

14A DCCE2005/2079/F - PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF 6 FLATS. 43 CATHERINE STREET, HEREFORD, HEREFORDSHIRE, HR1 2DU

For: Mr. & Mrs. R. McGowan, per David Edwards Associates, Station Approach, Hereford, HR1 1BB

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Date Received: 23rd June, 2005 **Ward: Central**

Grid Ref: 51282, 40253

Expiry Date: 18th August, 2005

Local Member: Councillor D.J. Fleet

1. Site Description and Proposal

1.1 This application seeks permission for the erection of a two storey development of six flats. The application site is located on Catherine Street and is currently occupied by a single storey warehouse/storage building. Conservation Area Consent is required due to the demolition of the existing building found on site.

1.2 The proposal involves the erection of a two storey building fronting Catherine Street. The building is designed to appear from the front as a traditional dwelling characteristic of the local vernacular. The scheme proposes no parking provision or amenity space. In light of comments by the Conservation Manager the scheme has been revised to incorporate a front elevation 'face' to allow for the effective integration of this proposal into the street scene. The proposal has also been revised to remove any habitable openings from the east facing elevation and to enhance the appearance of the west facing elevation.

2. Policies

2.1 Planning Policy Guidance:

PPS1 - General policy and principles
PPG3 - Housing

2.2 Hereford Local Plan:

ENV14	-	Design
H3	-	Design of new residential development
H6	-	Amenity open space provision in smaller schemes
H7	-	Communal open space
H24	-	Land at Catherine Street/Coningsby Street
CON12	-	Conservation areas
CON13	-	Conservation areas - development proposals
CON16	-	Conservation area consent
CON17	-	Conservation area consent - condition
CON18	-	Historic street pattern
CON20	-	Skyline
T5	-	Car parking - designated areas
T6	-	Car parking - restrictions

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
E5	-	Safeguarding employment land and buildings
H1	-	Hereford and the market towns: settlement boundaries and established residential areas
H2	-	Hereford and the market towns: housing land allocations
H13	-	Sustainable residential design
H15	-	Density
H16	-	Car parking
TCR1	-	Central shopping and commercial areas
T11	-	Parking provision
HBA6	-	New development within conservation areas
HBA7	-	Demolition of unlisted buildings within conservation areas
ARCH7	-	Hereford AAI

3. Planning History

- 3.1 P/10522 - Storage and motor car spares for own use and retail sale. Refused 9th July, 1965.
- 3.2 P/10783 - Change of use for storage and motor car spares. Approved 1st October, 1965.
- 3.3 HC/930223PF - Change of use to body repair and re-spray workshop, widen and heighten doorway. Refused 20th July, 1993.
- 3.4 HC/940548/PF - Change of use to printers workshop. Refused 23rd March, 1995.
- 3.5 HC/970434/PF/E - Change of use plumbing and heating storage of materials plus garaging of vehicles. Approved 20th November, 1997.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: No objection.
- 4.2 Water Authority: No response received.

Internal Council Advice

- 4.3 Forward Planning Manager: The development is considered acceptable in principle.
- 4.4 Traffic Manager: No objection subject to conditions.
- 4.5 Conservation Manager: No objection subject to revisions.
- 4.6 County Archaeologist: No objections subject to conditions.
- 4.7 Head of Community and Economic Development: No objection.
- 4.8 Environmental Health Manager: No objection subject to condition.

5. Representations

- 5.1 Hereford City Council: No response received.
- 5.2 Conservation Advisory Panel: Object on the grounds that the proposal is contrary to policy.
- 5.3 Local Residents: A single letter of objection has been received from the following source:
 - Miss J.A. Pritchard, 10 Catherine Court, Hereford.

The comments raised can be summarised as follows:

- Loss of light;
 - Lack of parking provision;
 - Over development of the area.
- 5.4 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 It is considered that the following issues represent the principal matters for consideration in this application:
 - Principle of development;
 - Design and scale;
 - Residential amenities;
 - Visual amenities and Conservation Area issues;
 - Highways;

- Demolition of existing building.

