

**15 DCNC2005/1870/F - TWO STOREY EXTENSION TO
CREATE 2 X ONE BEDROOM FLATS AT 5 OLD ROAD,
BROMYARD, HEREFORDSHIRE, HR7 4BQ****For: Mr. & Mrs. C. Jennings per Linton Design Group
27 High Street Bromyard Herefordshire HR7 4AA****Date Received: 7th June, 2005****Ward: Bromyard****Grid Ref: 65312, 54705****Expiry Date: 2nd August, 2005**

Local Member: Councillors P.J. Dauncey and B. Hunt

1. Site Description and Proposal

- 1.1 5 Old Road is on the B4214, in the centre of the market town of Bromyard. It is adjacent to a Listed Building, No. 4 Old Road, and in a Conservation Area.
- 1.2 This is an application for a two storey extension to create 2 one-bedroomed flats at 5 Old road, Bromyard. The current building houses a hairdressers on the ground floor and a two-bedroomed flat on the first floor.

2. Policies**2.1 Malvern Hills District Local Plan**

Transport Policy 8 – Car parking and servicing requirements
Conservation Policy 1 – Preserving or enhancing Conservation Areas
Conservation Policy 2 – New development in Conservation Areas
Conservation Policy 3 – Setting of Conservation Areas
Conservation Policy 11 – The setting of Listed Buildings

Shopping Policy 5 – Secondary shopping frontages – Class A2 and A3 development
Shopping Policy 6 – Upper floors
Bromyard Shopping Policy 3
Bromyard Shopping Policy 4

Housing Policy 2 – Development in main towns
Housing Policy 16 – Extensions

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

H15 – Density
H16 – Car parking

2.3 PPG13 - Transport**3. Planning History**

DCNC2004/0506/F - Change of use of first floor from offices to residential. Permitted with conditions 26.3.04.

MH97/0397 - Extension to create additional accommodation at first floor. Permitted 19.5.97.

96/1447 - Change of use to A1 retail of former A1 Centre, 5 Old Road, Bromyard. Permitted 15.1.97.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Conservation Manager: No objection in principle.

4.3 Traffic Manager: Recommends that any permission the Authority may wish to give includes the condition of one car parking space per bedroom.

5. Representations

5.1 Bromyard Town Council: 23.6.05 - support. 4.7.05 - object.
No reason has been supplied to the Local Planning Authority to explain either the responses themselves nor for the change in response. The Town Council was reconsulted with the Amended Plans.

5.2 Neighbours representations: None received.

5.3 Strategic Housing Services: Comments: En-suite bathroom is inconvenient to guests as access is through bedroom only.

5.4 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 The main issues for consideration in the determination of this application are as follows:

Conservation: a) Impact on the adjacent Listed Building
b) Impact on the Conservation Area

Transportation: a) Parking spaces
b) Access to road

Amenity: a) Loss or improvement of amenity to local residents.
b) Loss or improvement of amenity uses for adjacent properties

Principles of Development

- 6.2 The site lies within the town boundary and the principal shopping and commercial area. It is also within the area of secondary shopping frontage as designated within Shopping Policies 5 and 6.
- 6.3 In addition, the site lies within the Bromyard Conservation Area, and needs to accord with Conservation Policies 1, 2,3 and 11.
- 6.4 The application needs have regard to parking provision and residential policies found within Transport Policy 8 and Housing Policies 2 and 16. The details of this application are discussed below.

Conservation Issues

- 6.5 The report from the Conservation Manager indicates an in principle approval of the application, with the request that the earlier scheme is reverted to, as per pre-application enquiry. This request has been complied with and the amended version of the plan now has the full support of the Conservation Manager.

Transportation

- 6.6 The Traffic Manager recommends that any permission includes a condition of one space per bedroom. Though this only requires 2 spaces for the proposal, the wider site does include a further two-bedroom flat. A further amended plan has now been received with 4 parking spaces.
- 6.7 The proposal would result in the loss of 2 of the existing on-site car parking which is clearly an amenity issue though representations have not been made to this effect.
- 6.8 It is noted that there is on-street parking available immediately beside the property and in accord with PPG13: Transport, there are no transportation planning grounds on which to refuse this application.

Amenity

- 6.9 Strategic Housing Services has commented on the inconvenience to guests having to access the bathroom through the bedrooms. This inconvenience is noted as a material consideration under loss of amenity to any guests the residents may have. However, this is not felt to be sufficient grounds to stand as an objection under existing policy considerations.
- 6.10 In addition, the decrease in off-street parking spaces available in front of the property is noted as a loss of amenity to both the current residents and the staff and clients of the hairdressing salon. However, under the terms of PPG13 and the pending UDP no minimum parking standards can be required of the developers. It is not considered that a reason for refusal on these grounds could be substantiated.

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 - A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

- 3 - No development shall take place until details or samples of materials to be used externally on the surfacing of the proposed new parking area have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings and the adjacent Conservation Area and Listed Buildings.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.