

9A DCSE2005/1867/F - CONVERSION OF EXISTING SHOWROOM TO FORM 2 FLATS AND ERECTION OF NEW BUILDING TO PROVIDE 4 FLATS (REVISED SCHEME) AT 12 BROOKEND STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7EG

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For: Swanston Holdings plc per Beswick Partnership Ltd, Sun Street, Tewkesbury, Glos, GL20 5NX

Date Received: 9th June 2005 Ward: Ross-on-Wye West Grid Ref: 60071, 24417

Expiry Date: 4th August 2005

Local Members: Councillor G. Lucas and Councillor M.R. Cunningham

1. Site Description and Proposal

- 1.1 Planning permission was granted in 2004 (SE2003/3203/F) for the conversion of a showroom at the rear of a shop at 12 Brookend Street into two flats and the erection in the rear yard of a block of 4 flats. The property is listed (Grade II). A flood risk assessment was submitted as part of the application and the Environment Agency confirmed that a finished floor level of 33.6 m AOD (about 0.6 m above the 1947 flood level) would be acceptable. The approved drawing showed the buildings with floor levels at 33.6 m AOD. There are changes in floor levels within the site however and the current applicants are unable to achieve the levels with the eaves/ridges of the proposed buildings at the height shown in relation to the existing showroom. The current application aims to overcome these discrepancies. In addition detailed design changes have been made including new escape windows. The current scheme also includes alteration to the flats at first and second floor levels above the shop for which listed building consent was granted subsequent to the permission for the 6 flats (SE2005/0473/L).
- 1.2 The main changes are the increase in height: this varies from about 0.4 m at ridge for the block adjoining the showroom to about 1.2 m for the lower section which hug the south-west and north-west boundaries of the site. Four escape windows (dormer window) have been included at first floor level in the north-east elevation of the new blocks and two additional first floor windows in the showroom. There are also other detailed changes to layout, floor plans and elevations.

2. Policies

2.1 Planning Policy Guidance

PPG13	Transport
PPG15	Planning and the Historic Environment
PPG25	Development and Flood Risk

2.2 Hereford and Worcester County Structure Plan

Policy H16	Location of Growth
Policy CTC1	Area of Outstanding Natural Beauty
Policy CTC2	Area of Great Landscape Value
Policy CTC9	Development Requirements

2.3 South Herefordshire District Local Plan

Policy C23	New Development Affecting Conservation Areas
Policy C25	Demolition and Redevelopment
Policy C27B	Alterations or Additions to Listed Buildings
Policy C28	Demolition of a Listed Building
Policy SH5	Housing Land in Ross on Wye
Policy SH14	Siting and Design of Buildings
Policy SH15	Criteria for New Housing Schemes
Policy GD1	General Development Criteria
Policy 3(Part III)	Infill Sites for Housing
Policy 5(Part III)	Housing in Build-up Areas

3. Planning History

3.1	SH860398PF	Alterations and renovation to shop.	- Permitted 28.05.86
	SH860399LA	Alterations and extensions to shop	- Consent 28.05.86
	SH892036PF	Demolition of sheds and construction of shop with workshops over.	- Permitted 02.05.90
	SH892037LD	Demolition of sheds and construction of shop with workshops over.	- Consent 02.05.90
	SE2003/2299/F	Convert rear showroom to 2 flats and redevelop rear yard to provide 4 flats with courtyard landscaping.	- Refused 23.9.03
	SE2003/3203/F	Convert showroom to 2 self-contained flats and redevelop rear yard to provide four self-contained flats with courtyard landscaping.	- Approved 18.5.04
	SE2005/0113/F	Change of use of shop to offices.	- Approved 22.2.05
	SE2005/0473/L	Internal and external alterations.	- Approved 11.4.05

4. Consultation SummaryStatutory Consultations

- 4.1 Environment Agency comment that parts of the site are located in Flood Zone 3. The site is located in close proximity to the 1947 historic event (32.95 m AOD), which is the highest recorded flood event in this area. In terms of a previous application (reference

SE2003/3203/F), on this site, a satisfactory Flood Risk Assessment (FRA), was submitted which outlined that floor levels should be set at least 600 mm above the 1947 flood level of 32.95 m AOD (with floor levels raised to at least 33.6 m AOD), in order to prevent the building flooding during an extreme flood event. Having assessed the details, it was considered that the floor levels can be set at 33.6 m AOD, and that a condition will be achievable, in line with the existing site levels. It was also considered that a safe dry pedestrian access is available for the site in terms of a 'minimum standard of defence' (PPG25).

