

**6 DCCW2005/1834/F - CONSTRUCTION OF TWO STOREY DWELLING ATTACHED TO EXISTING PROPERTY AT 40 BLACKMARSTON ROAD, HEREFORD, HR2 7AJ**

**For: Mr. Andrews, 10 Rosedale Close, Belmont, Hereford, HR2 7ZD**

**Date Received: 3rd June, 2005**

**Ward: Belmont**

**Grid Ref: 50046, 38848**

**Expiry Date: 29th July, 2005**

Local Members: Councillors P.J. Edwards, J.W. Newman and Ms. G.A. Powell

### **1. Site Description and Proposal**

- 1.1 No. 40 Blackmarston Road is located at the northern end of a terrace of four dwellings fronting onto the eastern side of the road in the Established Residential Area of Hunderton. The proposal is to remove the single storey garage at the side of the dwelling and replace with a two storey, two bedroom dwelling in matching external materials of brick and tile.

### **2. Policies**

#### **2.1 National:**

PPG3 - Housing

#### **2.2 Hereford Local Plan:**

Policy ENV14 - Design  
Policy H3 - Design of New Residential Development  
Policy H12 - Established Residential Areas – Character and Amenity  
Policy H13 - Established Residential Areas – Loss of Features  
Policy H14 - Established Residential Areas – Site Factors

#### **2.3 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 relevant planning history.

#### **4. Consultation Summary**

##### Internal Council Advice

- 4.1 The Traffic Manager - no objection in principle but confirms that off-street parking will be sub-standard as proposed.

#### **5. Representations**

- 5.1 Hereford City Council has considered this application and has no objection to the same.
- 5.2 Herefordshire Housing – “Herefordshire Housing Ltd., as owners of Nos. 36 and 38 Blackmarston Road, objects to this proposal, which had not even been notified to us direct, on the grounds of intensification of residential development, spoiling the symmetric design of the blocks of four houses fronting on to the open space here (most of which is in our ownership), and the adverse effects of additional development on our tenants of the inner houses in this block of four houses.

Further, we are not aware of our consent having been obtained for this development, as would have been required under the terms of the Conveyance when the house, No. 40 was sold. Perhaps this last comment might be passed onto the applicants as they would be well advised to contact us in this connection.”

- 5.3 Four letters of objection have been received from Mrs. J. Davis, 33 Merryhill Crescent; Mrs. P. Rees, 38 Blackmarston Road; Mr. R. Eames and Miss T. Preece, 42 Blackmarston Road and Mr. C. Wildig, 31 Merryhill Crescent.

The main planning points raised are:

1. The new dwelling will block light from houses to the rear on Merryhill Crescent.
2. It may not be used as a 'family home'.
3. Privacy to adjoining neighbouring would be impacted upon.
4. The two-bed dwelling will not fit into the streetscene of all three bed dwellings.
5. Space for the existing dwelling will be reduced.
6. The new dwelling will protrude into the building line at the rear by one metre thus making the appearance of the dwelling out of keeping with the existing dwellings.

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 where the principle of development is considered acceptable subject to consideration of the impact on neighbours, design and the local highway network.

Neighbouring Amenity

- 6.2 The proposal provides for an extension of the existing terrace of four dwellings where distance between the new dwelling and the surrounding dwellings are similar to that presently enjoyed between houses on Blackmarston Road and Merryhill Crescent. Therefore any impact is similar to that already achieved and considered acceptable. The new dwelling will have a rear garden depth of approximately 7.5 metres and a width of approximately 4.00 metres. 40 Blackmarston Road will retain a garden area similar to 36 and 38 Blackmarston Road and in the light of the above it is considered that the amenities of existing residents and future occupiers of the proposed dwelling will be satisfactorily preserved.

Design

- 6.3 The form of the new dwelling is similar to the existing terraced housing with the same ridge height and front wall. The rear wall protrudes approximately one metre which is less than the single storey additions to the rear of the terrace. Fenestration details are similar with a vertical emphasis given to windows. The design is therefore considered to be compatible with the character of this Established Residential Area.

Local Highway Network

- 6.4 The front of the existing and new dwelling is proposed to be hard surfaced to provide off-street parking. Whilst this will be slightly sub-standard there is ample on-street parking capable of taking the increase in vehicular traffic created by this proposal. It is not considered that the parking arrangements as proposed represent grounds for refusing permission in this context.

Conclusion

- 6.5 The impact of this proposal has been fully considered in respect of adjoining neighbours, design and highway safety and considered to accord with the policies laid down in the Hereford Local Plan and emerging Unitary Development Plan.

