change of use of 18 Commercial Road to A3 Usee (food & drink). Extension and alterations including new shopfront and clock to front elevation. Approved with conditions 20th August, 1997.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Welsh Water: Raises no objections subject to the imposition of conditions.

#### Internal Council Advice

- 4.2 Traffic Manager: Raises no objection subject to retention of 1 space for parking being provided.
- 4.3 Conservation Manager: Responded as follows:
  - After a number of revisions the proposal is tolerable. Bricks, mortar mix, roof materials and joinery details subject to approval;
  - The site lies in an Area of Archaeological Importance - Note ND2 is needed.

### 5. Representations

- 5.1 Hereford City Council has considered this planning application and still considered it to be an over intensive development of the site with no indication as to adequate servicing of the same.
- 5.2 One letter of representation has been submitted from a neighbouring occupier Clarke Roxburgh which makes the following points:
  - No limitation of access to and from the rear of our property as a result of the building work both during and after construction. Our rear access is used daily and forms part of our fire evacuation procedures;
  - Extraction from the kitchen is suitable and sufficient not to impact the local environment - specifically our concern is that extraction might lead to odour coming through our windows.
- 5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 As referred to in the planning history section of this report, this application site was subject of a planning application in 1996. This application was of a similar size, scale and design to that now submitted. The site lies within the city centre and has no particular designation that would restrict residential development of this nature. As such there is no objection in principle to the development of this site for residential purposes.
- 6.2 Having regard to the design of the building proposed, this has been amended a number of times in order to try and find a balance between the traditional buildings fronting Commercial Road and creating an acceptable street frontage to Harrison Street. It is now considered that its general scale and massing and design would complement and preserve the character and appearance of the Conservation Area. As such the proposal conforms with Policies CON12 and CON13 of the Hereford Local Plan.
- 6.3 Parking has been provided on site for one car, which is considered acceptable in terms of the site's central location and the small scale of the residential unit proposed.. As such the proposed development conforms to the policies of the Hereford Local Plan and accordingly the recommendation is one of approval.

## **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 A07 (Development in accordance with approved plans )**

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

**4 C02 (Approval of details )**

**Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.**

## **INFORMATIVES:**

**1 N03 - Adjoining property rights**

**2 N14 - Party Wall Act 1996**

**3 ND02 - Area of Archaeological Importance**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.