On the understanding of the above, the Agency has no objections, in principle, to the proposed development (revised scheme) but recommends that if planning permission is granted planning conditions be imposed.

- 4.2 Welsh Water points out that the proposed development would overload the existing public sewerage system and improvements are not scheduled for completion until April 2010. Welsh Water objects to any development prior to this date.
- 4.3 English Heritage does not wish to make any representations on this proposal.

Internal Council Advice

- 4.4 Traffic Manager recommends a condition requiring secure, covered cycle parking.
- 4.5 Conservation Manager does not object in principle but notes several minor concerns regarding the design of dormer windows and external materials and finishes.

5. Representations

- 5.1 The applicant's agent states that the new block and part of the workroom conversion have been raised to bring the ground floor levels to the required height of 33.6 OSBN as requested in the Environment Agency's FRA report which was produced for the current/previous planning consent.
- 5.2 Town Council considers that there is insufficient parking allocation, i.e. 1.5 parking spaces per dwelling in an already congested area.

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 revised scheme raises two main issues: the effect on the character and appearance of the listed building and conservation area and the effect on the amenities of neighbours. On the first issue the basic massing of the new buildings remain much the same, stepping down in height as the flats extend from the existing showroom. The differences in height would be less than in the approved scheme but still sufficient to provide visual interest. It is considered that the elevational treatment is in general an improvement on the approved scheme. There would not therefore be harm to the character and appearance of this listed building or of the Ross on Wye Conservation Area.
- 6.2 Turning to the second issue the original scheme was carefully designed to avoid any significant harm to the amenities of occupiers of the adjoining flats in Fontaine Court.

This was achieved through limiting the number of first floor windows, retaining the boundary wall which would screen most of the ground floor windows facing Fontaine Court and by the end section being single-storeyed. In comparison the current proposal does include a number of first floor windows which are closer to Fontaine Court than necessary to protect privacy. This could be overcome by the use of obscure glazing. The block of flats next to the showroom would extend closer to the boundary than the approved building. There does seem to be some scope however to reduce the bulk of this building and this is being discussed with the applicant's agent.

- 6.3 As noted in paragraphs 1.1 and 1.2 the new buildings would be taller and the concern is that being close to Fontaine Court they would be overbearing. The flats are to the south-west of Fontaine Court and consequently there should not be a significant further loss of direct sunlight, although some loss of views of the sky. It is considered that there would be sufficient distance to ensure adequate daylighting to Fontaine Court flats. On balance it is not considered that the changes would seriously harm the amenities of neighbours.
- 6.4 The original scheme included a proposal to divert surface water drainage from the combined sewerage system and on this basis Welsh Water did not object to the proposal. This is being discussed with the Water Authority. The approved scheme did not include off-street parking and this is not considered necessary by the Traffic Manager for this town centre site.

RECOMMENDATION

In respect of DCSE2005/1867/F

Subject to receipt of acceptable revised drawings regarding fenestration and siting and Welsh Water withdrawing their objection the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works.

- (a) external materials and finishes**
- (b) windows, dormers, rooflights and doors, including details of joinery**
- (c) rainwater goods, cills, fascias and bargeboards**
- (d) boundary walls including height and materials of construction**
- (e) new doors and door mouldings**

The development shall be carried out in accordance with the approved details.

3. G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

4. G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

5. D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

6. E18 (No new windows in specified elevation)

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

7. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

8. The finished floor level shall be set at 33.60m AOD unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the dwellings do not flood.

9. F20 (Scheme of surface water drainage)

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

10. Foul water and surface water discharges must be drained separately from site.

Reason: To protect the integrity of the public sewerage system.

11. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

12. No land drainage run-off will be permitted to discharge to the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Informatives:

- 1. The Environment Agency recommends that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Additional guidance can be found in the Environment Agency Floodline Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188. Reference should also be made to the Office of the Deputy Prime Minister publication 'Preparing for Floods'.**

2. N15 - Reason(s) for the Grant of Planning Permission.

In respect of DCSE2005/1873/L:

Subject to receipt of acceptable revised drawings regarding fenestration and siting and Welsh Water withdrawing their objection the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

1. C01 (Time limit for commencement (Listed Building Consent))

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of (special) architectural or historical interest.