**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. E16 (Removal of permitted development rights).**

**Reason: In order to protect the amenities of adjoining residents.**

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

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

- 6. **F16 (Restriction of hours during construction).**

**Reason: To protect the amenity of local residents.**

- 7. **G01 (Details of boundary treatments).**

**Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.**

- 8. **H13 (Access, turning area and parking).**

**Informative:**

- 1. **N15 - Reason(s) for the Grant of PP.**

Decision: .....

Notes: .....

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**Background Papers**

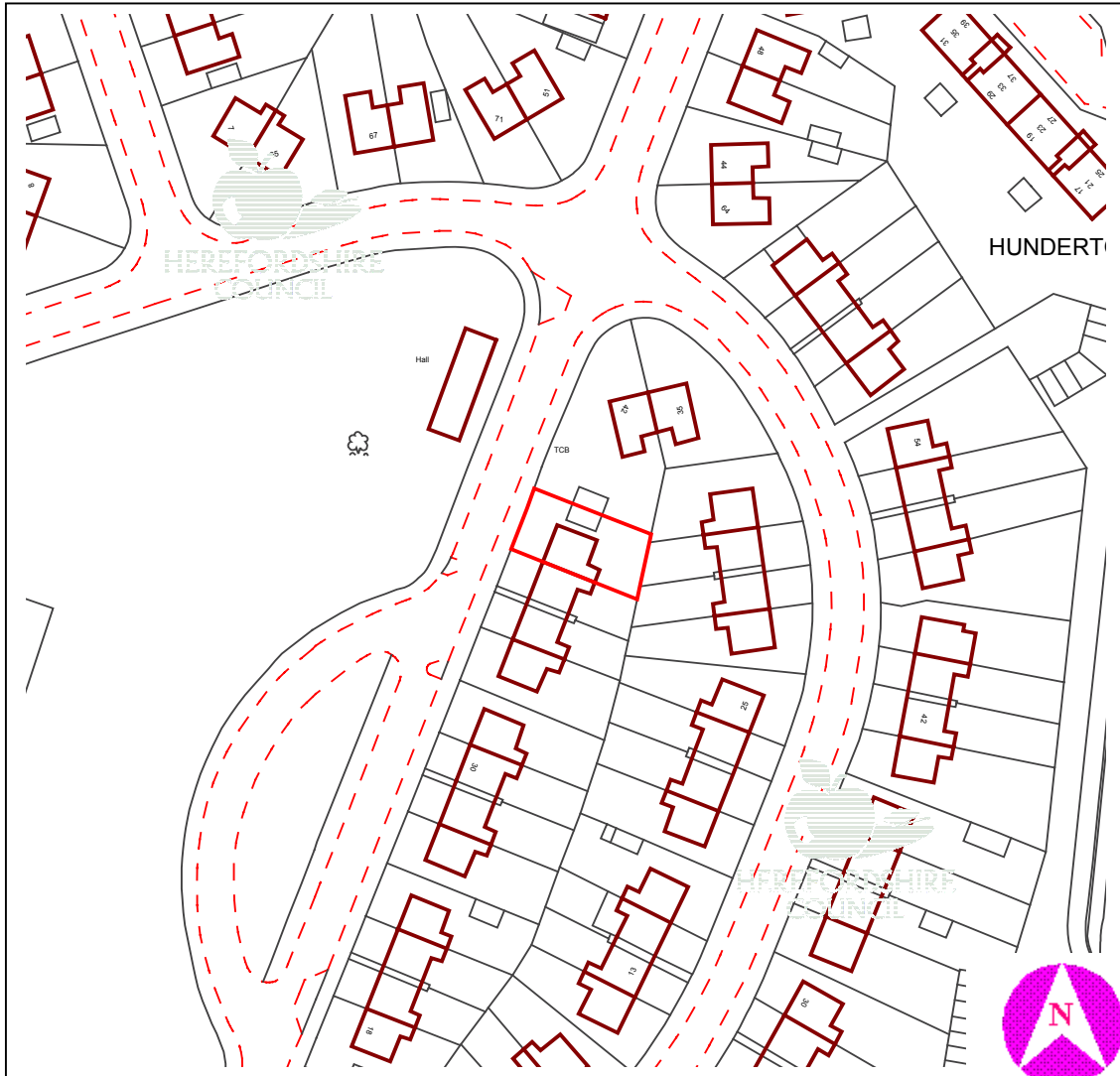
Internal departmental consultation replies.



**HEREFORDSHIRE  
COUNCIL**

**Planning Services**

Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB



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**APPLICATION NO:** DCCW2005/1834/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 40 Blackmarston Road, Hereford, Herefordshire, HR2 7AJ

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