

15 DCCW2005/3138/F - PROPOSED DEMOLITION OF DETACHED GARAGE AND EXISTING EXTENSION AND ERECTION OF 3 NO. TWO BEDROOM HOUSES AT 14 BAGGALLAY STREET, HEREFORD, HR4 0DZ**For: Mr. & Mrs. M. Field per David Edwards Associates,
Station Approach, Barrs Court, Hereford, HR1 1BB****Date Received: 28th September, 2005 Ward: Three Elms Grid Ref: 49824, 40507
Expiry Date: 23rd November, 2005**

Local Members: Councillors Mrs. P.A. Andrews; Mrs. S.P.A. Daniels and Ms. A.M. Toon

1. Site Description and Proposal

- 1.1 The application site is comprised of a single storey semi-detached property and adjoining detached double garage located within an established residential area of Hereford.
- 1.2 The area is generally characterised by large detached and semi-detached dwellings, which range between two and three storeys with no overall defining architectural style.
- 1.3 The application seeks consent to demolish the garage and erect a pair of semi-detached dwellings and a two storey extension above the existing single storey element of 14 Baggallay Street.

2. Policies**2.1 Hereford Local Plan:**

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

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy H1	-	Hereford and the Market Towns
Policy H13	-	Sustainable Residential Design
Policy H15	-	Density
Policy H16	-	Car Parking

3. Planning History

- 3.1 DCCW2005/1559/F Proposed demolition of detached garage and existing extension and erection of 3 no. 2 bedroom houses. Withdrawn 29th June, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water - no objection, subject to the imposition of standard sewerage conditions.

Internal Council Advice

- 4.2 The Traffic Manager has no objection, subject to the imposition of standard conditions.

5. Representations

- 5.1 Hereford City Council - Objection – over-intensive development

- 5.2 A letter of objection has been received from 16 Baggallay Street, summarised as follows:

- Loss of residential privacy.
- Noise disturbance.
- Loss of sunlight to the rear garden.

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 The principal considerations in determining this application are the impact on the character and appearance of the wider locality and the impact of the proposal on the residential amenity of the adjoining dwellings.

Design

- 6.2 The overall concept of the design has incorporated elements found within the wider area, which will allow the new dwellings to visually relate to the street scene. There is a reduction in ridge height between the elements, which helps the transition from the height of No. 12, which stands at three storeys and the lower height of No. 16, which has two storeys.

- 6.3 The proposed extension of 14 Baggallay Street incorporates the retention of an interesting and unusual bay window which contains large stained glass panels above which will rise a further two storeys set in line with the existing main fascia of No. 12. It is therefore considered that the proposal accords with the objectives of Policies ENV14, H13 and H12 of the adopted Hereford Local Plan.

Residential Amenity

- 6.4 Although the proposed semi-detached dwellings will rise above the height of No. 16, it is not considered that the development will unacceptably overbear or give rise to a demonstrable loss of residential amenity.

- 6.5 The rear of the development has been designed to protect the residential amenity of the adjoining dwellings, with the balustrade for the balconies being stepped back behind a screen wall, which will limit oblique views across the immediate area to the rear of the adjoining properties. The three dwellings themselves will be served by private rear gardens, providing amenity space.

Highways

- 6.6 There are no highways objections to the development and it is not considered that the development will give rise to any unacceptable increase in traffic.
- 6.7 Following negotiations to remove one parking space, provision is made for five off-road parking spaces to the front of the property served by the existing crossover, to be supplemented by secure cycle storage.
- 6.8 Overall the proposal complies with the relevant policies in the Local Plan and as such, approval is recommended.

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. E18 (No new windows in specified elevation) (east).**

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

- 5. F22 (No surface water to public sewer).**

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

- 6. The balustrade/handrail on the balconies marked with a cross on the approved plan shall be set back a minimum distance of 0.7 metres from the rear edge of those balconies and maintained as such at all times thereafter.**

Reason: To protect the residential amenity of adjacent properties.

- 7. H09 (Driveway Gradient).**

Reason: In the interests of highway safety.

