

**7 DCCW2005/3713/F - PROPOSED DETACHED DWELLING AT LAND ADJACENT TO 84 WHITE HORSE STREET, HEREFORD, HR4 0ER**

**For: G.F.A. Bassi per Mr. J. Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH**

**Date Received: 17th November, 2005 Ward: St. Nicholas Grid Ref: 49849, 39958**

**Expiry Date: 12th January, 2006**

Local Members: Councillors Mrs. E.M. Bew and Miss F. Short

**1. Site Description and Proposal**

- 1.1 This site is located between 80 and 84 White Horse Street, Whitecross, Hereford. It presently forms the extended garden of No. 84 and has a frontage of 13 metres with a depth of 20 metres. It is laid to lawn with orchard trees.
- 1.2 The proposal is to erect a three bed detached dwelling with off-street parking for two cars. Full details are submitted for approval and provide for a red brick wall under a natural slate roof.
- 1.3 Publicity on the application was undertaken by means of neighbour letters, the time period for which expires on 12th December, 2005. Any additional consultation responses will be reported verbally.

**2. Policies**

2.1 Planning Policy Guidance:

PPS1	-	Delivering Sustainable Development
PPG3	-	Housing

2.2 Hereford Local Plan:

Policy ENV14	-	Design
Policy H3	-	Design of New Residential Development
Policy H12	-	Established Residential Areas – Character and Amenity
Policy H13	-	Established Residential Areas – Loss of Features
Policy H14	-	Established Residential Areas – Site Factors

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H13	-	Sustainable Residential Design
Policy H15	-	Density
Policy H16	-	Car Parking
Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements

### 3. Planning History

- 3.1 CW2003/2026/F Proposed site for residential development. Outline permission refused 1st September, 2003.
- 3.2 DCCW2005/1865/F Proposed new detached house. Withdrawn 22nd July, 2005.
- 3.3 DCCW2005/2860/F Proposed new detached house. Refused 7th October, 2005.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 None.

#### Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions.

### 5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 Previous responses to earlier applications have raised the following concerns:-

This is an overdevelopment of the site and its development would impinge on the privacy and amenity of adjoining residential properties.

- The development will add further congestion in White Horse Street which is also used by residents in Westfaling Street for parking.
- Cars are also parked in the bus stop which is outside this site causing buses to off load in the middle of the road which caused further congestion.
- Disturbance will also occur from the narrow off-road parking with cars moving together with associated fumes.
- A school bus drops off and collects children from the White Horse Street/Westfaling Street junction and parents park in the street.
- This will be a modern house with much older Victorian properties and will be out of keeping.

### 6. Officers Appraisal

- 6.1 This application falls to be considered under three main headings; Principle of Development, Highway Safety and Impact on Residential Amenity.

#### Principle of Development

- 6.2 The site is located within an established residential area as identified in the Hereford Local Plan where the principle of development is acceptable subject to highway safety and impact on adjoining dwellings.

- 6.3 The plot of land has a width of 13 metres with a depth of 20 metres which in density terms equates to approximately 35 dwellings to the hectare. Members will be aware that this is at the lower end of the densities recommended by PPG3.
- 6.4 The design has also been well considered by the agent with a full height front bay with gable over reflecting characteristics of the dwellings in the street. The use of traditional red brick under a slate roof is also compatible and is similar to other infill developments that have occurred in the area. It is considered that the scale and design as proposed would complement the street scene whilst also allowing space between dwellings of 5 metres.

#### Highway Safety

- 6.5 The proposal provides for two off-road parking spaces to the side of the dwelling with parking spaces of 2.8 x 5.2 metres which complies with the requirements contained in the Hereford Local Plan. The vehicular access is located to the north of the site with the bus stop in the southern corner. It should however be noted that the Traffic Manager has raised no objection subject to conditions pertaining to the construction of the access.

#### Impact on Residential Amenity

- 6.6 This aspect falls to be considered not only on the impact on amenity of adjoining dwellings but also of the severed garden serves No. 84 White Horse Street.
- 6.7 Since the previous withdrawn and refused applications the new dwelling has been moved and the design changed. This provides for a more balanced positioning of dwelling within the street scene and allows for space between existing dwellings. In addition the rear extending gable has been reduced to single storey. This means that first floor windows are now 10.4 metres back from the rear boundary with 65 Westfaling Street reducing the impact upon this property to an acceptable level.
- 6.8 The northern boundary has an extensive hedge and the concerns raised previously by the occupants of No. 80 White Horse Street whilst noted are not considered sufficient to warrant refusal given the revised juxtaposition of the new dwelling. In addition the small first floor window in the end gable is to provide light to the stairs and is to be obscure glazed which will be conditioned to ensure privacy is maintained.
- 6.9 Finally, there is considered to be sufficient amenity land retained for 84 White Horse Street and the proposed dwelling.

#### Conclusion

- 6.10 The scheme has been well designed and sited and forms a natural infill proposal within an established residential area. The concerns of neighbours are noted, however the Traffic Manager raises no objection on highway grounds and the positioning of the dwelling on the plot complements the dwellings either side providing space of approximately 5 metres. Overlooking has been reduced to the rear by removal of the first floor of the extended gable.