Principle of Development

- 6.2 In the Hereford Local Plan the application site is located within an area of land proposed for extensive high density residential development under Policy H24. The principle of development is therefore considered to be established in the context of this plan.
- 6.3 Turning to the Herefordshire Unitary Development Plan, the application site falls within the defined Central Shopping and Commercial Area and as such Policy TCR1 applies. This policy requires the retention of this area for retail, leisure and commercial activity to ensure the continued vitality and viability of the city centre. This policy has, however, received an objection and as such the degree of weight afforded to it is reduced. The potential loss of an employment site also raised no objection from the Head of Community and Economic Development. On the basis of this it is considered that this development should be considered in the context of the existing adopted Development Plan. It is further suggested that in light of the neighbouring Catherine Court, as well as, the residential properties to the east, a residential development in this location will be complementary and will not prejudice the longer term aspirations of the City.

Design and Scale

- 6.4 The proposed development is conservative in appearance and utilises a reflective design concept that echoes the character and appearance of the historic residential development characteristic of this area. The design encompasses a front elevation that acknowledges the Victorian period dwellings to the east. The design is relatively inconspicuous and this is considered appropriate in this setting. The proposal maximises the development potential of the site but it is not considered excessive and the scale is considered acceptable in the context of the locality. Overall this is considered to be a sympathetic scheme which, although of no particular architectural merit, will integrate effectively into the locality.

Residential Amenities

- 6.5 The residential properties considered to be within the sphere of influence of this site are found to the north west and east of the application site. By virtue of the siting of this proposal and the removal of habitable openings from the east facing elevation, it is considered that the impact upon the amenities of the affected dwellings will be within acceptable limits. In relation to the amenities of the occupiers of this premise, the lack of amenity space is of note, however, the site constraints prevent the securing of any useable amenity space and the central location of this site allows access to areas of public open space, most notably the 'graveyard' to the east.

Visual Amenities and Impact upon Conservation Area

- 6.6 The scheme as originally proposed was faceless and it was considered that the proposal would not integrate effectively into the street scene. The revisions to the scheme have introduced chimney features and a front door, and have created an aspect to the west that allows the development to integrate with the existing street scene and also offers the potential for effective integration with the evolution of this locality. The appearance to the front is reflective of the historic Victorian terrace feel

that was sought. It is considered that these revisions will help this proposal to integrate effectively into the locality without detriment to the visual amenities of the locality and enabling the preservation of the character and appearance of the Conservation Area.

Highways

- 6.7 The central location of this site is such that the Traffic Manager considers a car free development to be acceptable. The site has good access to public transport interchanges, as well as, easy access to the town centre and employment opportunities. Cycle parking will be required via condition in the interests of sustainability.

Demolition of Existing Building

- 6.8 The existing building on site is considered to be of no architectural or historical interest and its demolition is welcomed from the perspective of the potential gain to the Conservation Area.

Conclusion

- 6.9 On balance this scheme is considered to represent an inoffensive proposal that will integrate to an acceptable level with the locality. The scheme is in accordance with planning policy and considered acceptable in all other respects.

RECOMMENDATION

That planning permission be approved subject to the following conditions:

DCCE2005/2079/F:

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 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4 C04 (Details of window sections, eaves, verges and barge boards)

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

- 5 The applicants or their agents or successors in title shall ensure that a professional archaeological contractor undertakes an archaeological watching brief during any development to the current archaeological standards of, and to the satisfaction of, the local planning authority.**

Reason: To ensure that the archaeological interest of the site is investigated.

6 E18 (No new windows in specified elevation)

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

7 E19 (Obscure glazing to windows)

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

8 F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

9 G01 (Details of boundary treatments)

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

10 H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

11 During the construction phase, no machinery shall be operated, no process shall be carried out and no deliveries taken at, or despatched from the site outside the following times:

Monday to Friday	7.00 am – 6.00pm
Saturday	8.00am – 1.00pm

Nor at any time on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of the area.

Informatives:

- 1 N01 - Access for all**
- 2 N03 - Adjoining property rights**
- 3 N07 - Housing Standards**
- 4 HN01 - Mud on highway**
- 5 N15 - Reason(s) for the Grant of PP/LBC/CAC**

DCCE2005/2085/C:

- 1 CO1 – Time limit for commencement (Listed Building Consent)**

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

- 2 The applicants or their agents or successors in title shall ensure that a professional archaeological contractor undertakes an archaeological watching brief during any development to the current archaeological standards of, and to the satisfaction of, the local planning authority.**

Reason: To ensure that the archaeological interest of the site is investigated.

