

**18 DCCW2005/2481/F - PROPOSED CONVERSION OF SINGLE DWELLING INTO TWO SEPARATE DWELLINGS AT 6 WALNUT TREE AVENUE, HEREFORD, HR2 7JT**

**For: Mr. D. Gianessi per Mr. A. Venables 7 Emlyn Avenue, Whitecross, Hereford, HR4 0JH**

**Date Received: 27th July, 2005**

**Ward: St. Martins & Hinton**

**Grid Ref: 50622, 38729**

**Expiry Date: 21st September, 2005**

Local Members: Councillors Mrs. W.U. Attfield, A.C.R. Chappell and R. Preece

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

- 1.1 No. 6 Walnut Tree Avenue is a two storey, three bedroom, 1930s style, mid terrace dwelling of four, fronting the north side of the road near to the traffic light junction with Ross Road.
- 1.2 Having brick to ground floor, render to first floor and slate roof, the property is located within an established residential area. To the north is a pair of similar style (semi detached) dwellings, beyond which is another terrace of four.
- 1.3 At the front of the site is a hard standing area which provides off street parking for 3-4 cars.
- 1.4 It is proposed to convert the house into two separate two bedroom residential units by carrying out a relatively simple vertical sub-division and modest internal alterations. External alterations would involve a simple lean-to style porch in the centre of the front elevation and in the rear elevation a relatively minor reorganisation of the ground floor fenestration to provide matching french double doors gaining access to separate rear gardens.

## **2. Policies**

### **2.1 National:**

PPS1 - Delivering Sustainable Development  
PPG3 - Housing

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

Policy ENV14 - Design  
Policy H8 - Affordable Housing  
Policy H12 - Established Residential Areas – Character and Amenity  
Policy H13 - Established Residential Areas – Loss of Features  
Policy H14 - Established Residential Areas – Site Factors  
Policy H16 - Alterations and Extensions  
Policy H17 - Conversion of Houses

### 2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H9	-	Affordable Housing
Policy H16	-	Car Parking
Policy H17	-	Sub-division of existing Housing

## 3. Planning History

3.1 None relevant to this application.

## 4. Consultation Summary

### Statutory Consultations

4.1 None.

### Internal Council Advice

4.2 Traffic Manager: No objection.

## 5. Representations

5.1 Hereford City Council: "...considers the proposed development to be overintensive and out of keeping with the established planning form of the area."

The full text of this letter 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 property lends itself to a relatively straightforward vertical sub-division. Its outward street side appearance would only be altered by the introduction of a lean-to style porch which would normally be regarded as a reasonable addition to the existing house. Likewise the rear fenestration changes are innocuous and would be regarded as permitted development.

6.2 With regard to the use itself and the vertical sub-division, it is considered that this form of occupation and the associated level of activity would not result in an unacceptable impact on the amenity of neighbouring occupiers.

6.3 In considering the effect of the proposal on the character of the established residential area, account has been taken of the representations from Hereford City Council. Whilst it would involve the introduction of an additional residential unit into the existing terrace, the alterations and nature of the use should not be regarded as an over intensive form of development with negative consequences on the character of the area.

6.4 The Traffic Manager has no objection to the grant of planning permission.

6.5 It is considered that the proposal is consistent with the sustainability, affordable housing objectives, and other policy considerations referred to above.