### **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. E16 (Removal of permitted development rights).**

**Reason: In the interest of residential amenity.**

**4. F16 (Restriction of hours during construction).**

**Reason: To protect the amenity of local residents.**

**5. G01 (Details of boundary treatments).**

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

**6. G04 (Landscaping scheme (general)).**

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

**7. G05 (Implementation of landscaping scheme (general)).**

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

**8. H05 (Access gates).**

**Reason: In the interests of highway safety.**

**9. H06 (Vehicular access construction).**

**Reason: In the interests of highway safety.**

**10. 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.**

**11. F48 (Details of slab levels).**

**Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.**

**Informatives:**

**1. HN05 - Works within the highway.**

- 2. **HN10 - No drainage to discharge to highway.**
- 3. **N15 - Reason(s) for the Grant of Planning Permission.**

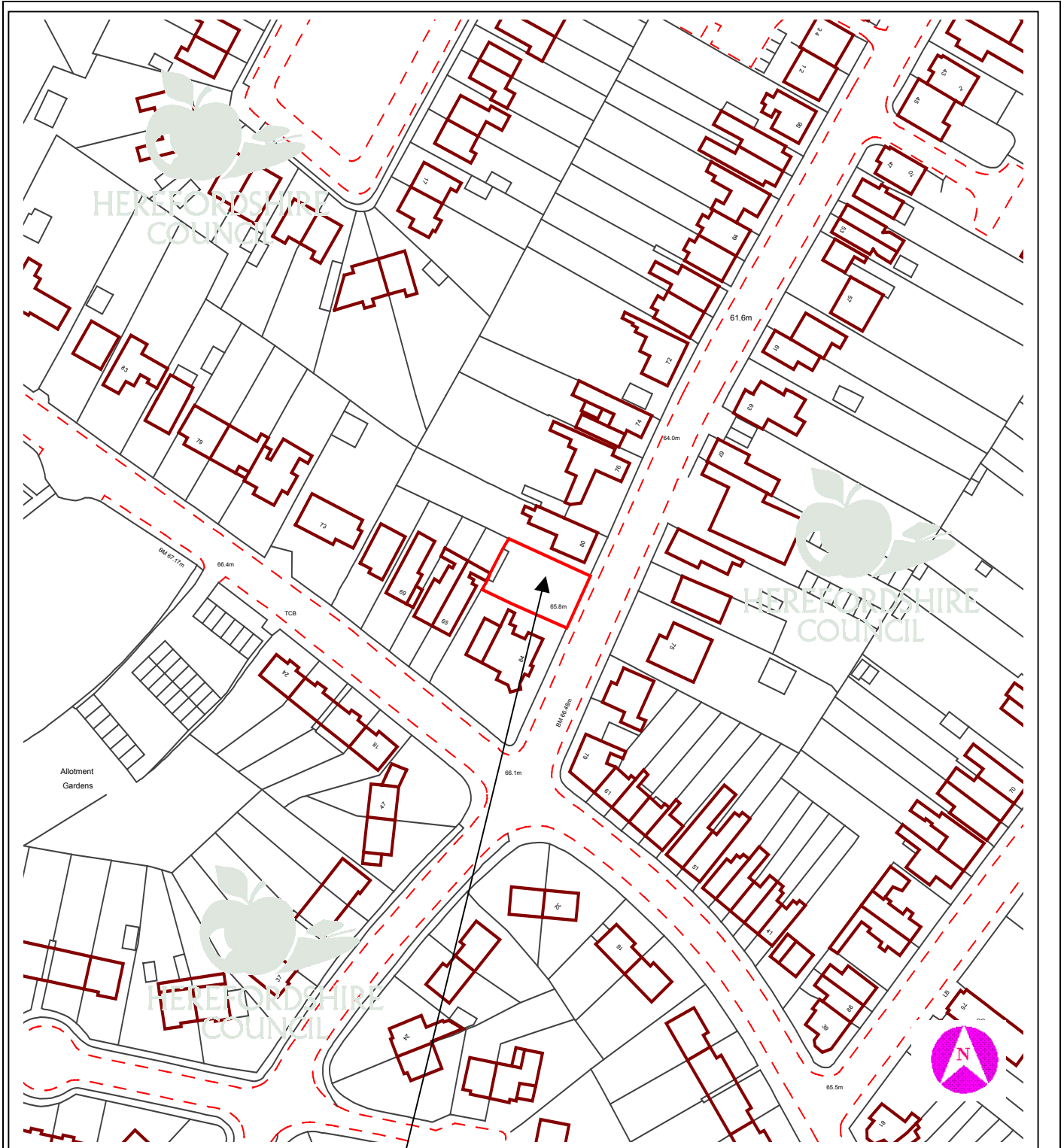
Decision: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2005/3713/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adjacent to 84 White Horse Street, Hereford, HR4 0ER

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