Informatives:

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

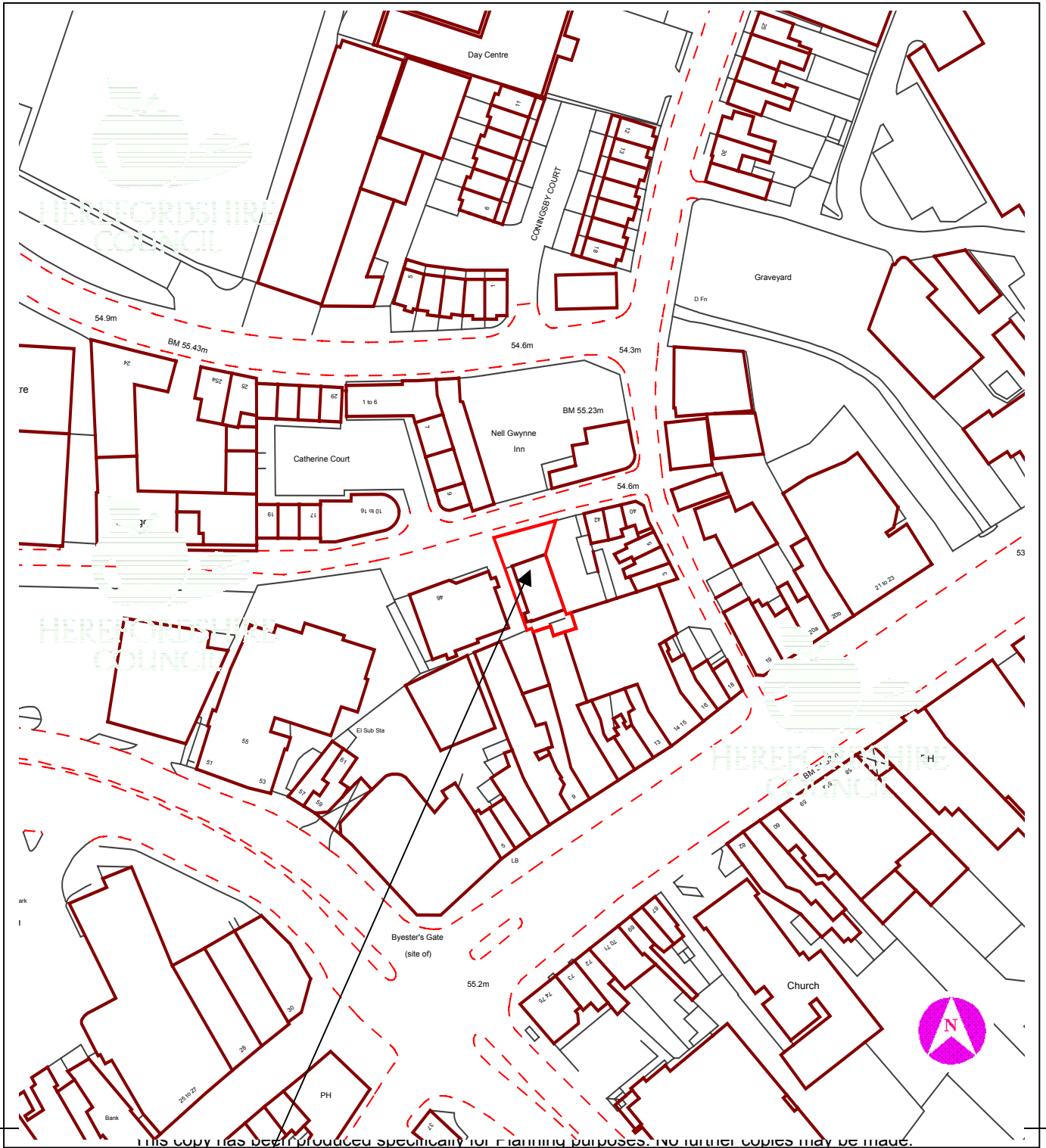
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2005/2079/F

SCALE: 1 : 1250

SITE ADDRESS: 43 Catherine Street, Hereford, Herefordshire, HR1 2DU

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