- 8. **H11 (Parking – estate development (more than one house)).**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

- 1. **N01 - Access for all.**
- 2. **N03 - Adjoining property rights.**
- 3. **N04 - Rights of way.**
- 4. **N14 - Party Wall Act 1996.**
- 5. **The development site is crossed by a public sewer and no building should be erected within 3 metres either side of the centreline of that sewer. Therefore the applicant is advised to contact Welsh Water on 01443 331155 for further information.**
- 6. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

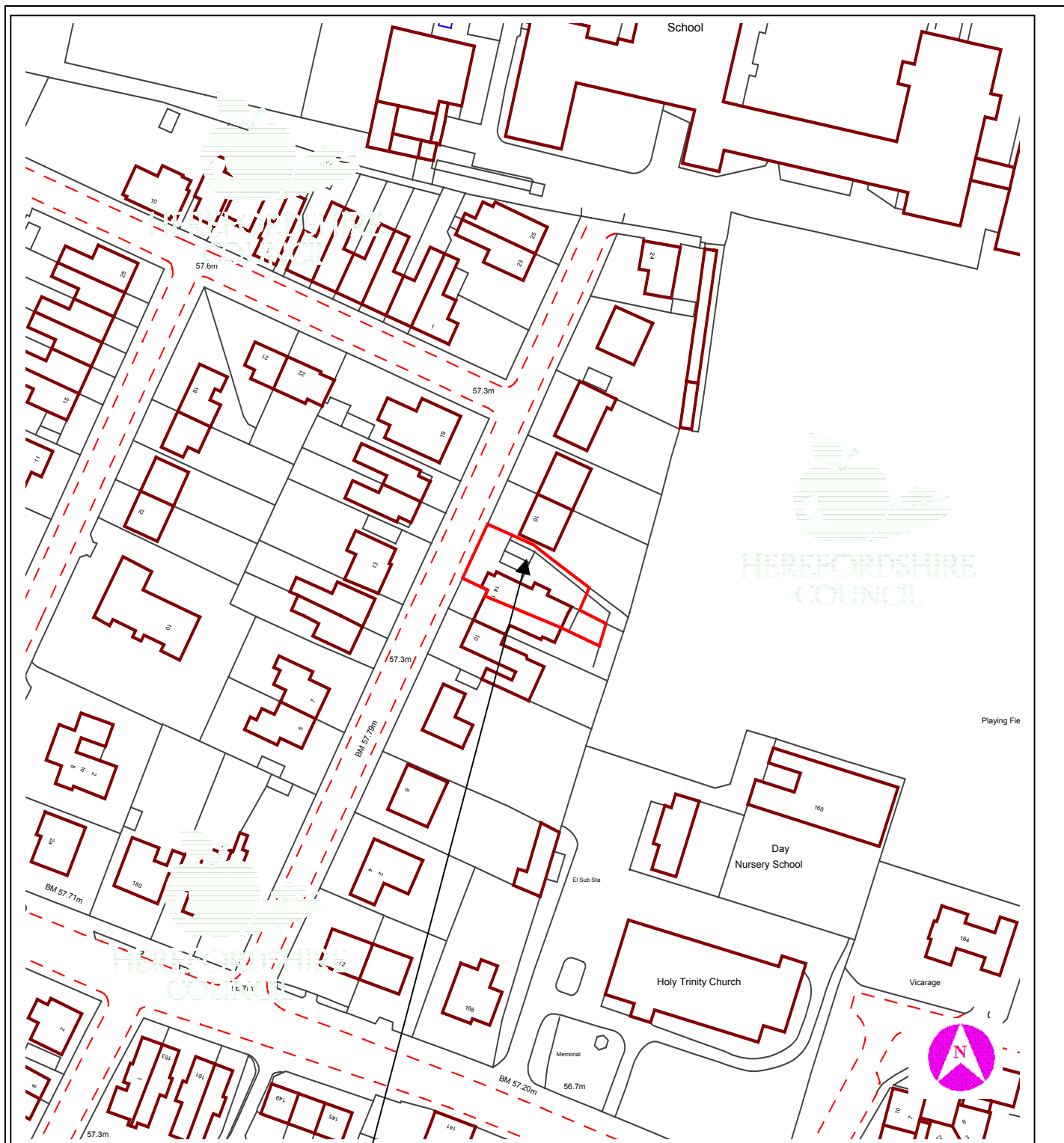
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2005/3138/F

SCALE : 1 : 1250

SITE ADDRESS : 14 Baggallay Street, Hereford, HR4 0DZ

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