**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. **The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. 118.01, 118.02, 118.03, 118.04, 118.20, 118.21, 118.22 and 118.23) unless otherwise agreed in writing with the Local Planning Authority.**

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

- 3. **B04 (Matching brickwork).**

**Reason: In the interests of visual amenity.**

**Informatives:**

- 1. **N14 - Party Wall Act 1996.**
- 2. **N15 - Reason(s) for the Grant of PP.**

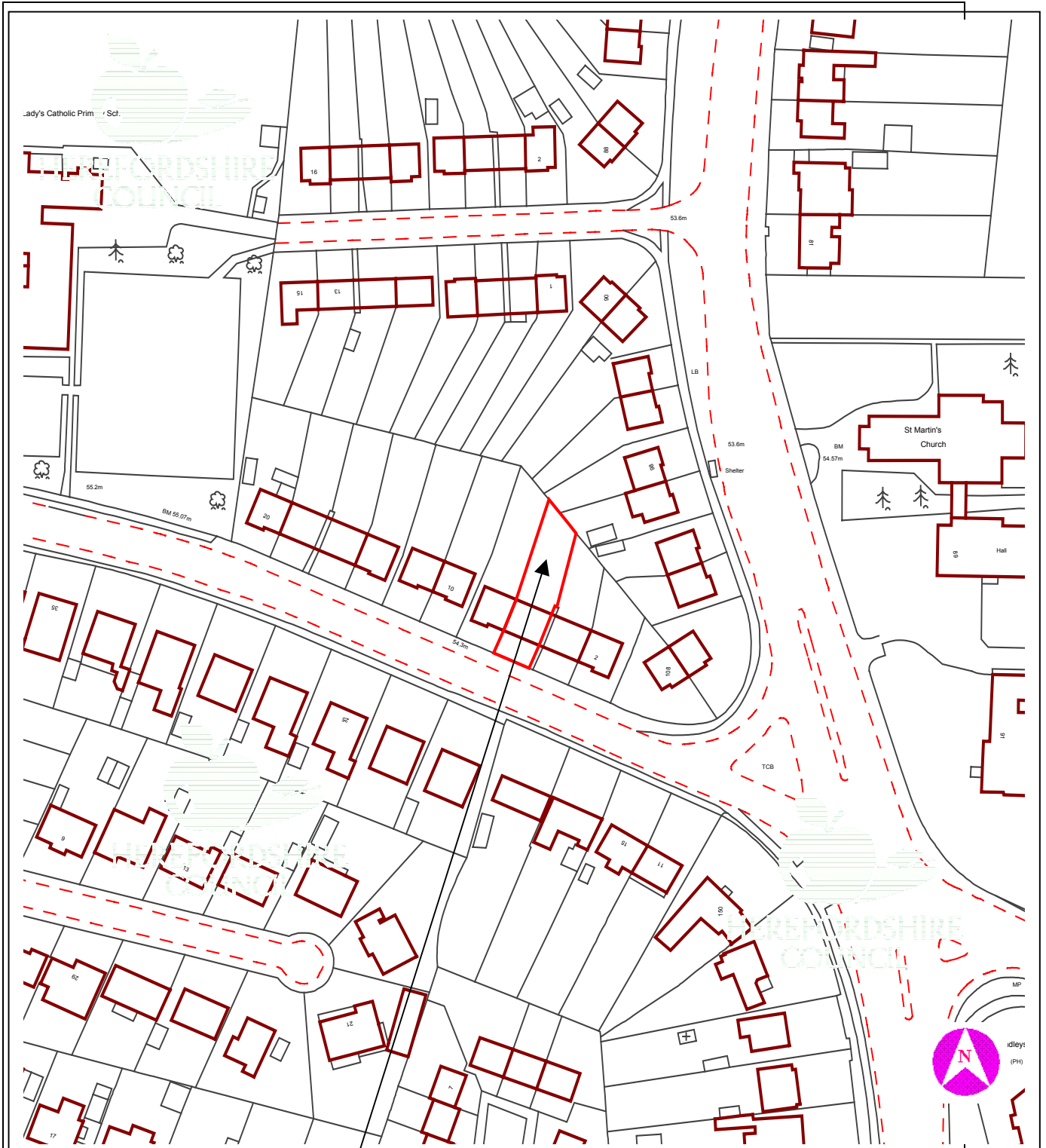
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2005/2481/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 6 Walnut Tree Avenue, Hereford, HR2 7JT

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