3. G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

4. G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

5. D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

6. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

Informative:

1. N15 - Reason(s) for the Grant of Listed Building Consent.

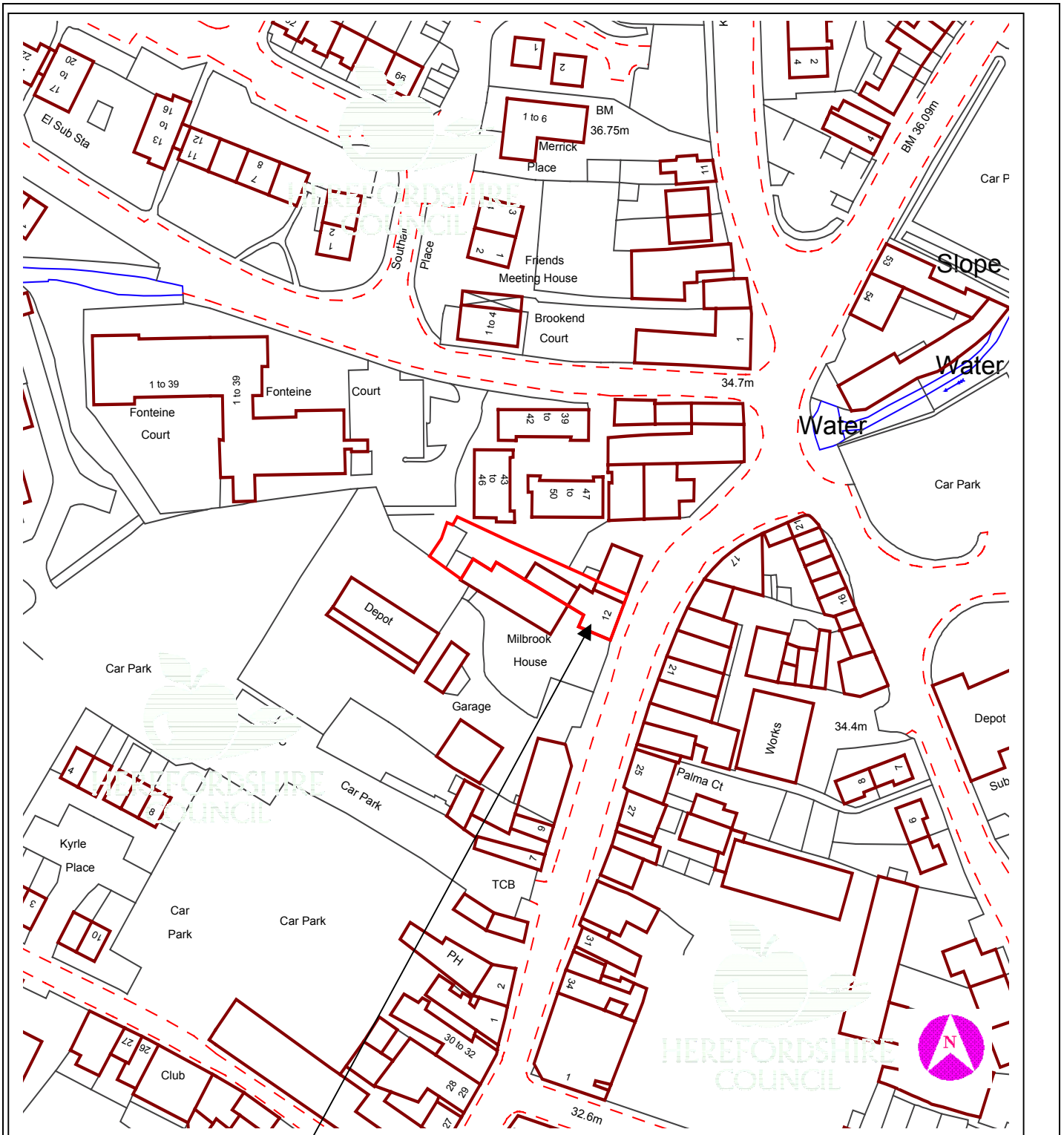
Decisions:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NOS: DCSE2005/1867/F & DCSE2005/1873/L

SCALE : 1 : 1250

SITE ADDRESS : 12 Brookend Street, Ross-on-Wye, Herefordshire, HR9 7EG

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